

Ordinary Council Meeting

12 April 2017

Minutes



Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website www.kwinana.wa.gov.au

Vision Statement

***Kwinana 2030
Rich in spirit, alive with opportunities,
surrounded by nature – it's all here!***

Mission

**Strengthen community spirit, lead
exciting growth, respect the environment
- create great places to live.**



We will do this by –

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

Values

We will demonstrate and be defined by our core values, which are:

- Lead from where you stand – Leadership is within us all.
- Act with compassion – Show that you care.
- Make it fun – Seize the opportunity to have fun.
- Stand Strong, stand true – Have the courage to do what is right.
- Trust and be trusted – Value the message, value the messenger.
- Why not yes? – Ideas can grow with a yes.

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Present:

HER WORSHIP MAYOR C ADAMS
DEPUTY MAYOR P FEASEY
CR R ALEXANDER
CR S LEE
CR S MILLS
CR B THOMPSON
CR D WOOD

MS J ABBISS	-	Chief Executive Officer
MS C MIHOVLOVICH	-	Director City Strategy
MS M BELL	-	Corporate Lawyer
MR P NEILSON	-	Acting Director City Development
MR E LAWRENCE	-	Director Corporate and Engineering Services
MRS B POWELL	-	Director City Living

Members of the Press	0
Members of the Public	2

1 Declaration of Opening:

Presiding Member to read the Welcome

“IT GIVES ME GREAT PLEASURE TO WELCOME YOU ALL HERE AND BEFORE COMMENCING THE PROCEEDINGS, I WOULD LIKE TO ACKNOWLEDGE THAT WE COME TOGETHER TONIGHT ON THE TRADITIONAL LAND OF THE NOONGAR PEOPLE”

2 Prayer:

Councillor Sandra Lee read the Prayer

“OH LORD WE PRAY FOR GUIDANCE IN OUR MEETING. PLEASE GRANT US WISDOM AND TOLERANCE IN DEBATE THAT WE MAY WORK TO THE BEST INTERESTS OF OUR PEOPLE AND TO THY WILL. AMEN”

3 Apologies/Leave(s) of Absence (previously approved)

Apologies

Nil

Leave(s) of Absence (previously approved):

Councillor Wendy Cooper from 1 April 2017 to 19 April 2017 inclusive.

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

Nil

6 Declarations of Interest by Members and City Officers:

Councillor Sandra Lee declared a proximity interest in item 15.3, Consideration to initiate Scheme Amendment No. 154 – Recoding of Lot 501 Varris Way, Orelia from “R30” to “R40” due to her property being directly adjacent to the development.

7 Community Submissions:

Nil

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 22 March 2017:

COUNCIL DECISION

462

MOVED CR S LEE

SECONDED CR B THOMPSON

That the Minutes of the Ordinary Meeting of Council held on 22 March 2017 be confirmed as a true and correct record of the meeting.

CARRIED
7/0

9 Referred Standing / Occasional / Management /Committee Meeting:

9.1 Executive Appraisal Committee Meeting of Council held on 4 April 2017:

COUNCIL DECISION

463

MOVED CR S MILLS

SECONDED CR R ALEXANDER

That the Minutes of the Executive Appraisal Committee Meeting held on 4 April 2017 be confirmed as a true and correct record of the meeting.

CARRIED
7/0

10 Petitions:

Nil

11 Notices of Motion:

Nil

12 Reports – Community

Nil

13 Reports – Economic

Nil

14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Application for Light Industry: Workshop and Office Additions: Lot: 194 (18) Stanyford Way, Medina, 6165

SUMMARY:

An application has been received for additional Light Industry: Workshop and Office on Lot 194 Stanyford Way, Medina (refer to Attachment A). The application has been referred to Council as setback variations are being sought to more than two boundaries for a portion of the lot. The applicant proposes a nil setback for the western and northern boundaries of the proposed workshop and a front setback variation to the proposed office addition.

The application seeks to maximise the use of the lot for the light industrial use and the business. The company supplies specialist testing equipment and services to the oil and gas industry. The proposed workshop will be used for storage of equipment, steel fabrication and testing of welding joints and pipelines. The new office will be utilised to enhance and upgrade the administration aspect of the company. The application has been the subject of a recent Forum at which Elected Members were briefed on the proposal.

In this respect, City Officers noted that the current provisions of Town Planning Scheme No 2 (TPS2) do not encourage multiple setback variations for the City's industrial precincts. The scheme provisions tend to reflect industrial design practice which applied in the 1980s and early 1990s where setbacks were considered beneficial for fire management and for built form/amenity reasons. With advances in building and fire management techniques (e.g. fire engineered designs) and a desire to more effectively use industrial lots, it is questionable whether these significant setbacks are now required. City Officers have sought to review its industrial planning policies and scheme provisions to address these matters and bring them into line with contemporary practice. City Officers consider that the best way to achieve this is via the proposed new Town Planning Scheme No. 4 (currently being prepared in conjunction with the Local Planning Strategy). In the interim, applications for multiple setback variations such as this can be considered on their merits and be put to Council for its determination. Most applications of this type only affect one or two boundaries and these applications are assessed under Council delegation.

This application was referred to neighbouring properties and no objections were received. City Officers recommend approval subject to conditions as detailed below.

15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165

OFFICER RECOMMENDATION:

That Council approves the Light Industry – Workshop and Office on Lot 194 (18) Stanyford Way, Medina subject to the following conditions and advice notes:

1. Conditions
 - 1.1 The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
 - 1.2 Stormwater drainage from roofed and paved areas to be contained and disposed of on site at all times.
 - 1.3 The applicant shall implement dust control measures for the duration of site works and construction works and for the ongoing operations of the site to the satisfaction of the City of Kwinana.
 - 1.4 A minimum of 60 square metres (5%) of the subject site to be landscaped to the satisfaction of the City of Kwinana within 60 days of the practical completion of construction and thereafter maintained to a high standard.
 - 1.5 The provision of a minimum 11 vehicle parking bays in accordance with the standard of AS2890 – Parking Facilities: Off-street commercial vehicles facilities, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained to the satisfaction of the City of Kwinana.
 - 1.6 All vehicle parking to be accommodated within the boundaries of the subject lot.
 - 1.7 Landscaping areas, vehicle parking spaces, accessways and all other information as detailed on the attached plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
 - 1.8 The lot being paved and drained to comply with the following requirements:
 - a) All regularly trafficked areas to be sealed and drained to comply with the City of Kwinana's 'Specification for Pavement and Drainage of Trafficable Areas';
 - b) All storage and/or lay down areas to be sealed and drained to comply with the City of Kwinana's 'Specification for Pavement and Drainage of Trafficable Areas';
 - 1.9 Any proposed fencing shall be installed to a minimum standard of black coated PVC chain mesh and frame in accordance with Town Planning Scheme No.2 and the City of Kwinana's Fencing Local Law to the satisfaction of the City of Kwinana.
 - 1.10 All chemicals, fuels and oils to be stored on impervious graded or bunded, hardstand with sufficient capacity to contain all the stored chemical contents in the event of leakage spillage or container failure.
 - 1.11 No wash down of plant or equipment shall occur on site, unless carried out over an approved wash down area/s that is connected to a wastewater treatment system approved by the City of Kwinana.
 - 1.12 The "Office" shall be incidental and subservient to the development and shall not operate independently of the "Light Industry" use.
 - 1.13 This approval is valid for 24 months only. If development is not completed within this period a fresh approval must be obtained before commencing or continuing with the development.

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

Advice Notes

- 2.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- 2.2 Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
- 2.3 The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
- 2.4 The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health Act 1911 and Regulations, and the National Construction Code.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED.

DISCUSSION:

Land Status

Metropolitan Region Scheme:	Industrial
City of Kwinana Town Planning Scheme No. 2:	Light Industry

An application has been received for proposed additional Light Industry: Workshop and Office on Lot 194 Stanyford Way, Medina (refer Attachments A, B and C). These additions are to be used as part of the current light industry use of the property.

The application seeks to maximise the use of the lot for the light industrial use and the business. The company supplies specialist testing equipment and services to the oil and gas industry. The proposed workshop will be used for storage of equipment, steel fabrication and testing of welding joints and pipelines. The new office will be utilised to enhance and upgrade the administration aspect of the company.

Clause 6.3.1 of TPS2 requires that development within the Light Industry Zone be setback nine (9) metres from the front boundary, three (3) metres from the side boundary, six (6) metres from the rear boundary. The proposed development has a 4.5m front setback in lieu of a nine (9) metre front setback, one nil side setback in lieu of the three (3) metre requirement and a nil rear setback in lieu of the six (6) metre rear setback requirement. The rear and side setback variations apply to the proposed workshop which is located in the north western portion of the lot. The front setback variation is sought for the Office use.

The proposed office use is proposed to be incidental to the Workshop (which is a permitted use) on the property. The application seeks to maximise the use of the lot for the light industrial use and business.

15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165

TPS2 Implications

There are a number of layers of provisions in the City's scheme which apply to this application given that Council is being asked to apply discretion. These provisions have been added at varying times over the life of the scheme and are in need of review as part of the proposed new Town Planning Scheme No 4. City Officers have addressed each of the provisions below.

Definitions under TPS2

The proposed additions represent a Light Industry and an Office' use in the context of TPS2.

A Light Industry - means an industry:

- (a) in which the processes carried on, the machinery used, and the carriage of goods and commodities to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and*
- (b) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service.*

Office means:

the conduct of administration, the practice of a profession, the carrying on of agencies, banks, typist and secretarial services and services of a similar nature, or where not conducted on the site thereof, the administration of or the accounting in connection with an industry.

As the workshop is an addition to a pre-existing Light Industry use, it represents a 'P' (Permitted) use within the Light Industry zone. However, the Office is an 'IP' use within the Light Industry Zone. The 'IP' use class requires the use to be incidental to a permitted use on the property. In this case, the Office is to be used in conjunction with the Light Industry use, providing administration services.

Development Requirements

Table II – Minimum Setbacks from Boundaries under the Scheme stipulates that "Where the proposed use is consistent with light industry use the setback for the light industrial zone may apply."

The proposal is considered by City Officers to be a use consistent with Light Industry and as such, setback requirements for Light Industry apply.

Clause 6.3.1 of TPS2

Clause 6.3.1 of the Scheme requires that development within the Light Industry Zone be setback nine (9) metres from the front boundary, three (3) metres from the side boundary, six (6) metres from the rear boundary.

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

In this regard, the application complies with all requirements of the Scheme with exception of a nil setback in lieu of a six (6) metre rear setback, a nil setback in lieu of a three (3) metre side setback and a 4.5m front setback in lieu of 9m.

City Officers consider that the reduced setbacks will allow effective use of this property given the relatively small size of the lot. The nil setbacks allow for a reasonable sized workshop without the demolition of numerous structures and will allow for adequate parking and manoeuvring areas to be provided.

Clause 6.3.2 of TPS2

Clause 6.3.2 of TPS2 provides that Council may, by absolute majority, approve a variation in building setback less than that shown in Table No. 2 of Clause 6.3.1. When considering an application for approval to setback variations, Council shall have due regard to the following:

(i) The effect on the privacy of adjoining lots;

City Officers do not consider there to be any impact on privacy as the proposed boundary wall will have no windows and the existing building on the neighbouring property to the west is setback approximately three (3) metres.

It is worth noting that there have been no objections raised by the neighbours.

(ii) The effect on the amenity of adjoining land through overshadowing;

Although TPS2 requires that overshadowing effects are to be considered in a Light Industry Zone, it does not provide a model for assessing shadowing effects on industrial properties. At the very least, a shadowing model is provided in the R-Codes for shadowing effects at 12pm midday on the 21st of June for residential properties. A development is not permitted to overshadow a neighbouring property by more than 50% on this day. Any shadowing effects after 12pm midday on the 21st of June are not taken into consideration.

In this case, the proposed development will not cast a shadow on the existing building on the neighbouring properties at 12pm midday 21st June. The R-Codes provide for worst case scenario overshadowing effects in residential areas only. Given that the subject property is within an industrial area, it is not considered that the amenity of the adjoining property would be adversely impacted to such an extent to warrant a redesign of the proposal.

Note also that no objections have been raised by the adjoining neighbours.

(iii) The extent of noise transmission;

The City's Health Department do not consider this to be a significant issue given it is within a Light Industry zone.

15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165

(iii) *The effect on the streetscape;*

City Officers do not consider the streetscape to be affected by the reduced front boundary setback. The reduced setback still allows for sufficient landscaping to be provided to the front of the development, which will contribute to the streetscape along with improved architectural design of the office addition.

(v) *Possible obstruction or hindrance to movement, use or activity on adjacent land;*

City Officers do not consider the presence of a nil setback of the development to have an adverse impact on the use and activity of the adjoining lot. The adjoining building to the west is setback approximately three (3) metres from the boundary so it is not anticipated that the proposed development would prohibit the current movement, use and activity of the neighbouring property.

Note that no objections have been raised by the neighbours.

(vi) *Undercutting or overbearing or development on adjoining land;*

City Officers consider that this development would not limit the capacity of the adjoining owners to develop to an equal or similar standard.

Note that no objections have been raised by the neighbours.

(vii) *The discharge of stormwater runoff onto adjoining land;*

No stormwater is proposed to runoff to adjoining properties. A recommended condition would require that all stormwater be contained and disposed of 'on site'.

(viii) *Obstruction of the safe movement of traffic;*

City Officers do not consider that this development would impact on the movement of traffic on the adjoining properties.

(ix) *The position of existing buildings and structures;*

The existing buildings on neighbouring properties do not appear to be impacted by this proposal. The adjoining lot owners could, in the view of City Officers, seek approval to build to the same standard as proposed in this application.

Note that no objections have been raised by the neighbours.

(x) *The requirements of any servicing authority.*

City Officers do not consider this to be a relevant issue.

Clause 6.8.5 of TPS2

Clause 6.8.5 of TPS2 states that within the Industrial zones, Council may, at its absolute discretion, vary minimum setbacks less than those required by TPS2 provided the following requirements are met:

15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165

- a) *The reduced setback applies to not more than one lot boundary per free standing building and not more than two boundaries per lot;*

The application is not in keeping with this provision as the reduced setbacks are proposed to apply to three lot boundaries. As discussed however, City Officers do not consider that the setback variations adversely affect the amenity of the locality and can be considered as effective use of the subject lot. City Officers consider this and accompanying related scheme provisions to be reflective of historic industrial standards which are not necessarily in keeping with contemporary planning practice in industrial zones.

No objection was raised by the neighbours

- b) *The development on the lot does not exceed the maximum permissible site coverage and maximum permissible plot ratio specified in this Clause; The method of construction and materials used comply with fire resistance level requirements of the Building Code of Australia;*

These requirements are met.

- c) *The wall facing the boundary to which a reduced setback is granted does not exceed six (6) metres in height."*

This requirement is met.

In this regard, the City has previously received legal advice that states notwithstanding Clause 6.8.5, Clause 6.2 allows Council to consider modifying the development standards for an application which does not comply with a requirement prescribed by Clause 6.8.5 and therefore allows discretion to be applied.

Clause 6.2 of the TPS2

Clause 6.2 of TPS2 enables Council to consider modifying the development standards for an application which does not comply with a requirement prescribed by TPS2 (Clause 6.8.5 above)

The power conferred by Clause 6.2 may only be exercised if the Council is satisfied that:-

- (a) *Approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenity of the locality;*

City Officers take the view that this application meets this provision of TPS2 largely for the reasons already detailed in this report. As noted, it is intended that the existing provisions would be subject to review as part of the City's proposed new Town Planning Scheme 4 (currently being prepared by City Officers). The current scheme provisions (particularly for setbacks within industrial areas) tends to reflect industrial design practice which applied in the 1980s and early 1990s where setbacks were considered beneficial for fire management and for built form/amenity reasons.

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

With advances in building and fire management techniques (e.g. fire engineered designs) and a desire to more effectively use industrial lots, it is questionable whether significant setbacks are required. In some cases also, the gaps created by setbacks between industrial buildings become isolated and unkempt.

- (b) *The non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and*

As detailed previously, City Officers do not consider that the application will adversely affect neighbouring properties.

- (c) *The spirit and purpose of the requirement or standard will not be unreasonably departed from thereby."*

It is considered that the application of discretion for the setbacks is in keeping with the spirit and purpose of Council's standards for industrial zones under TPS2. The relaxing of the setbacks and wall height are not considered to be unreasonable departures from the TPS2 provisions.

Advertising

The proposal was advertised to adjoining neighbours and no submissions of objection were received.

Conclusion

City Officers do not consider that the impacts of the proposal are so significant that they necessitate an amended design for the subject site. However, It should be noted that City Officers did liaise with the applicant as part of the application process about improved façade treatments for the Office, as a result an awning has now been included in the design.

City Officers are satisfied that the application can be supported and discretion applied against the TPS2 provisions applicable to the development proposal. Clause 6.8.5 and Clause 6.2 of TPS2 allow Council to exercise discretion to approve this proposal. Whilst one of the provisions outlined in Clause 6.8.5 is not met, Clause 6.2 allows Council to consider modifying this development standard. As all the provisions of Clause 6.2 have been met and the proposal meets all the requirements of Clause 6.3.2, City Officers recommend that the application be determined by an Absolute Majority.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Elected Members considering a financial or impartiality interest only, the owner and the applicant is Norman Brookes Architectural and the owner is B & T Gribble Superannuation and Fund Pty Ltd.

Relevant Legislation:

City of Kwinana Town Planning Scheme No.2

Local Planning Policy No. 3.3.15 (*Standard Conditions of Planning Approval*)

Local Planning Policy No. 3.3.29 (*Development within the Industrial Zones*)

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

A building permit is required to be submitted and issued by the City of Kwinana prior to construction of the proposed development.

FINANCIAL/BUDGET IMPLICATIONS:

No financial/budget implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

The development will enhance industrial and commercial growth and promote job creation within the local area.

RISK IMPLICATIONS:

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality to accommodate development in accordance with the objectives of Council's Strategic Plan.

Development Approvals, Scheme Amendments, Subdivision and Structure Planning allows land use to change over time to meet Council and State Government policies and practices, community values and provide protection to the environment. The Officer Recommendation for this proposal particularly aims to reduce the risk of development occurring in a manner which may detract from the amenity of the area.

This proposal has been assessed in accordance with the Scheme. It is considered that there are minimal risk implications in this respect.

Risk Event	Appeal of Council's decision or conditions of approval imposed.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

Response to risk treatment required/in place	Work instructions in place and checklists used when assessing the application. The recommendation on the application is justified on the basis of compliance with the Town Planning Scheme, and the discretion that is afforded to Council to vary these documents. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

464

MOVED CR S LEE

SECONDED CR B THOMPSON

That Council approves the Light Industry – Workshop and Office on Lot 194 (18) Stanyford Way, Medina subject to the following conditions and advice notes:

1. Conditions

- 1.1 The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.**
- 1.2 Stormwater drainage from roofed and paved areas to be contained and disposed of on site at all times.**
- 1.3 The applicant shall implement dust control measures for the duration of site works and construction works and for the ongoing operations of the site to the satisfaction of the City of Kwinana.**
- 1.4 A minimum of 60 square metres (5%) of the subject site to be landscaped to the satisfaction of the City of Kwinana within 60 days of the practical completion of construction and thereafter maintained to a high standard.**
- 1.5 The provision of a minimum 11 vehicle parking bays in accordance with the standard of AS2890 – Parking Facilities: Off-street commercial vehicles facilities, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained to the satisfaction of the City of Kwinana.**
- 1.6 All vehicle parking to be accommodated within the boundaries of the subject lot.**
- 1.7 Landscaping areas, vehicle parking spaces, accessways and all other information as detailed on the attached plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.**
- 1.8 The lot being paved and drained to comply with the following requirements:**
 - a) All regularly trafficked areas to be sealed and drained to comply with the City of Kwinana's 'Specification for Pavement and Drainage of Trafficable Areas';**
 - b) All storage and/or lay down areas to be sealed and drained to comply with the City of Kwinana's 'Specification for Pavement and Drainage of Trafficable Areas';**

**15.1 APPLICATION FOR LIGHT INDUSTRY: WORKSHOP AND OFFICE ADDITIONS: LOT: 194 (18)
STANYFORD WAY, MEDINA, 6165**

- 1.9 Any proposed fencing shall be installed to a minimum standard of black coated PVC chain mesh and frame in accordance with Town Planning Scheme No.2 and the City of Kwinana's Fencing Local Law to the satisfaction of the City of Kwinana.**
- 1.10 All chemicals, fuels and oils to be stored on impervious graded or bunded, hardstand with sufficient capacity to contain all the stored chemical contents in the event of leakage spillage or container failure.**
- 1.11 No wash down of plant or equipment shall occur on site, unless carried out over an approved wash down area/s that is connected to a wastewater treatment system approved by the City of Kwinana.**
- 1.12 The "Office" shall be incidental and subservient to the development and shall not operate independently of the "Light Industry" use.**
- 1.13 This approval is valid for 24 months only. If development is not completed within this period a fresh approval must be obtained before commencing or continuing with the development.**

Advice Notes

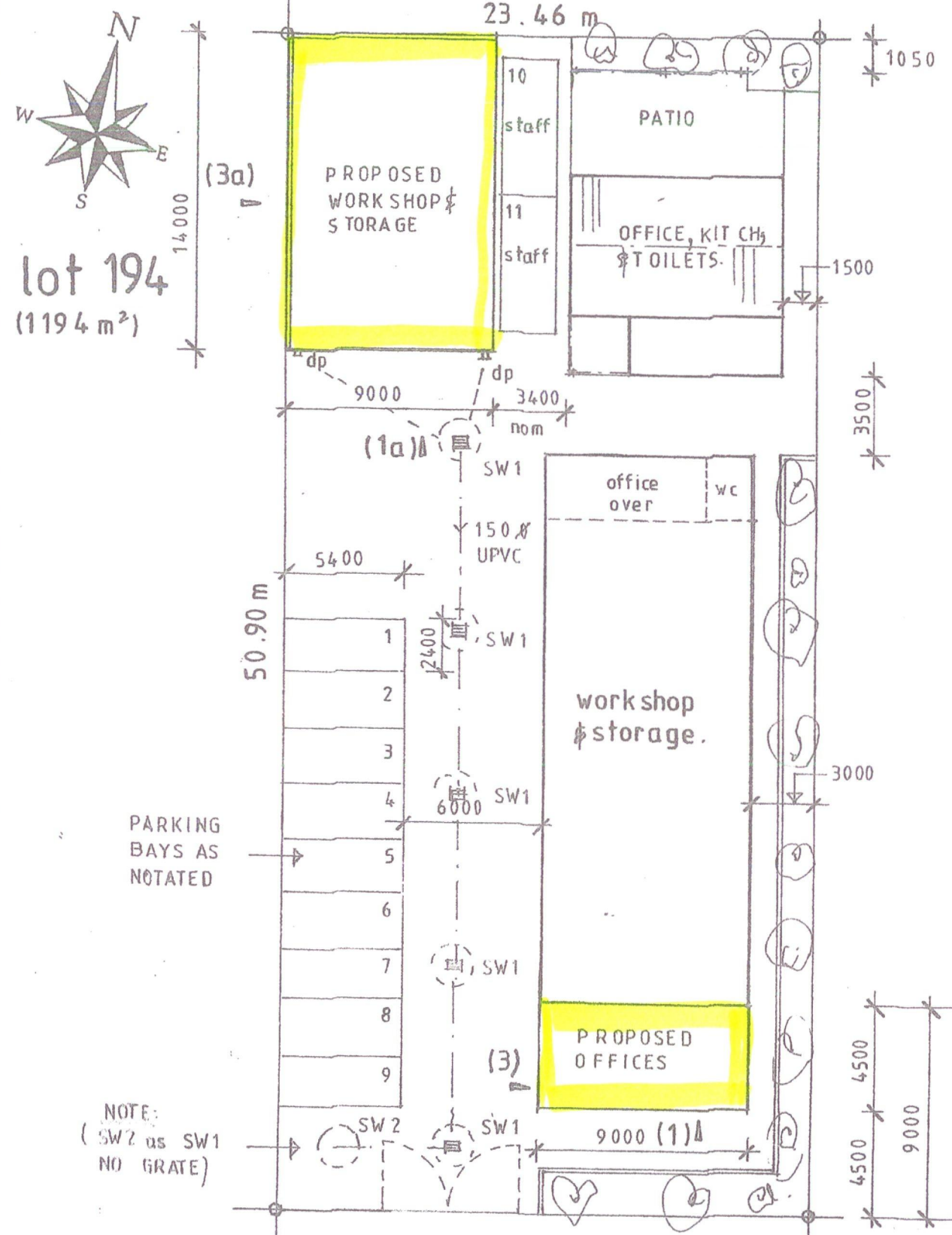
- 2.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.**
- 2.2 Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.**
- 2.3 The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.**
- 2.4 The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health Act 1911 and Regulations, and the National Construction Code.**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
7/0

Attachment A: Location Plan



Attachment B: Development Plans



DRAINAGE CALCULATIONS:

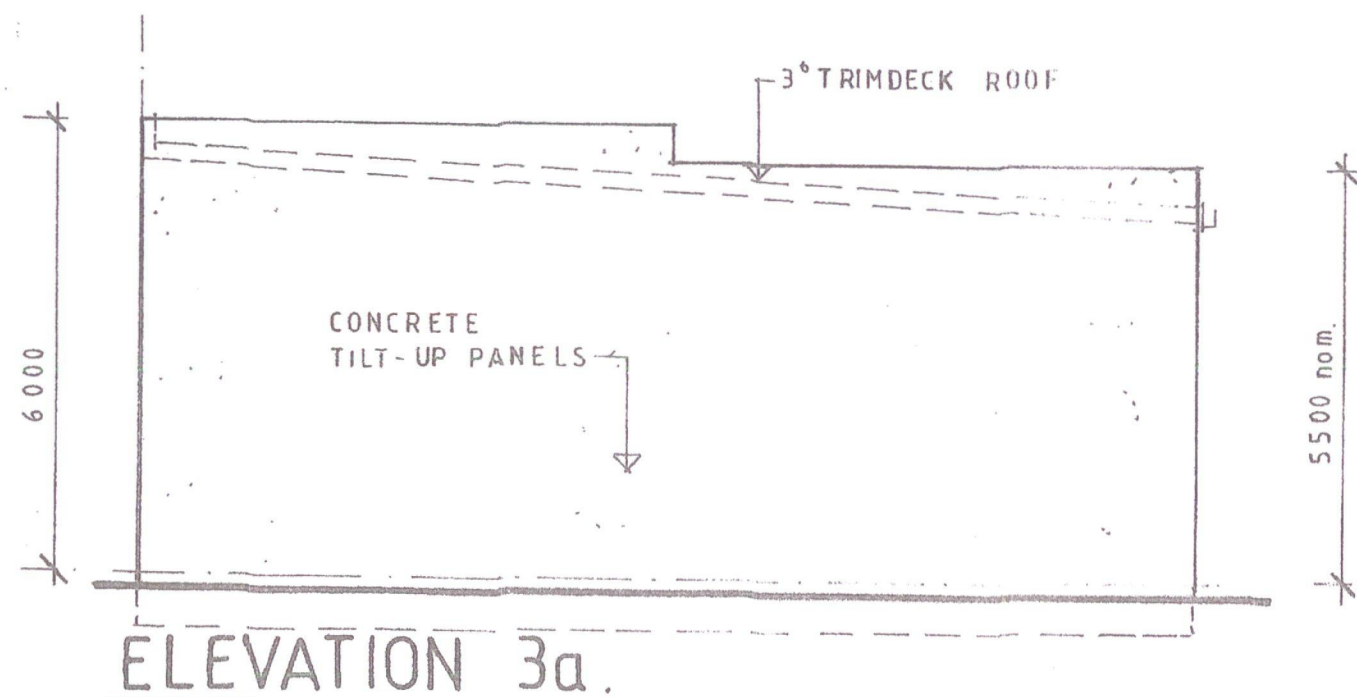
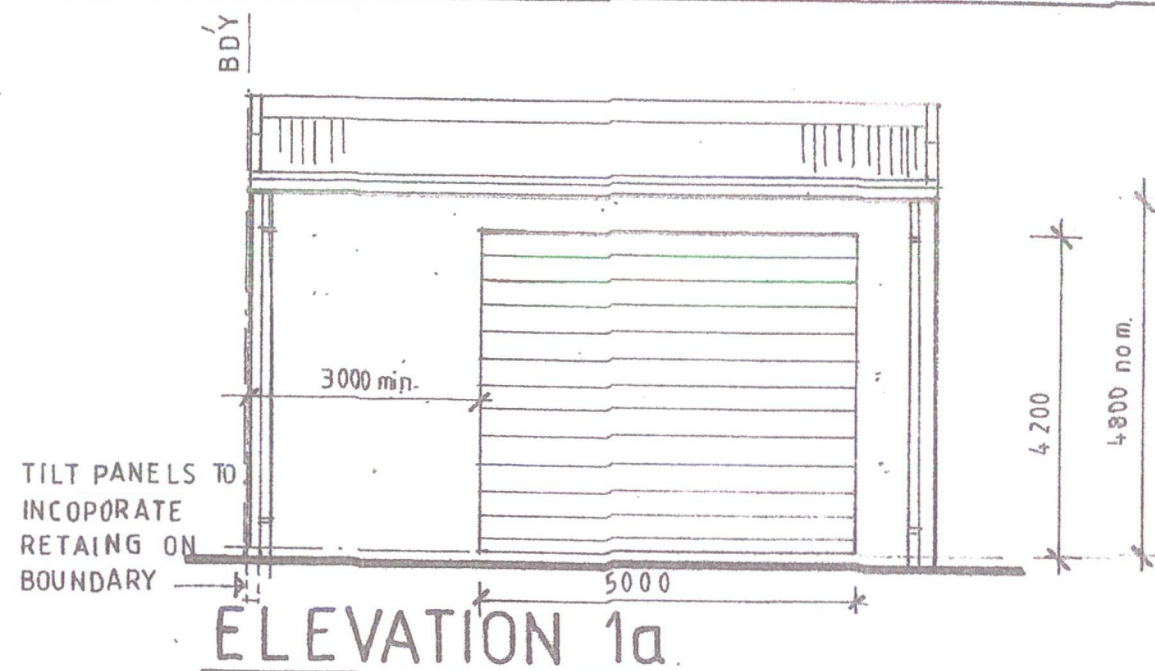
IMPERVIOUS AREA 1100 m² nom.

SOAKWELLS REQUIRED $\frac{1100}{45} = 24.44 \text{ m}^3$

SW1 = 1800 Ø x 1800 deep = 4.58 m³ $\therefore \frac{24.44}{4.58} = 5.33 = 6 \text{ No. SOAKWELLS}$

SITE PLAN

1:250



CLIENT: AUTIX INTERNATIONAL PTY. LTD.

PROJECT: PROPOSED ADDITIONS & IMPROVEMENTS.

LOCATION: LOT 194, STANYFORD WAY, MEDINA

scale: 1:100, 1:250

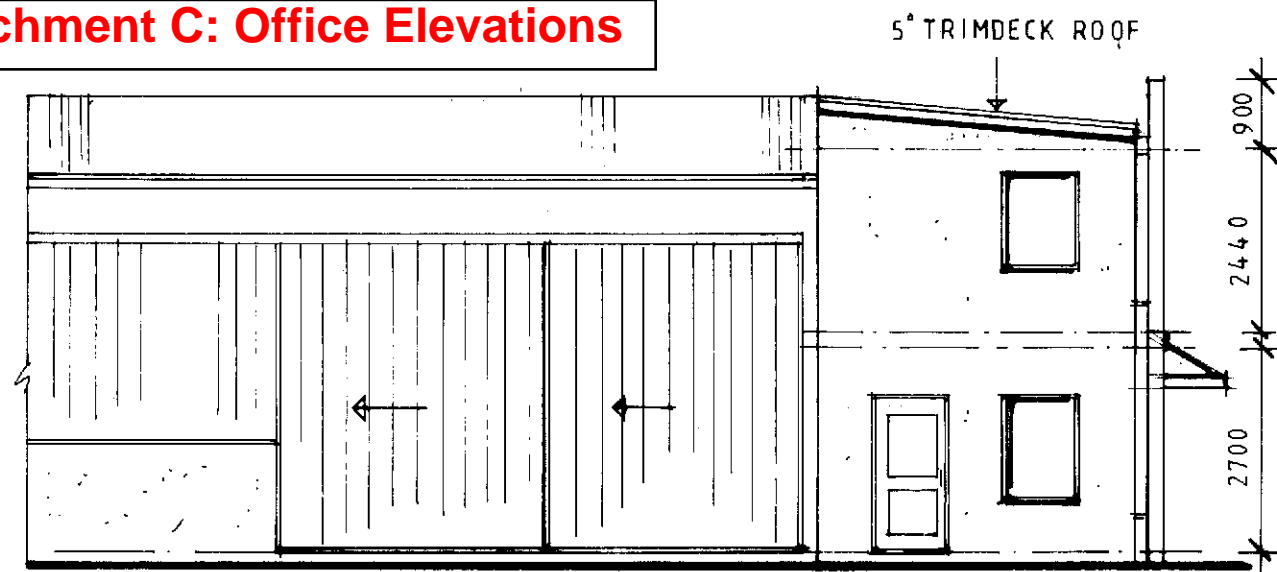
date: SEPT. 2016

REVISIONS:

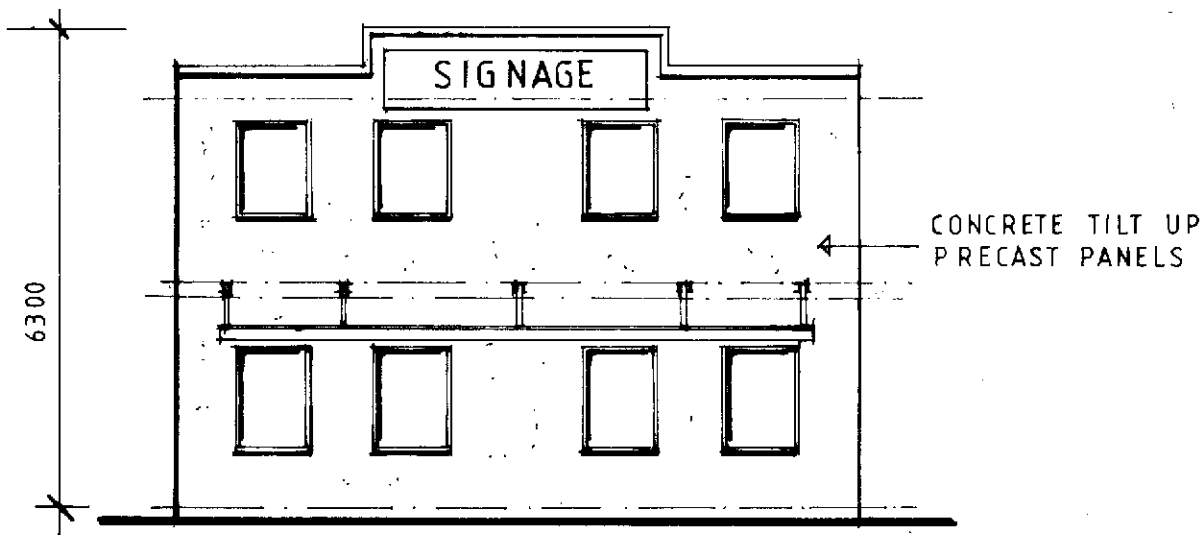
DRG. No.

BG:SW:04

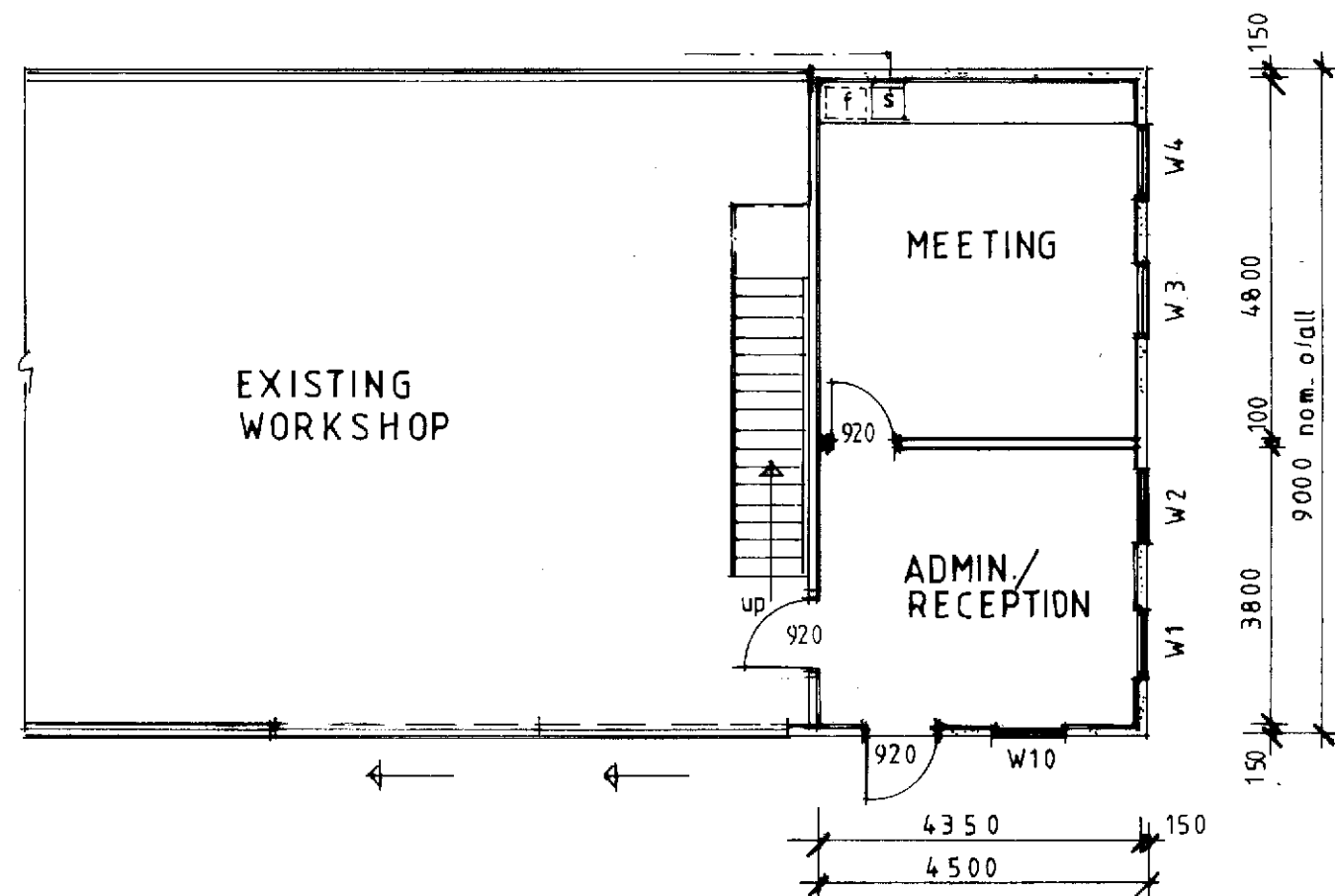
Attachment C: Office Elevations



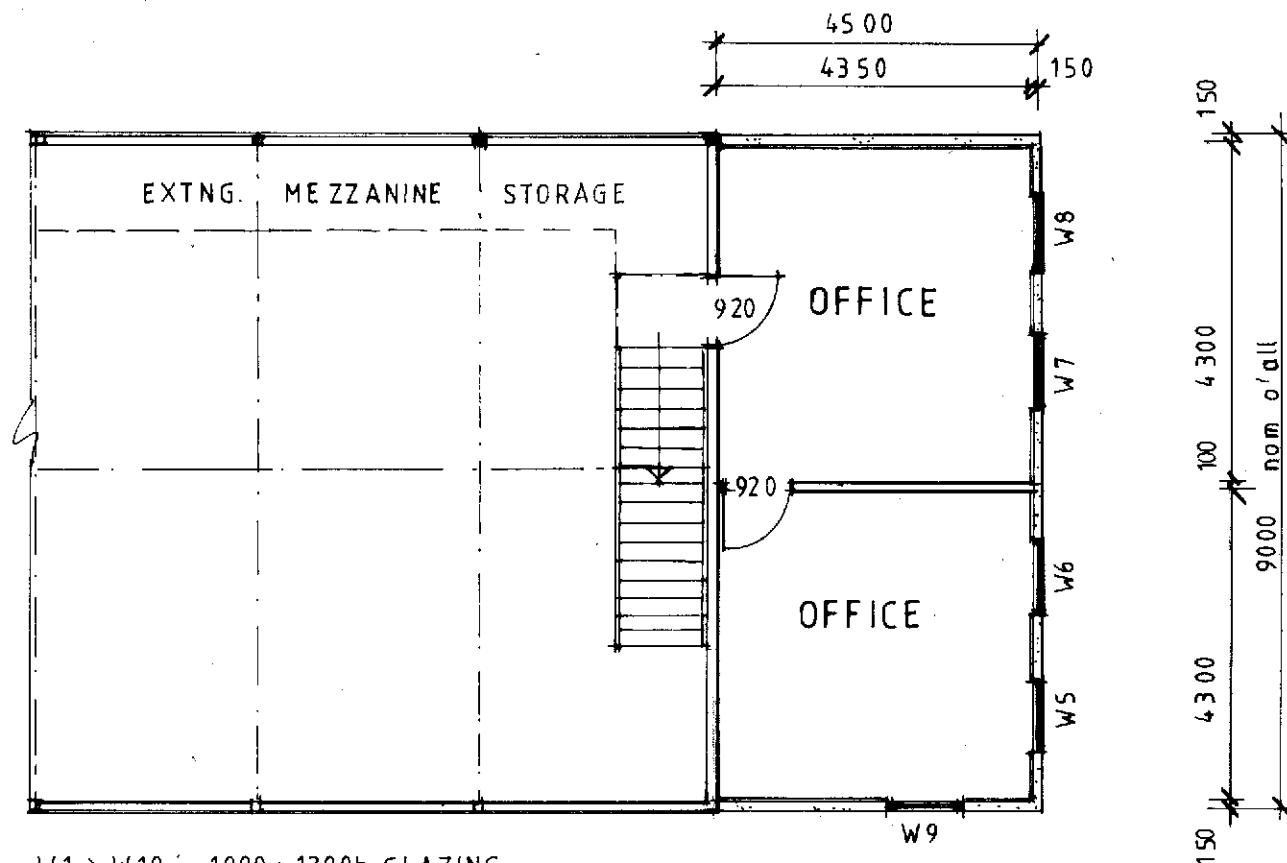
ELEVATION 3.



ELEVATION 1.



GROUND FLOOR LAYOUT PLAN.



W1 → W10: 1000x 1200h GLAZING

UPPER FLOOR LAYOUT PLAN.

CLIENT: AUTIX INTERNATIONAL PTY. LTD.			
PROJECT: PROPOSED ADDITIONS & IMPROVEMENTS.			
LOCATION: LOT 194 STANYFORD WAY, MEDINA.			
scale: 1:100	REVISIONS:		DRG. No.
date: AUG. 2016	A) AWNING ADDED JAN'17		BG:SW:05A

15.2 Proposed Road Names for lots 1, 2 and 10 Johnson Road, Wellard

SUMMARY:

Yolk Property Group, the developer of Lots 1, 2 and 10 Johnson Road has requested approval of the name for the road within their development as well as the renaming of the Southern portion of Johnson Road.

The Geographic Names Committee has previously raised the need for the Southern portion of Johnson Road to be renamed to resolve the change in direction of the Road, as the continuing road now goes through Providence Estate (Irasburg Parade). The renaming of Johnson Road should occur now as there are no affected residents in the area.

The proposed name and the change in extents for Johnson Road and Irasburg Parade are indicated in Attachment 'A' for which Council endorsement of the changes and new name is now required.

The Geographic Names Committee have given its in principle approval of the proposed road name within this subdivision via their website. The name chosen is from the City's reserve road name register and was placed on this register after not being required in the adjacent Emerald Park development. The listed alternative road names will be used as a substitute for any proposed road name that is not approved by the Geographic Names Committee. The theme for the road name within the subdivision is a continuation of the previously approved theme for Emerald Park, which is gemstones.

Given that Council is constructing the new portion of Johnson Road and that the road will run beside a new primary school, City Officers recommend that a name reflective of the City's heritage be chosen rather than a name consistent with the gemstone theme. The name recommended is McWhirter, the surname of the first P&C President, and is also in the City's reserve road name register. Two alternative heritage names for this road have also been provided.

OFFICER RECOMMENDATION:

1. That Council approve the following new road name for use within the Lot 1, 2 and 10 Johnson Road development, as shown in Attachment 'A'.

- Azurite Loop

Alternative road names:

- Danburite
- Aquamarine

2. That Council approve the renaming of the Southern portion of Johnson Road as shown in Attachment 'A'.

- McWhirter Promenade

Alternative road names (In order of preference)

- Manwaring
- Lealholm

15.2 PROPOSED ROAD NAMES FOR LOTS 1, 2 AND 10 JOHNSON ROAD, WELLARD

3. That Council approve the revised extents of the existing road names as shown in Attachment 'A'.
 - Johnson Road
 - Irasburg Parade

DISCUSSION:

Before the developer of a subdivision can lodge survey diagrams for clearance, all road names need to be approved and indicated on the survey diagram. The process for naming roads must adhere to Landgate's Geographic Names Committee Guidelines to ensure no duplication of road names occurs within the surrounding areas.

The developer of Lots 1, 2 and 10 Johnson Road, Yolk Property Group, has now submitted a request seeking the approval a new road, the renaming of the Southern portion of Johnson Road and the changes in extents to Irasburg Parade and Johnson Road, as shown on Attachment 'A'.

The Geographic Names Committee have given its in principle approval for the use of these road names via their preliminary validation tool on their website. Four road names are proposed as alternative road names for use in the event that the proposed names are not approved by the Geographic Names Committee.

The Geographic Names Committee has previously requested that the Southern portion of Johnson Road be amended to reflect the new road layout in this area. These new extents are shown in Attachment 'A'.

Given that Council is constructing the new portion of Johnson Road and that the road will run beside a new primary school, City Officers recommend that a name reflective of the City's heritage be chosen rather than a name consistent with the gemstone theme. The name recommended is McWhirter, the surname of the first P&C President, and is also in the City's reserve road name register. Two alternative heritage names for this road have also been provided.

The new road name within the subdivision has carried over the gemstones theme from Emerald Park as it is immediately adjacent to Emerald Park. In early 2008, four community reference groups were established to provide input into the planning and marketing of the Emerald Park development. The groups supported Emerald Park as the name for this development, reflecting a green theme based on retention of the existing vegetation within, and the proposed parks and landscaping of the development. In line with the name Emerald, Cedar Woods Properties Limited established the gemstone theme, embracing the reference group's support for the words of green, earthy, rarity and elegance.

The proposed names and their origins are as follows;

- **Azurite Loop** – A soft, deep blue copper mineral.
- **McWhirter** – 1st President of the P&C, 1960.

15.2 PROPOSED ROAD NAMES FOR LOTS 1, 2 AND 10 JOHNSON ROAD, WELLARD

Alternative road names;

- **Aquamarine** – A blue or turquoise variety of beryl.
- **Danburite** – A calcium boron silicate mineral.
- **Manwaring** – First town shopkeeper, active in many community ventures, Councillor.
- **Lealholm** – Property name of the Mead family, settled in East Rockingham, 1800's.

Extents of roads to be changed to match approved local structure plan;

- **Irasburg Parade**
- **Johnson Road**

LEGAL/POLICY IMPLICATIONS:

Geographic Names Committee Guidelines.
Council Policy – Street Naming

FINANCIAL/BUDGET IMPLICATIONS:

No financial/budget implications have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

No strategic/social implications have been identified as a result of this report or recommendation.

RISK IMPLICATIONS:

The approval of the road names is required for titles to be issued for the lots within the subdivision. Should Council not approve these road names, clearances will be delayed which will have implications for the builder and the future owners of these lots.

15.2 PROPOSED ROAD NAMES FOR LOTS 1, 2 AND 10 JOHNSON ROAD, WELLARD

COUNCIL DECISION

465

MOVED CR P FEASEY

SECONDED CR B THOMPSON

1. That Council approve the following new road name for use within the Lot 1, 2 and 10 Johnson Road development, as shown in Attachment 'A'.

- Azurite Loop

Alternative road names:

- Danburite
- Aquamarine

2. That Council approve the renaming of the Southern portion of Johnson Road as shown in Attachment 'A'.

- McWhirter Promenade

Alternative road names (In order of preference)

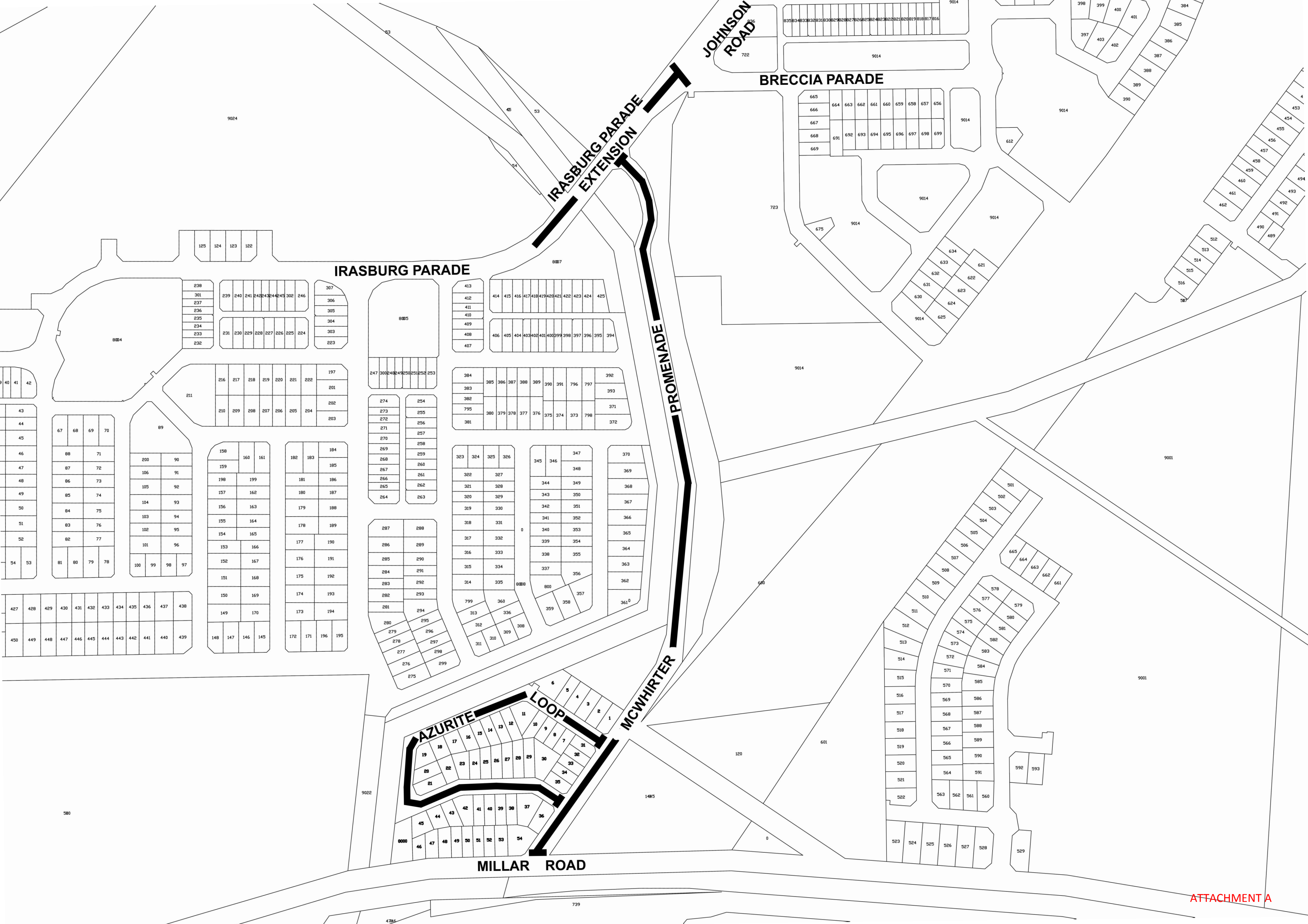
- Manwaring
- Lealholm

3. That Council approve the revised extents of the existing road names as shown in Attachment 'A'.

- Johnson Road
- Irasburg Parade

CARRIED
7/0

NOTE – At the 26 April 2017 Ordinary Council Meeting the Minutes of the Ordinary Council Meeting held on 12 April 2017 were accepted with the following correction to this item, Attachment A would be amended to the correct document which reflects the road name McWhirter Promenade which was adopted by Council.



Councillor Sandra Lee exited the Council Chambers at 7:04pm due to declaring a proximity interest.

15.3 Consideration to initiate Scheme Amendment No. 154 – Recoding of Lot 501 Varris Way, Orelia from “R30” to “R40”

SUMMARY:

The purpose of this report is for Council to consider initiating an amendment to the City of Kwinana Town Planning Scheme No. 2 (Scheme) for Lot 501 Varris Way, Orelia (site) (refer Attachments A - B).

The proposed amendment seeks to recode the land from “R30” to “R40” under the Scheme. Lot 501 Varris Way, Orelia is a site which was re-classified from a surplus Public Open Space reserve identified under the City’s Land Rationalisation process to Residential “R30” in May 2011, which also included the adjoining Lot 412 Nathaniel Way.

The applicant has advised that the proposed Scheme amendment will enable the development of the land for multiple dwellings in accordance with the concept plans prepared by the land owner following the finalisation of the City’s Land Rationalisation process. The subject site was identified under the Land Rationalisation process for a multiple dwelling / affordable housing development however, subsequent changes to the Residential Design Codes (R-Codes) have had the effect that the site is no longer able to be developed in accordance with the previously prepared concept plans. The development of the subject site has always been intended to be in a 2 storey multiple dwelling development similar to that approved over the adjoining Lot 412 Nathaniel Way (which is also owned by the proponent).

The proposed scheme amendment was the subject of discussion at an Elected Member forum held in August 2016, where the landowner presented their latest draft development plans for the site and outlined the implications of the changes to the R-Codes on the development. The subject site has always been intended to be developed in a two storey multiple dwelling arrangement and consist of 16 units (as per the preliminary concept plans), in lieu of 7-8 grouped dwelling / residential lots which is all that could be developed now under the current zoning due to the R-Codes changes. In this respect however, whilst the total number of multiple units permitted under this proposed amendment increases, the permissible dwelling floor area and site coverage decreases.

Under the current R30 zoning, if the land was to be developed in a single / grouped dwelling arrangement the site would yield approximately 7-8 dwellings with a permissible site coverage of 65% (per lot) or 1,495m² of the total site area. The proposed amendment to an R40 coding however, would allow for a plot ratio of 0.6 (60% of the site area may be occupied by dwelling floor space) which equates to a total dwelling floor area of 1,380m² being permitted over a maximum 55% site coverage. In this regard, the development of the site in a multiple dwelling arrangement would reduce the overall site coverage permitted and also reduce the sprawl of the development over the entire site.

The proposed re-coding of the site is generally consistent with the intended development of the area envisaged under the City’s Land Rationalisation process and will facilitate the development of the subject site in a multiple dwelling configuration. Should the land be developed at the current R30 coding, due to the irregular lot shape and configuration, it is likely that this would occur in a single storey grouped dwelling arrangement that would provide limited opportunity for interaction and passive surveillance of the adjoining public open space. The site is located approximately 400 metres from the Orelia Local Centre and is well serviced by public transport.

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

The request to initiate the proposed scheme amendment has been considered by the City's Development Assessment Unit who considers the rezoning of the subject site appropriate given its location and consistency with the objectives of Town Planning Scheme No.2, the City's Draft Local Planning Strategy and the long term vision for the development of land within a walkable catchment of local / neighbourhood centres.

OFFICER RECOMMENDATION:

1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 (“Act”), initiate an amendment to City of Kwinana Town Planning Scheme No. 2 (“Scheme”) for the purposes of:
 - i. Modifying the Scheme Maps by deleting the ‘R30’ zoning and replacing with ‘R40’ over Lot 501 Varris Way, Orelia.
2. That the amendment be referred to the Environmental Protection Authority (“EPA”) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, cause the amendment to be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.
3. That in the opinion of Council the amendment is a ‘Standard Amendment’ as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015:

An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
4. Council's approval to initiate this Scheme Amendment should not be construed as an endorsement or approval of the indicative development plans. Any development proposed on Lot 501 Varris Way will be subject to a separate development application process.

DISCUSSION:**Land Status**

Metropolitan Region Scheme:	Residential
Town Planning Scheme No. 2:	Residential “R30”

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

Background

The proposed amendment seeks to recode the land from “R30” to “R40” under the Scheme. Lot 501 Varris Way, Orelia is a site which was re-classified from a surplus Public Open Space reserve identified under the City’s Land Rationalisation process to Residential “R30” in May 2011.

The subject site was identified under the Land Rationalisation process for a multiple dwelling / affordable housing development however, subsequent changes to the Residential Design Codes (R-Codes) have had the effect that the site is no longer able to be developed in accordance with the previously prepared plans. The applicant has advised that the proposed Scheme amendment will enable the development of the land for multiple dwellings in accordance with the concept plans prepared by the land owner following the finalisation of the City’s Land Rationalisation process.

The development of the subject site is proposed to be in a similar multiple dwelling development to that approved over the adjoining Lot 412 Nathaniel Way. Lot 412 Nathaniel Way was reclassified under the same Scheme Amendment (Amendment 122) as the subject site, which was approved by Council in May 2011 as part of the Land Rationalisation process. Following the Land Rationalisation process, the land owner purchased both the subject site and Lot 412 Nathaniel Way and proceeded to prepare development plans for each of the sites. However, at that time the land owner focussed on the development of Lot 412 Nathaniel Way, and subsequently received a development approval for 39 multiple dwellings over the lot prior to the changes to the R-Codes.

The proposed amendment was the subject of discussion at an Elected Member forum held in August 2016, where the landowner presented their latest draft development plans for the site and outlined the implications of the changes to the R-Codes on the development.

Planning Discussion

The purpose of the amendment is to facilitate the development of the subject site in a multiple dwelling development generally consistent with the residential developments approved and constructed in the surrounding area. The subject site was previously identified under the City’s Land Rationalisation process as a surplus POS reserve and was subsequently re-classified from a Reserve for “Park, Recreation and Drainage” to Residential “R30” in 2011, for the purpose of developing affordable multiple dwellings to meet wider strategic planning, social and economic objectives.

The subject site has an area of 2301m² and is bound by largely single residential development to the east and west boundaries, Lot 412 Nathaniel Way to the southern boundary, and a Park, Recreation and Drainage reserve to the northern boundary. The site is narrow and elongated and has an 8.1 metre frontage to Varris Way. The narrow configuration of the lot and the small frontage to Varris Way represent a considerable constraint to the development of the site in a grouped / single dwelling configuration.

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

The land owner has advised that pending the outcome of the proposed Scheme Amendment, the site is intended to be developed in a two storey multiple dwelling arrangement consisting of approximately 16 units (as per the preliminary concept plans prepared following the Land Rationalisation process), in lieu of approximately 7-8 grouped dwelling / residential lots permitted under the current zoning. In respect to the proposed amendment however, whilst the total number of multiple units permitted to be developed on the site increases, the overall dwelling floor area and site coverage decreases when compared to the R30 coding.

Under the current R30 zoning, if the land was to be developed in a single / grouped dwelling arrangement the site would yield approximately 7-8 dwellings with an average lot area of 300m². The City's Residential Development Local Planning Policy also allows for a site coverage of 65%, which equates to approximately 1,495m² of the total site area being able to be covered in buildings. In addition, due to the irregular lot shape and configuration, it is likely that a grouped / single dwelling development would provide limited opportunity for interaction and passive surveillance between the adjoining public open space and the subject site.

In contrast, under the proposed amendment to an R40 coding, the R-Codes provides for a plot ratio of 0.6 which equates to a total dwelling / unit floor area of 1,380m² being able to be provided on the site. Additionally under the R-Codes, development at an R40 density has a maximum site coverage of 55%. In this case, the maximum permitted site coverage would be 1265m², with the remaining permissible floor area being provided on the second storey. In this regard, the development of the site in a multiple dwelling arrangement has the capacity to reduce the overall site coverage permitted and also reduce the sprawl of the development over the entire site.

Amendments to the R-Codes

In October 2015, the R-Codes were amended with respect to multiple dwelling provisions for R30 and R35 coded areas. In this regard, the amendment reduced the multiple dwelling yields for these densities to be comparable with the single lot and grouped dwelling provisions. Prior to the R-Code amendments multiple dwelling developments in R30 and R35 areas were subject to a plot ratio provision similar to that under the current R40 density. A plot ratio gives a developer a maximum dwelling floor area permissible over the site which is then broken down in varying percentages for each required dwelling type – ie one, two and three bedroom apartments. The resultant changes to the R-Codes have removed the plot ratio in lieu of an average lot/dwelling area of 300m² at an R30 density, which in turn has significantly reduced the development potential on R30 coded lots.

As discussed above, the land owner had purchased the subject site in conjunction with Lot 412 Nathaniel Way with the intention of developing multiple dwellings over both sites as anticipated under the Land Rationalisation process. Lot 412 Nathaniel Way was approved for a 39 unit multiple dwelling development in December 2014 and was subsequently not affected by the amendments to the R-Codes. Lot 501 Varriss Way however, is not able to be developed as a multiple dwelling development as a direct result of the amendments to the R-Codes. In order to enable the development of the site as intended an amendment to the Scheme is required.

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

Regional Planning Framework

Perth and Peel @ 3.5 million is the State Government’s key planning framework for development within Metropolitan Perth and the Peel region. In this regard, the document provides a number of relevant considerations in respect to the proposed amendment. In particular the document advocates for a focus on density and better use of existing infrastructure, and also sets an objective of infill development contributing to 47% of all new dwellings. The document also focusses on housing affordability and diversity to cater for the 800,000 new homes required for the region by 2031.

Perth and Peel @ 3.5 million divides Metropolitan Perth and the Peel region into four sub-regional framework areas to guide development. The City of Kwinana falls within the South Metropolitan Peel region. The South Metropolitan Peel region is anticipated to experience strong population growth increasing from the current 523,400 residents to 1,264,400 by 2050. In addition to green field development the sub-regional framework sets a number of infill development targets and breaks these targets down for each local government area. Under the framework the City of Kwinana is expected to deliver an additional 1,365 dwellings via infill development by 2050. Further, the framework sets the City an infill development target of 302 dwellings for the period of 2016-2021. The proposed amendment will contribute towards the City of Kwinana achieving the targets set under the sub-regional framework.

Conclusion

The proposed amendment seeks to facilitate the development of the site as intended under the Land Rationalisation process, and seeks to resolve the implications of the amendments to the R-Codes on the development of the site. The proposed amendment is consistent with the objectives of the residential zone and broader regional planning framework. The request to initiate the proposed scheme amendment has been considered by the City’s Development Assessment Unit who considers the rezoning of the subject site appropriate given its location and consistency with the objectives of Town Planning Scheme No.2, the City’s Draft Local Planning Strategy and the long term vision for the development of land within a walkable catchment of local / neighbourhood centres.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent/owner is MBA Residential Pty Ltd.

The following legislation and policies apply:-

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Perth and Peel @ 3.5 Million

South Metropolitan Peel Sub-regional Planning Framework

Residential Design Codes of Western Australia

City of Kwinana Town Planning Scheme No.2

City of Kwinana Draft Local Planning Strategy

FINANCIAL/BUDGET IMPLICATIONS:

All costs for the scheme amendment will be met by the proponent.

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

ENVIRONMENTAL IMPLICATIONS:

The proposed Scheme Amendment presents no environmental implications.

STRATEGIC/SOCIAL IMPLICATIONS:

Plan	Objective	Strategy
Corporate Business Plan	4.4 - Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.	4.4.6 - Ensure that an appropriate density of development is achieved that accommodates projected population growth and is balanced against community expectations

COMMUNITY ENGAGEMENT:

Should Council resolve to initiate the proposed Scheme Amendment it will be advertised in accordance with the requirements of the Planning and Development Act 2005 in conjunction the City's Community Engagement Policy.

RISK IMPLICATIONS:

Council approves development under its Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality to accommodate development in accordance with the objectives of Council's Strategic Plan.

Risk Event	If the Council does not consider the proposed Amendment the applicant may seek the assistance of the Minister for Planning to direct Council to make a determination.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce Mitigate Risk

15.3 CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 154 – RECODING OF LOT 501 VARRIS WAY, ORELIA FROM “R30” TO “R40”

Response to risk treatment required/in place	Amendment report presented to Council for Consideration
Rating (after treatment)	Low

COUNCIL DECISION

466

MOVED CR B THOMPSON

SECONDED CR S MILLS

1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 (“Act”), initiate an amendment to City of Kwinana Town Planning Scheme No. 2 (“Scheme”) for the purposes of:
 - i. Modifying the Scheme Maps by deleting the ‘R30’ zoning and replacing with ‘R40’ over Lot 501 Varris Way, Orelia.
2. That the amendment be referred to the Environmental Protection Authority (“EPA”) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, cause the amendment to be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.
3. That in the opinion of Council the amendment is a ‘Standard Amendment’ as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015:

An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.
4. Council’s approval to initiate this Scheme Amendment should not be construed as an endorsement or approval of the indicative development plans. Any development proposed on Lot 501 Varris Way will be subject to a separate development application process.

**CARRIED
6/0**

Councillor Sandra Lee returned to the Council Chambers at 7:06pm.





TOWN PLANNING SCHEME AMENDMENT NO. 152

LOT 501 VARRIS WAY, ORELIA

TOWN OF KWINANA

ATTACHMENT B

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF KWINANA

DISTRICT ZONING SCHEME

TOWN PLANNING SCHEME No. 2 - AMENDMENT No. 152

RESOLVED that the Council, pursuant to Section 75 of the Planning and Development Act 2005, initiate an Amendment to the City of Kwinana Town Planning Scheme No. 2 to:

1. Modify the Scheme Maps by deleting the R30 zoning and replacing with R40 over Lot 501 Varris Way, Orelia.

Dated this day of 20.....

JOANNE ABBISS
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

LOCAL AUTHORITY:	CITY OF KWINANA
DESCRIPTION OF CITY OF KWINANA TOWN PLANNING SCHEME:	TOWN PLANNING SCHEME NO. 2
TYPE OF SCHEME:	DISTRICT ZONING SCHEME
SERIAL NO. OF AMENDMENT:	AMENDMENT NO. 152
PROPOSAL:	MODIFYING THE SCHEME MAPS BY DELETING THE RESIDENTIAL R30 ZONING AND REPLACING WITH RESIDENTIAL R40 OVER LOT 501 VARRIS WAY, ORELIA.

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ATTACHMENTS

- 1.** Certificate of Title and Survey Plan
- 2.** Scheme Amendment Maps
- 3.** Concept Plans
- 4.** Adoption Pages
- 5.** Lot 412 Nathaniel Way

1. Introduction

This report seeks the City of Kwinana's support for an amendment to Town Planning Scheme No. 2. The amendment seeks the rezoning of Lot 501 Varris Way, Orelia (**Subject Site**) from 'Residential R30' to 'Residential R40'.

The proposal seeks to address more recent amendments to the Residential Design Codes which has occurred since acquisition of the subject site and has impacted the intent of the site, further the amendment seeks to achieve future development of the site such that it is consistent with surrounding precedent, the proposed amendment:

- Remains consistent with the prevailing amenity of the locality;
- Consistent with the general intent of the applicable zoning; and
- Addresses wider strategic planning policy.

Further to the above commentary, this site has specific contextual background which should be considered in the assessment of the proposed amendment. This includes the disposal of the site in 2013 to MBA residential through Landcorp and the City itself for the purpose of developing affordable multiple dwellings in meeting wider strategic planning, social and economic objectives.

Having regard to the factors above, all which will be reviewed in further detail, approval of the proposed scheme amendment is consistent with orderly and proper planning and should be supported.

MBA Residential

MBA Residential is a full service builder and property development company who have demonstrated quality development outcomes within the locality including the original purchase of a superlot from the City of Kwinana and Landcorp, Lot 501 forms part of the original land holding. Since acquisition of the larger land holding the site has been subdivided into 11 residential lots and two development sites. Consequent construction of 9 homes on Nathaniel Way has occurred, both single storey and double storey. MBA Residential also applied and received development approval over Lot 412 Varris Way, Orelia in which an approval for 39 multiple dwellings currently sits over the land.

2. Description of Site

2.1 Subject Site

The site subject of the scheme amendment is Lot 501 Varris Way, Orelia.

Certificate of title details as follows:

- Vol 2758 fol 286
- On Deposited Plan 72227.

The site is 2,301m² with an approx. 6m frontage to Varris Way and currently vacant. Refer to Figures 1 - 3 below.



Figure 1. Site Plan

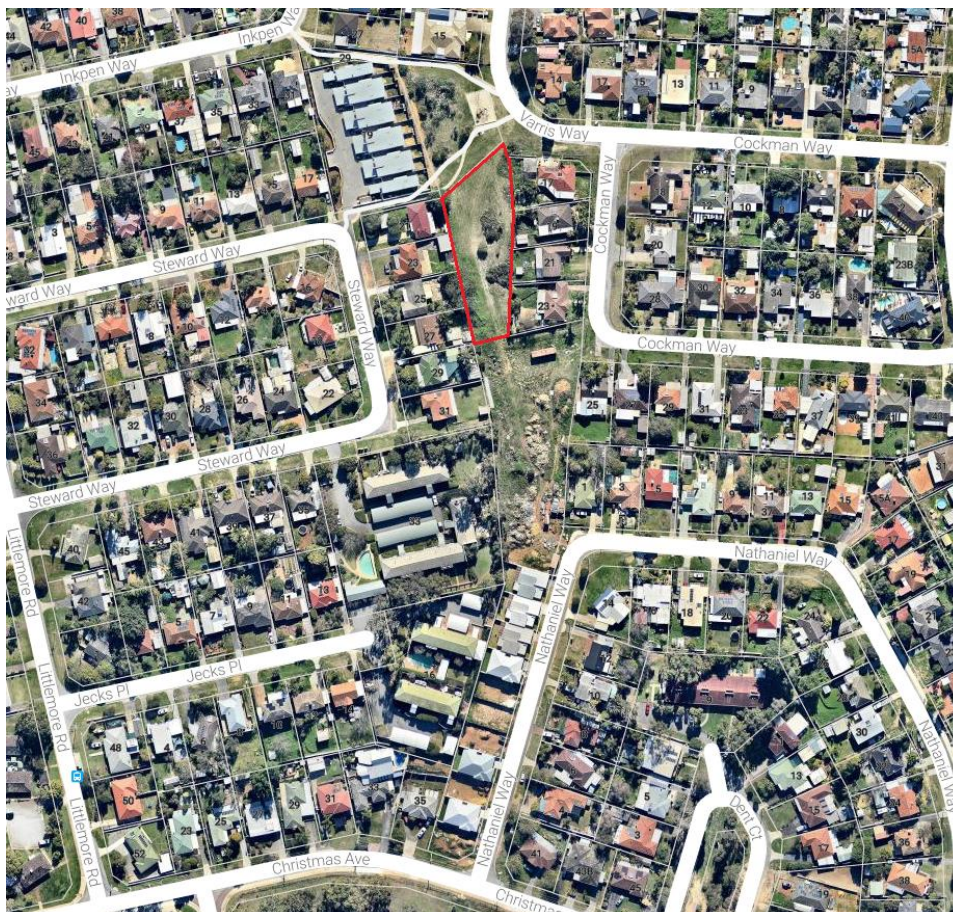


Figure 2. Aerial Plan



Figure 3. Aerial Plan

2.2 Location

The subject site is strategically located within the established residential locality of Orelia 12km to the Rockingham Town Centre and foreshore precinct and within 20 mins commute from Cockburn Central, the site is approx. 40kms from the Perth CBD.

The site is service east/west by Thomas Road and north/south by the Kwinana Freeway providing a high level of accessibility.

Refer to Figure 4 below indicating the location of the subject site.

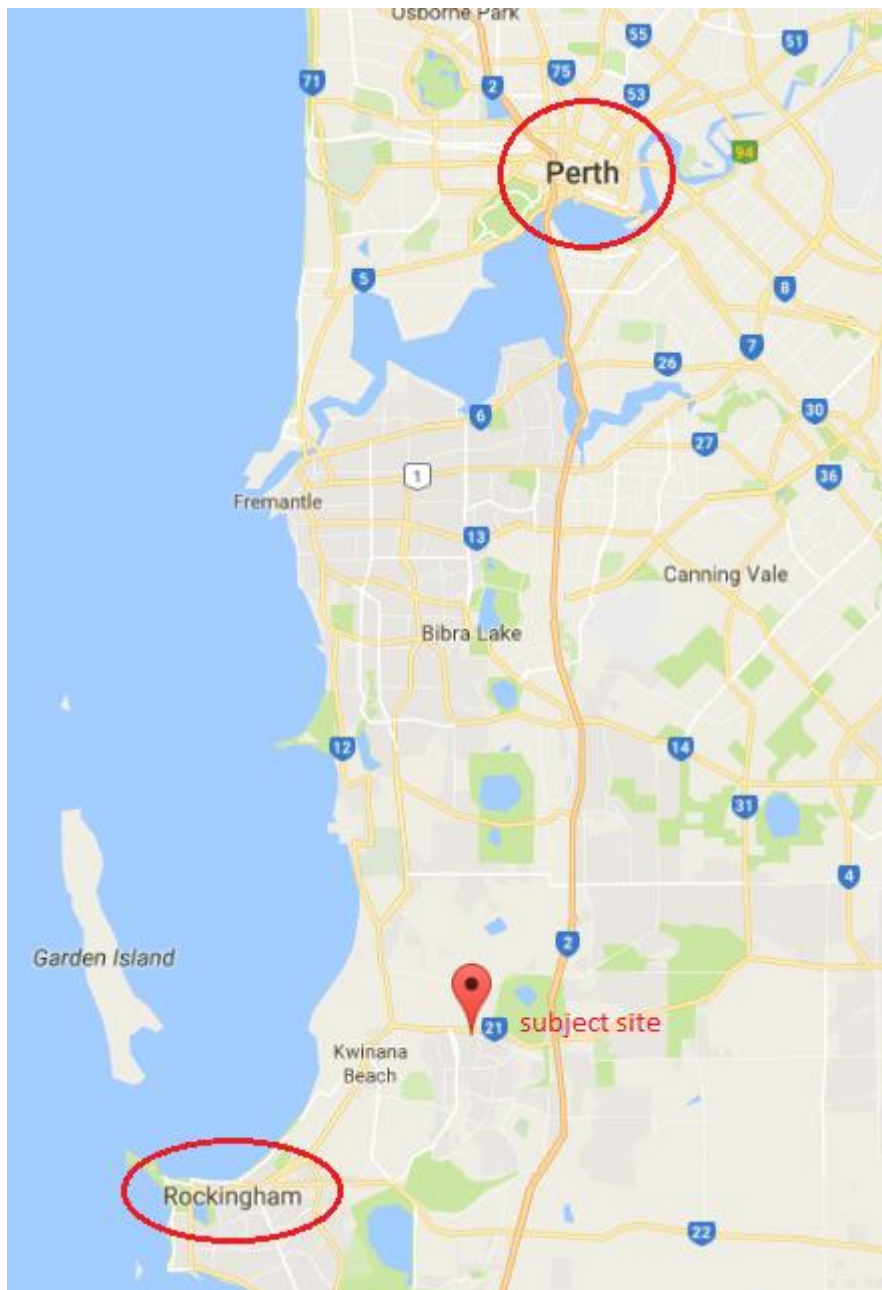


Figure 4. Location Plan

3. Site Context

3.1 Lot Configuration

The site is shallow and elongated with a small frontage to Varris Way. The frontage is a constraint to the site to be contemplated in driving efficiencies over the site, see aerial image below.



Figure 5. Aerial Plan

3.2 Site Background

As outlined MBE Residential acquired the site in 2013 from Landcorp and City of Kwinana, the site was acquired with a strategic view in mind of the City to facilitate affordable multiple dwellings.

The City has previously resolved at Council meetings of the disposal of the land and the purpose behind the disposal in the interest of affordable multiple dwellings.

3.3 Surrounding Land Uses

The surrounding land uses include single dwellings as well as a number of existing multiple dwellings, identified in part 7.5 of this report. Of significant note is the abutting site, Lot 412 Nathaniel Way, the site is under ownerships of MBA Residential and was acquired at the same time as Lot 501 Varris Way. Lot 412 Nathaniel Way has an existing development approval DA ref 8042, the approval consists generally of the following:

- Site area 4,445m²;
- Zoning Residential R30; and
- 39 multiple dwellings.

A copy of the approval and plans are included in Attachment 5.

5. Servicing

The site has convenient access to all essential services.

6. Town Planning Considerations

6.1 Regional Planning Framework

6.1.1 Perth and Peel @ 3.5 million

Perth and Peel@ 3.5 million is the State Governments key strategic framework to guide development within the Metropolitan areas of Perth and Peel. Released for public comment in May 2015 the key areas within the framework relevant to the propose scheme amendment are as follows:

- **A focus on density and better use of existing infrastructure;**
- **Infill development contributing 47% of all new dwellings;**
- **Housing supply is supported;**
- **Housing affordability and diversity to cater for the 800,000 new homes required by 2031**

All of the above form key pillars of the strategic framework form the basis of what development should seek to satisfy, all of which are satisfied via the proposed scheme amendment.

The Perth and Peel @3.5 million is divides the metro area into four sub-regional framework areas to guide development including the Central, North-West, North-East and South Metropolitan Peel regions. The subject site within the City of Kwinana sits within the South Metropolitan Peel region.

6.1.2 South Metropolitan Peel – Sub-regional Planning Framework

South Metropolitan Peel Region

The region encompassing the City of Kwinana and subject site is anticipated to experience strong population growth through to 2050 and as stated by the framework will be influenced by employment, lifestyle and affordable housing options. The region anticipates growth from 523,400 residents to 1,264,400.

Infill Targets

Infill is one key area of dwelling yield anticipated to contribute towards facilitating the strong long term population growth in the region. The sub-regional frameworks address a number of matters including infill targets for each local government, the City of Kwinana as shown in the table extract below is required to achieve and additional 1,365 dwellings via infill by 2050. Further the frameworks outline the benefits of urban infill as follows:

Infill development within established urban areas has the potential to contribute to housing diversity and respond to changing demographics and community aspirations. It is expected infill will also contribute to economies of scale and provide opportunities for more affordable living within vibrant,

revitalised neighbourhoods offering diverse housing options, mixed-uses, reduced car dependency, efficient public transport and increased opportunities for social interaction.

TABLE 2: URBAN INFILL DWELLING TARGETS BY LOCAL GOVERNMENT

Local government	Dwelling targets	Estimated population
Armadale	15,019	33,042
Gosnells	12,801	28,162
Serpentine–Jarrahdale	1,365	3,003
Cockburn	14,678	32,292
Kwinana	1,365	3,003
Rockingham	14,678	32,292
Mandurah	14,507	31,915
Murray	1,075	2,365
Total	75,488	166,074

The framework in addressing infill breaks down the target further and provides Local Government KPIs in the short, medium and long term,. It is important to note the City of Kwinana are to achieve 129 dwellings by 2016 and 302 by 2021, the proposed scheme amendment will facilitate the City in achieving the required targets.

TABLE 2.4: URBAN INFILL DWELLING TARGETS BY LOCAL GOVERNMENT

Local government	2011–16	2016–21	2021–26	2026–31	Total 2031	Post-2031	Total
Armadale	3,072	2,154	1,976	1,598	8,800	6,219	15,019
Gosnells	2,125	1,616	2,008	1,751	7,500	5,301	12,801
Serpentine–Jarrahdale	204	241	150	204	799	566	1,365
Cockburn	2,980	2,794	1,689	1,136	8,599	6,079	14,678
Kwinana	129	302	299	69	799	566	1,365
Rockingham	2,192	2,232	2,083	2,093	8,600	6,078	14,678
Mandurah	2,796	1,940	2,179	1,585	8,500	6,007	14,507
Murray	78	90	138	324	630	445	1,075
Total	13,576	11,369	10,522	8,760	44,227	31,261	75,488

Economy and Employment

The framework addresses economy and employment, as previously outlined the site is strategically located within close proximity to the Town Centre of Rockingham as well as the coastal industrial area of Kwinana, Kwinana is outlined under the frameworks as follows:

Population-driven business and employment are significant contributors to total employment within the sub-region. The coastal strip between Fremantle and Kwinana is a focus for strategic industrial land uses due to the availability of major infrastructure including existing and proposed port installations and freight infrastructure within this area.

6.1.2 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme.

6.1.3 State Planning Policy 3.1 - Residential Design Codes

The Residential Design Codes were amended in October 2015 with respect to Residential R30 and R35 multiple dwelling provisions. The amendment, which came into effect on 23rd October 2015, effectively reduced multiple dwelling yields being consequently comparable grouped dwellings yields under the R Codes provisions. As such the premise on which the site was acquired, to develop a commercially viable multiple dwelling development, has been impacted significantly due to the yield having been reduced. With the increased cost of multiple dwellings, a certain yield is required to achieve building efficiencies and provide an affordable housing product.

Further to the dwelling yield amendments, car parking amendments were also put in place and increased the required bays.

Regarding the yield amendments to the R Codes, previously under a plot ratio requirements the achievable yield would be circa 15-16 pending design. The amended provisions require 300m² of site area per multiple dwelling equating to 7 dwellings on the subject site.

6.2 Local Planning Framework

6.2.1 City of Kwinana Town Planning Scheme No. 2

6.2.1.1 Zoning

The subject site is zoned Residential R30' under the City of Kwinana Town Planning Scheme no. 2 as shown in Figure 6 below.

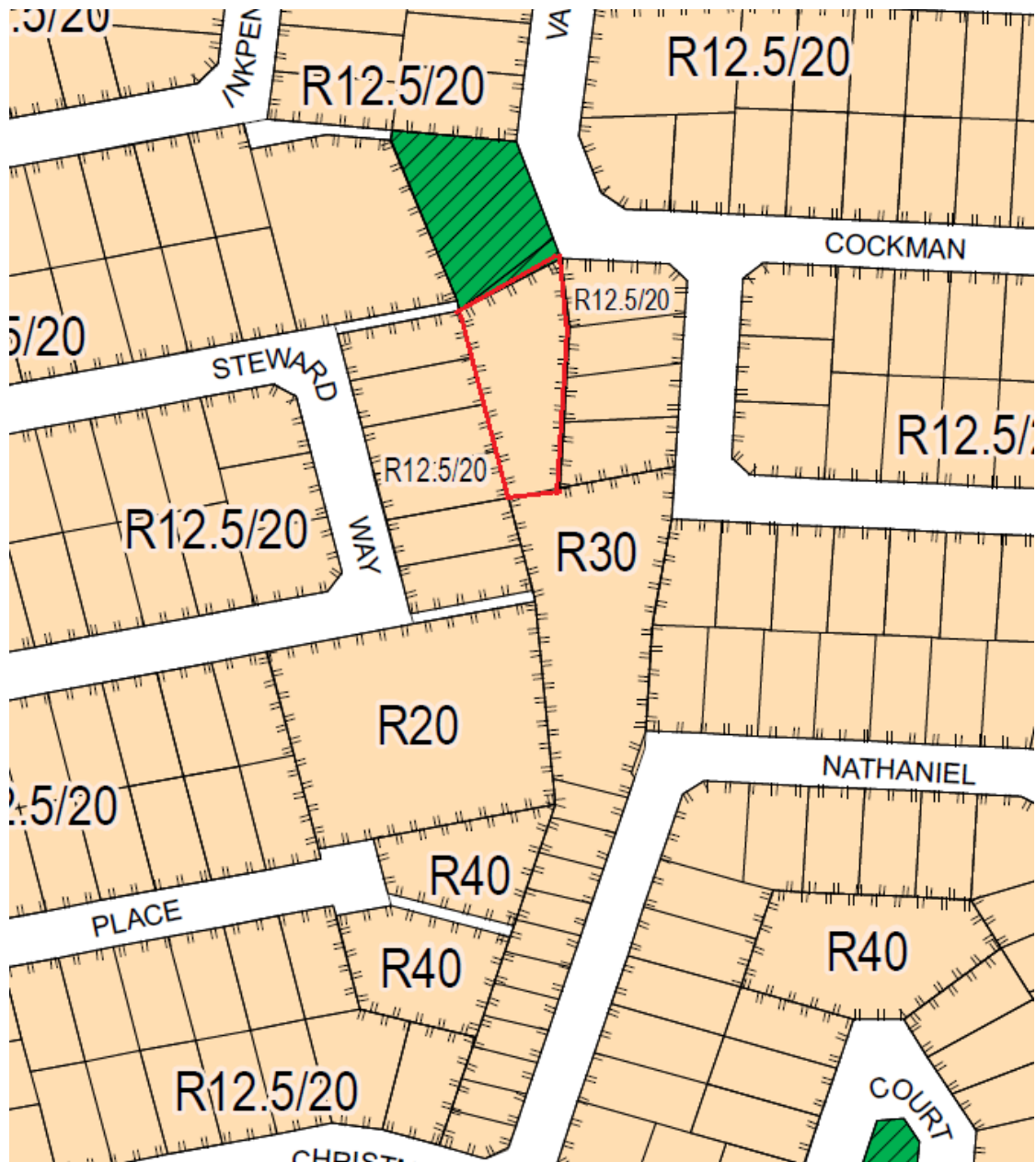


Figure 6. Zoning Plan

6.2.1.2 Land Use Permissibility

The proposed scheme amendment seeks to facilitate the ability to construct multiple dwellings over the subject site in line with the previous provisions of the R Codes, however given the amendment to the R Codes the required zoning to achieve multiple dwelling is R40. Regarding 'Multiple Dwellings' as a land use, within the Residential Zone they are capable of approval by the City and consistent with the zone under the TPS2 Zoning Table.

6.2 Local Planning Policies

6.3.1 Local Planning Policy – Design Guidelines for Medium Density Development

Any future proposed development would seek to be consistent with the City's policy regarding medium density.

7. Justification for the Proposed Scheme Amendment

7.1 Overview

This scheme amendment seeks Council's support to initiate an amendment to TPS2 to:

- Rezone the subject site, being Lot 501 Varris Way, Oerlia, from Residential R30 to Residential R40;
- Amendment the Scheme Maps accordingly.

Refer to Attachment 2 – Scheme Maps.

7.2 Purpose of Amendment

The purpose of the proposed scheme amendment is to rezone the subject site to facilitate efficient, commercial viable, affordable medium density housing in the form of multiple dwellings, consistent with the development application approved over the abutting site.

7.3 Consistency with TPS2 & Zoning Permissibly

The proposed amendment seeks to facilitate an ultimate solution of 'multiple dwellings' over the subject site, as a land use 'multiple dwellings' are consistent with the intent of the Residential zone and general locality having regard to the:

- Site specific requirements;
- Lot configuration;
- Surrounding development;
- Wider infill targets of the City of Kwinana;
- Housing Affordability; and
- Housing Diversity.

7.4 Consistency with Planning Policy

As previously outlined in this report the proposed amendment is consistent with the wider strategic planning framework applicable to the City and the associated KPIs regarding infill development.

7.5 Suitability of Proposed Density

The proposed density is suitable in achieving an efficient, affordable and quality development in the site given the lot configuration and inefficiencies of grouped dwellings. Further there is significant precedent within the immediate area for multiple dwellings, both existing and proposed and/or approved. As outlined in Figure 7 below:



Figure 7. Precedent Multiple Dwellings

7.6 Concept Plans

To assist in understand the likely development which would be undertaken over the subject site as a consequence of the scheme amendment, a proposed concept has been prepared.

The concept incorporates 16 multiple dwellings. The product suite within the development allows a range of dwelling types to provide for family sized homes as well as affordable homes for first home buyers, the products offered would generally be as follows:

No.	Apartment Type	Area (m ²)
4	1x1	45 – 50
4	2x1	64 – 70
4	2x2	64 – 70
4	3x2	100 - 110
Total Maximum Floor Area		1200

A site plan, elevations and render of the proposed development concept is included in Attachment 3 and demonstrates an appropriate built form outcome consistent with orderly and proper planning and of good design with minimal impacts on surrounding land uses by virtue of appropriate bulk and scale.

8. Conclusion

In order to facilitate the intended development, as a consequence of amendments to the R Codes, support is requested from the City for the proposed scheme amendment. The amendment will facilitate the development of the site consistent with the original intent of the site as per Council resolution to dispose of it in 2012/13 and the consequent sale.

153W
Perth Batch
M234162



WESTERN



AUSTRALIA

REGISTER NUMBER	
501/DP72227	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	1/5/2013

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2758

FOLIO
286

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


REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 501 ON DEPOSITED PLAN 72227

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

MBA RESIDENTIAL PTY LTD OF 15 SYRINX PLACE, MULLALOO
(T M234162) REGISTERED 8 APRIL 2013

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

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP72227 [SHEET 1].
PREVIOUS TITLE:	LR3002-72.
PROPERTY STREET ADDRESS:	LOT 501 VARRIS WAY, ORELIA.
LOCAL GOVERNMENT AREA:	CITY OF KWINANA.

**City of Kwinana
Town Planning Scheme No.2
Amendment No. XXX**




Existing Zoning



Proposed Zoning


LOCAL SCHEME ZONES

(see scheme text for additional information)

 Residential


LOCAL SCHEME RESERVES

(see scheme text for additional information)

 Park recreation and drainage


LOCAL SCHEME ZONES

(see scheme text for additional information)

 Residential

LOCAL SCHEME RESERVES

(see scheme text for additional information)

 Park recreation and drainage

ADOPTION/REFUSAL

ADOPTION [Regulation 13(1)]
ADOPTED by resolution of the Council of the
City of Kwinana at the Ordinary Meeting of the
Council held on the ____th day of _____, 201__.

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

1. FINAL ADOPTION BY COUNCIL

Adopted for Final Approval by Resolution of the City of
Kwinana at the _____ Meeting of Council held on
the day of _____. The
Common Seal of the City of Kwinana was hereunto affixed
by authority of a resolution of the Council in the presence
of:

MAYOR

CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL:

DELEGATED UNDER S.16 OF PD ACT 2005

Date: _____

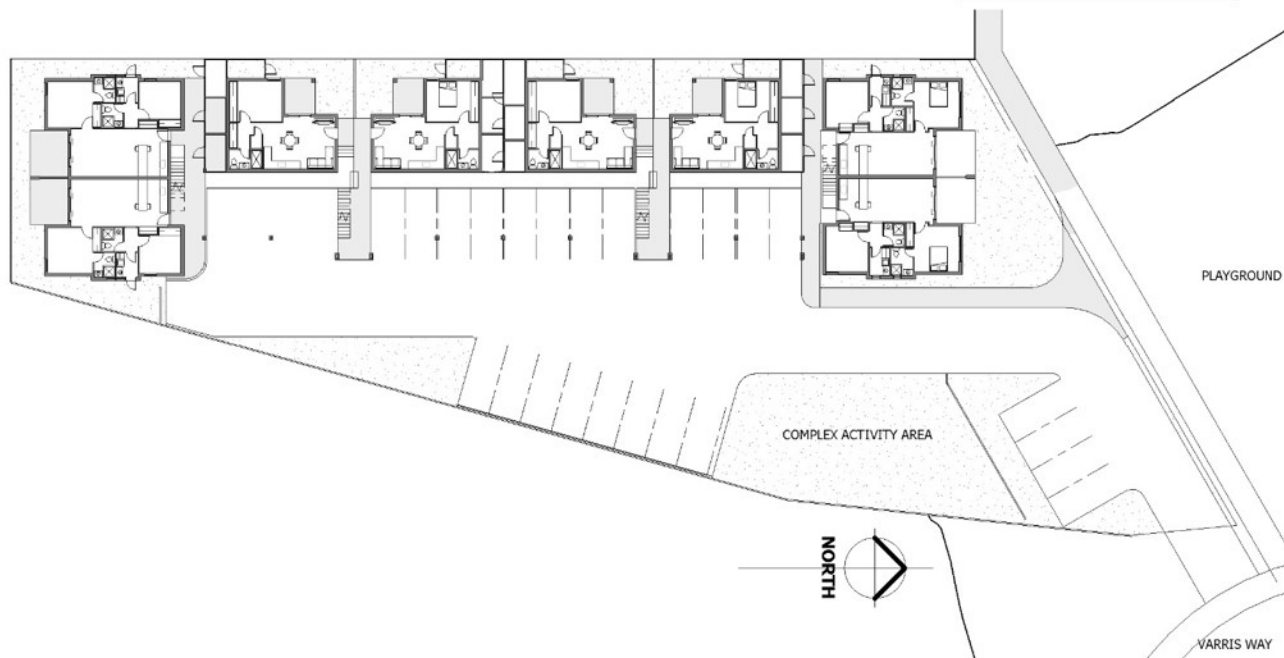
3. FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date: _____

APARTMENTS LEGEND

- 4 APARTMENTS 1 X 1 45m²
- 4APARTMENTS 2 X 1 64m²
- 4 APARTMENTS 2 X 2 64m²
- 4 APARTMENTS 3 X 2 99m²



Planning & Design
Construction
Property Development
Project Management

NOTES:

- 1- ALL DIMENSION ARE IN MILLIMETRES
- 2- ALL DIMENSION MUST BE CHECKED ON SITE
- 3- ANY DISCREPANCY IN THE PLANS SHOULD BE REPORTED MBA RESIDENTIAL TO SET THE NECESSARY CHANGES

MBA RESIDENTIAL

STAGE 3

SITE PLAN

Project number	Project Number
Date	JAN 2016
Drawn by	MANUEL VIDAL
Checked by	EDDIE HALABI

A100

Scale 1 : 250





Planning & Design
Construction
Property Development
Project Management

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. ALL DIMENSIONS MUST BE CHECKED ON SITE
3. ANY DISCREPANCY IN THE PLANS SHOULD BE REPORTED TO MBA RESIDENTIAL TO SET THE NECESSARY CHANGES

MBA RESIDENTIAL

STAGE 3

RENDER

Project Number	Project Number
Date	JAN 2016
Drawn by	MANUEL VIDAL
Checked by	EDDIE HALLARI

A105

Scale 1 : 1



LONGITUDINAL SECTION

1

1 : 200



ENTRY / PARK VIEW

2



ACTIVITY AREA VIEW

3



Planning & Design
Construction
Property Development
Project Management

NOTES:

- 1- ALL DIMENSION ARE IN MILLIMETRES
- 2- ALL DIMENSION MUST BE CHECKED ON SITE
- 3- ANY DISCREPANCY IN THE PLANS SHOULD BE REPORTED MBA RESIDENTIAL TO SET THE NECESSARY CHANGES

MBA RESIDENTIAL

STAGE 3

SECTION & VIEWS

Project number	Project Number	A104
Date	JAN 2016	
Drawn by	Author	
Checked by	Checker	
Scale		1 : 200

CITY OF KWINANA

TOWN PLANNING SCHEME No. 2

AMENDMENT No. 152

The City of Kwinana under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

1. Modify the Scheme Maps by deleting the Residential R30 zoning and replacing with Residential R40 over Lot 501 Varris Way, Orelia.

ADOPTION

ADOPTED by resolution of the Council at the City of Kwinana Ordinary meeting of the Council held on the day of20.....

.....
CHIEF EXECUTIVE OFFICER

.....
MAYOR

FINAL APPROVAL

ADOPTED for Final Approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the day of 20..... and the Seal of the Municipality was, pursuant to that resolution, hereunto affixed in the presence of:-

.....
CHIEF EXECUTIVE OFFICER

.....
MAYOR

Recommended/Submitted for Final Approval by the Western Australian Planning Commission:

.....
Delegated under s.16 of the P&D Act 2005

Final Approval Granted

.....
MINISTER FOR PLANNING

.....
DATE

17 December 2014

MBA Residential Pty Ltd
4/6 Sainsbury Road
PALMYRA WA 6157

PARCEL:16353
ASSESS:20126

Attention: Eddie Halabi

Dear Sir/Madam

**DEVELOPMENT APPLICATION: 8042: Multiple Dwellings: Lot: 412 DP: 402157 - 23
Nathaniel Way ORELIA 6167**

Thank you for your application for the abovementioned proposal, I am pleased to inform you that Council resolved at its Ordinary Council meeting of 10 December 2014 to approve your application subject to the conditions and advice notes on the attached Planning Approval.

Should you require further information regarding this matter please do not hesitate to contact Felicitas Dhlwayo of Council's Planning Department on 9439 0448.

Yours faithfully

A blue ink signature of Brenton Scambler.

Brenton Scambler
COORDINATOR STATUTORY PLANNING

- (4) This approval is valid for 24 months only. If development is not substantially commenced or completed within this period a fresh approval must be obtained.
- (5) Driveways and parking areas to be located and constructed to the specifications and satisfaction of the City of Kwinana.
- (6) Crossovers shall be of concrete construction and located to the specifications and satisfaction of the City of Kwinana.
- (7) The kerbing fronting the lot on Cockman Way shall be removed and replaced with mountable profile to the satisfaction of the City of Kwinana.
- (8) The footpath on the Nathaniel Way entrance shall remain.
- (9) The provision of 39 Resident parking bays and 10 Visitor vehicle parking bays on site, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained to the satisfaction of the City of Kwinana.
- (10) Vehicle parking bays shall comply with Australian Standard 2890.1 (as amended).
- (11) The provision of 13 resident and 4 visitor bicycle parking spaces in accessible locations on the subject site, designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles 10.3 and AS2890.3.
- (12) Pedestrian pathways, car parking areas and communal areas being suitably lit in accordance with the Australian Standards to the satisfaction of the City of Kwinana.
- (13) Structures (walls, fencing, meter boxes) and vegetation are not to exceed 0.75 metres in height within 1.5 metres of where walls and fences adjoin vehicle access points.
- (14) Any fencing within the front setback area is to be visually permeable above 1.2 metres in accordance with the R-Codes requirements to the satisfaction of the City of Kwinana.
- (15) The proponent shall prepare a Landscaping Plan to the satisfaction of the City of Kwinana which outlines the proposed species and location of vegetation including semi-mature/advanced species along the western boundary. The Landscaping Plan shall be submitted and approved by the City of Kwinana within 28 days of this approval.
- (16) Landscaping and reticulation shall be established in accordance with the approved Landscape Plan within 60 days of completion of the development and thereafter maintained to the satisfaction of the City of Kwinana.
- (17) Vehicle parking spaces, landscaping, accessways, rubbish and recycling bins and all other information detailed on the attached plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
- (18) The development being connected to a potable water supply to the satisfaction of the City of Kwinana.
- (19) The development being connected to a reticulated deep sewer to the satisfaction of the City of Kwinana.
- (20) Stormwater to be contained and disposed of on site, in accordance with the City's specification of providing 1m³ soakwell capacity for every 45m² impervious, roofed and paved area.
- (21) The applicant to pay an appropriate per Unit contribution to the City of Kwinana for the ongoing costs of managing mosquitoes and midges in the City of Kwinana. The payment shall be made to the City of Kwinana upon completion of the dwellings.

- (22) Prior to practical completion or endorsement of a strata plan, the applicant shall:
- a) Pay a cost contribution as assessed by the City in accordance with Clause 6.16.5 of the City of Kwinana Town Planning Scheme No. 2 and the development contribution plans applicable to Development contribution Area No. 15.
- (23) The development shall comply with AS2107:2000 (Acoustics – recommended design sound levels and reverberation times for building interiors). Written certification from a suitably qualified acoustic consultant is to be submitted to the City for approval prior to the submission of a building permit application to ensure that dwellings comply with these standards.
- (24) Essential facilities, such as clothes drying facilities, store areas, rubbish bins and bin storage areas being installed prior to occupying the proposed development and maintained thereafter by the owners/occupier to the satisfaction of the City of Kwinana.
- (25) Stores being constructed of the same design and materials as the Multiple Dwellings and carports to the satisfaction of the City of Kwinana.
- (26) The proposed bin enclosures shall be designed in accordance with the City of Kwinana Health Local Law and shall be fitted with appropriate drainage connected to the sewer network and provided with a hose cock outlet for cleaning to the satisfaction of the City of Kwinana.
- (27) The balcony of apartment L, and window of bedroom 2 in apartment K within the northern apartment block shall be provided with adequate privacy screening in accordance with the R-Codes to the satisfaction of the City of Kwinana. Such detail is to be provided at the building permit stage.
- (28) A schedule of colours, materials and finishes for the buildings shall be submitted to the City of Kwinana for approval prior to lodgement of a building permit, and implemented in the development.
- (29) The external finishes of all solid fencing abutting the road reserve and vacant property being anti graffiti treated to the satisfaction of the City of Kwinana.
- (30) The store rooms for all units shall have a minimum dimension of 1.5 metres and minimum internal area of 4m² to comply with Clause 5.4.5 C5.1 of the R-Codes. The amended plans shall be submitted to the City of Kwinana prior to submission of a building permit.

ADVICE NOTES

- (1) The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- (2) Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
- (3) Construction shall not be commenced until the applicant has paid the appropriate fees, submitted the appropriate supporting documentation and has been issued with a

Building Permit in accordance with the Building Act 2011 and the Building Regulations 2012.

- (4) The applicant is further advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
- (5) The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health Act 1911 and Regulations, and the National Construction Code.
- (6) With regard to Condition 3, the City will liaise further with the applicant and its Waste Management Contractors to determine whether the option of on-site rubbish removal can be agreed. In the absence of any such arrangement, then the applicant will provide bins at a ratio of 1 standard 240 litre rubbish bin and 1 standard 240 litre recycling bin per three apartments.
- (7) With regard to condition 21, a contribution as per the current Council fees and charges schedule (currently \$55 per unit) is required to be paid to the City of Kwinana to ensure the ongoing management of mosquitoes and midges in the area.

Date: 17 December 2014

Signed:



Brenton Scambler
COORDINATOR STATUTORY PLANNING

CITY OF KWINANA
PLANNING APPROVAL
SUBJECT TO ATTACHED
CONDITIONS

TOTAL SITE AREA: 4,445.0m²
R330 MULTIPLE DWELLING
MAXIMUM PLOT RATIO 0.5
OPEN SPACE 45%
ALLOWABLE SHADOW CAST 35%
TYPE A DWELLING FOR PARKING
STORAGE AREA 4.5m³
COURTDOOR LIVABLE AREA 10m³

ALLOWABLE FLOOR AREA 2,222.5m²

TOTAL FLOOR AREA FOR THE 3 BUILDINGS 2,244m² (NOT INCLUDING ALFRESCO & BALCONY) ACTUAL PLOT RATIO 0.50

OPEN SPACE 69.5% OR 3,089.28m²

THE SHADOW CASTED AT MIDDAY THE 21st OF JUNE IS WITHIN THE PROPERTY

PRIVATE PARKING: (REQUIRED 39 BAYS)

PRIVATE COVERED PARKING: 3 1/2 DAYS
PRIVATE UNCOVERED PARKING: 7 DAYS

VISITOR PARKING: (REQUIRED 10 DAYS)

IN-SITE PARKING: 10 BAYS

EACH STORAGE AREA AVERAGE IS 4.11E

BUS STOPS ARE WITH-IN 250m IN STAIGHT LINE FROM THE SITE.



GENERAL NOTE: SCREENING DEVICES WILL BE APPLIED TO THE FOLLOWING AREAS

BUILDING 1

- BALCONY 'T' OF APARTMENT 'T'
- BALCONY 'J' OF APARTMENT 'J'

BUILDING 2

- BALCONY 'T' OF APARTMENT 'T'
- BALCONY 'J' OF APARTMENT 'J'

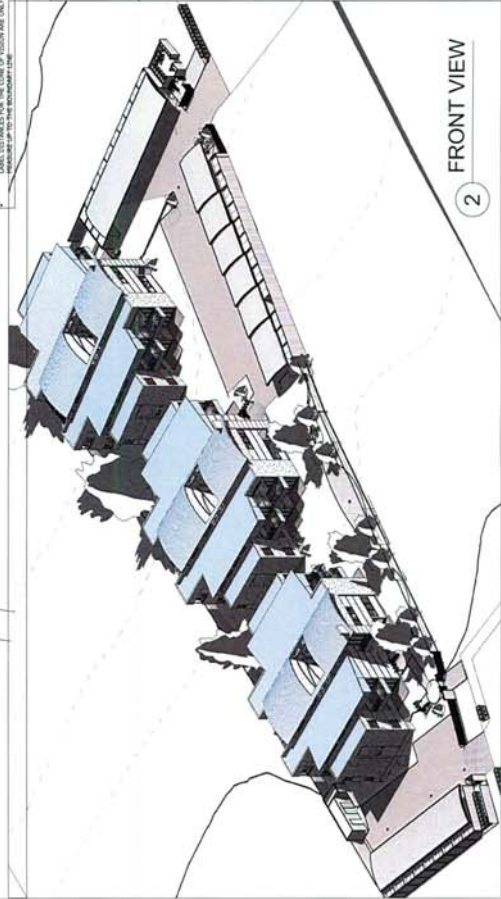
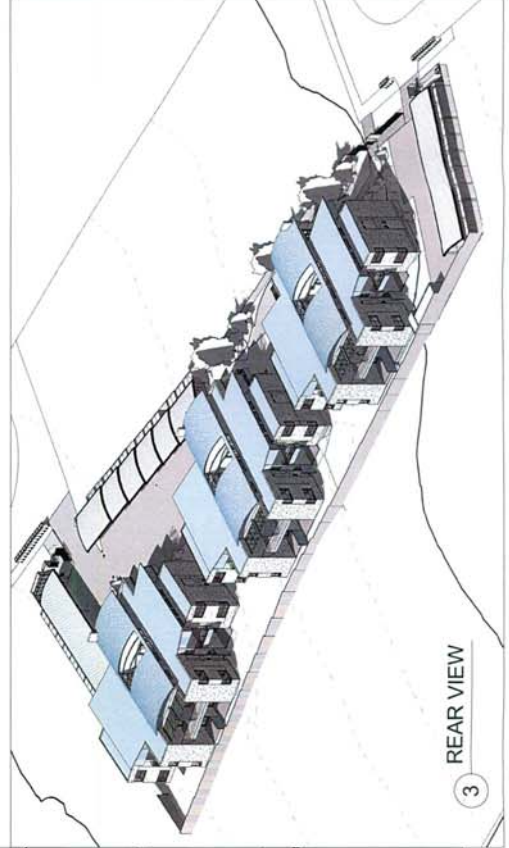
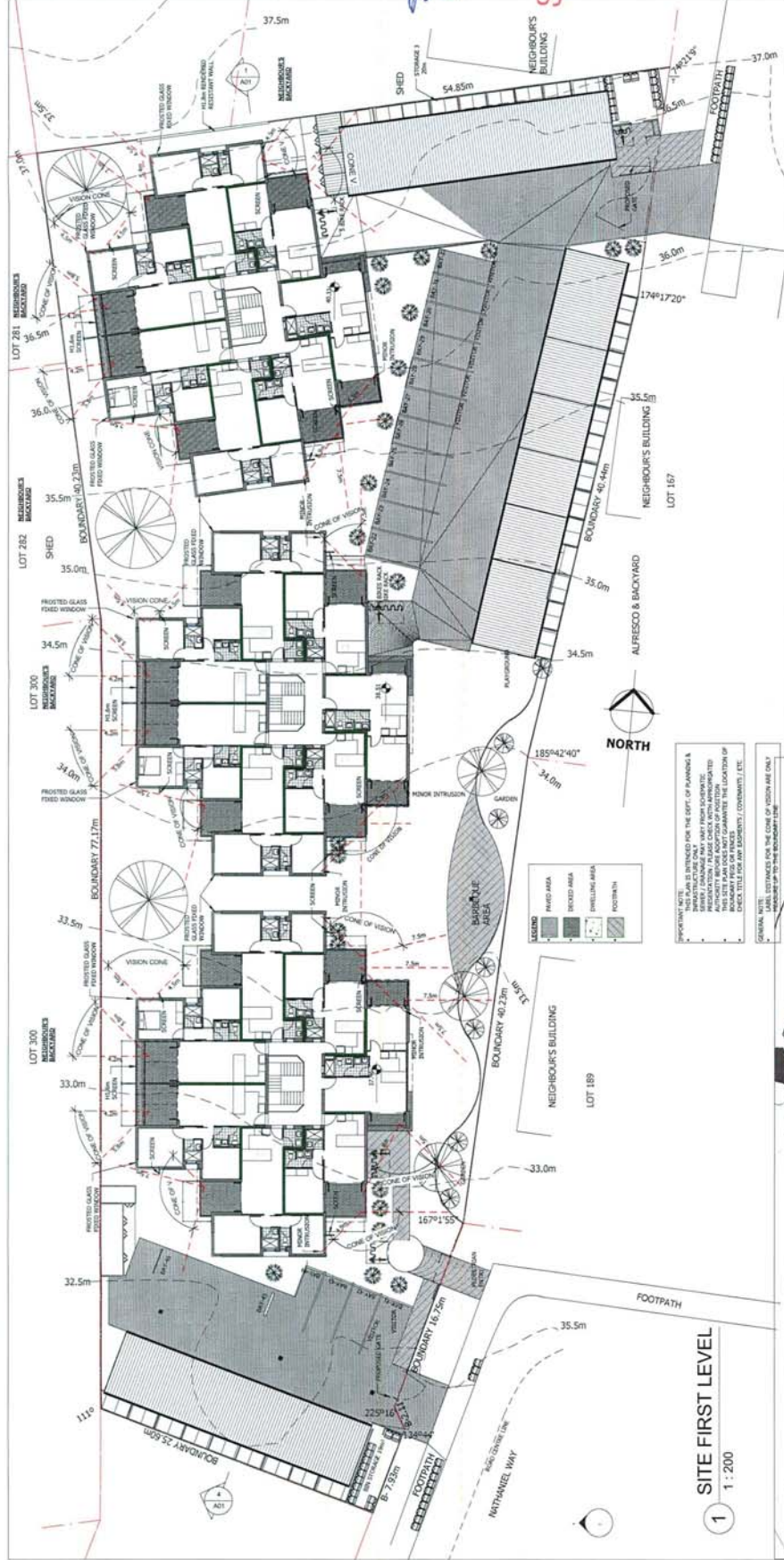
BUILDING 3

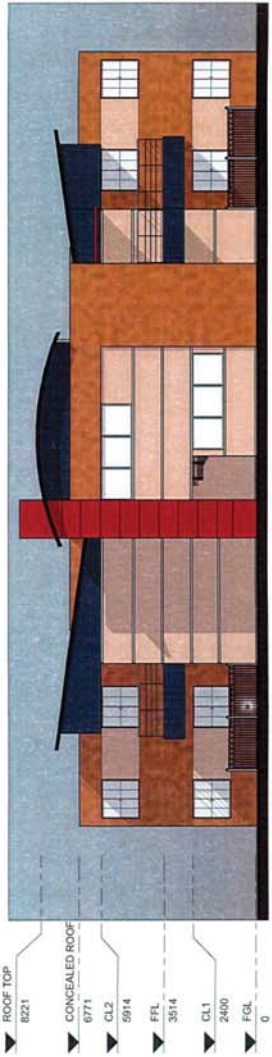
- BALCONY 'T' OF APARTMENT 'T'
- BALCONY 'J' OF APARTMENT 'J'
- BED 2 OF APARTMENT 'K'

CITY OF KWINANA

PLANNING APPROVAL

SUBJECT TO ATTACHED CONDITIONS





1
FRONT ELEVATION
1 : 100



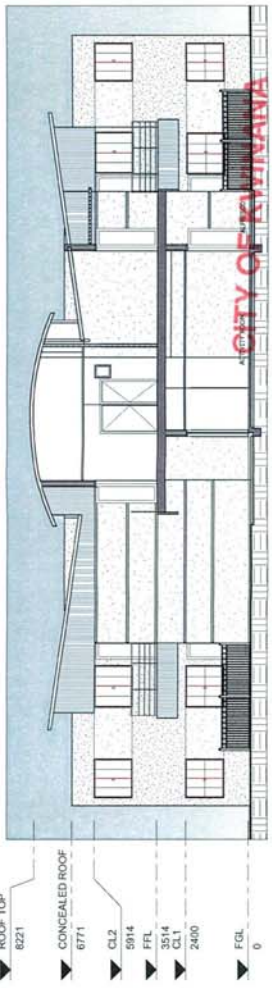
2
REAR ELEVATION
1 : 100



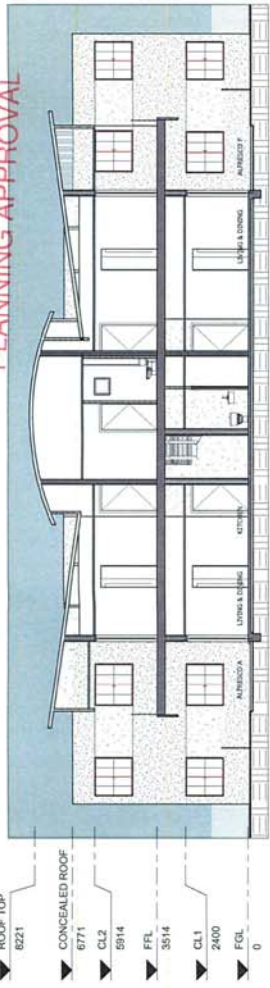
5
SIDE ELEVATION 1
1 : 100



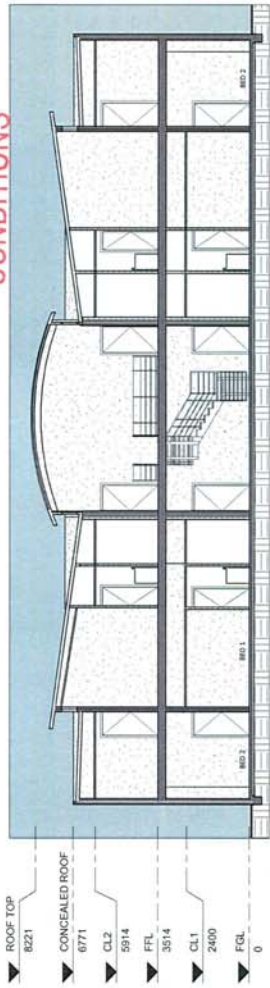
3
SIDE ELEVATION 2
1 : 100



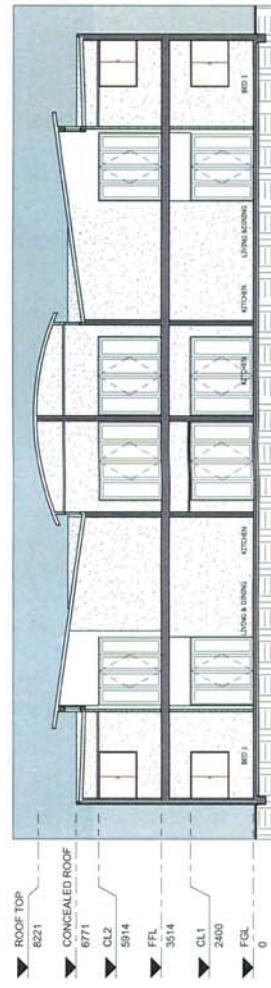
6
SECTION 1
1 : 100



7
SECTION 2
1 : 100



8
SECTION 3
1 : 100



9
SECTION 4
1 : 100

CITY OF KWINANA

PLANNING APPROVAL

SUBJECT TO ATTACHED
CONDITIONS

16 Reports – Civic Leadership

16.1 Local Public Notice of Proposed Disposition by way of lease of a portion of 1 Brownell Crescent, Medina (Girl Guides Hall)

SUMMARY:

This report seeks Council approval to give local public notice of the proposed disposition by way of lease of a portion of 1 Brownell Crescent, Medina, known as Girl Guides Hall.

After the local public notice period, Council will give consideration to any submissions and formally determine whether the City of Kwinana and Girl Guides Western Australia Inc. enter into a formal peppercorn lease agreement, with a term of 10 years. A Council report will be prepared for Council to approve the lease and grant the Mayor and Chief Executive Officer authority to execute the lease agreement once the statutory advertising period concludes.

OFFICER RECOMMENDATION:

That Council:

1. Give local public notice of the proposed disposition by way of lease to Girl Guides Western Australia Inc. of a portion of 1 Brownell Crescent, Medina (Girl Guides Hall), in accordance with Section 3.58(3)(a) and (4) of the Local Government Act 1995.
2. Approve a 99% discount in the market rental value of \$8,250 to be advertised as the proposed rent to be paid to the City of Kwinana.
3. Advertise the proposed peppercorn rent to be \$105 per annum.

DISCUSSION:

Girl Guides Western Australia Inc. is a not-for-profit organisation, a member organisation of Girl Guides Australia Inc and of the World Association of Girl Guides and Girl Scouts (WAGGGS). With a membership of over 10 million girls and women in 145 countries, WAGGGS is the largest all-female organisation in the world. Established in 1915, its mission is to empower girls and young women to grow into confident, self-respecting, responsible community members.

The commencement date of the original lease was 1 February 2007 and the expiry date was 31 January 2017. It is proposed that the lease agreement type be a peppercorn lease, with a term of 10 years.

Girl Guides Western Australia Inc. is a local community organisation and in accordance with Council's Leasing of Community Facilities Policy, Girl Guides Western Australia Inc. must meet the compulsory peppercorn essential criteria.

**16.1 LOCAL PUBLIC NOTICE OF PROPOSED DISPOSITION BY WAY OF LEASE OF A PORTION OF
1 BROWNELL CRESCENT, MEDINA (GIRL GUIDES HALL)**

The Girl Guides Western Australia Inc. meet the following criteria to lease a community facility:

- They apply any surpluses towards its purposes, prohibit any dividends or profits from being paid to its members and are exempt from paying income tax and City Officers have verified that this occurs;
- They are a legal entity incorporated under the Associations Incorporation Act 1987;
- They are financially viable and able to demonstrate good financial management and record-keeping practices to the satisfaction of the City and they have provided their 2015 audited financial statement to the City;
- They comply with relevant legislation governing their activities;
- They have a committee of management and appropriate governance arrangements, with established accountability and reporting methods to members of the organisation and to the community, including the capacity to maintain appropriate financial records for audit purposes;
- They adhere to all relevant Council local laws including the Local Government Property Local Law, Council policies and have complied with the terms of the previous lease or licence and/or grant from the City;
- Demand exists for the service to be provided through the facility;
- Facility use is consistent with City objectives and current Business Plan by providing community members the opportunities to grow into confident, self respecting people;
- Use of the facility increases the member's social engagement and promotes the health and wellbeing of the Kwinana community;
- The service is only provided to girls. It is open to all residents who meet the criteria for participation;
- Disadvantaged groups can access the service;
- Proposed use of the facility is suitable for the nature of the site and was built based on the needs of the Girl Guides;
- They are prepared to maximise utilisation of the facility if requested by the City; however, this has not occurred in the past; and
- They agree to provide the City with requested information including current and projected opening hours and participant and/or membership numbers.

16.1 LOCAL PUBLIC NOTICE OF PROPOSED DISPOSITION BY WAY OF LEASE OF A PORTION OF 1 BROWNELL CRESCENT, MEDINA (GIRL GUIDES HALL)

The following criteria have been assessed to determine that Girl Guides Western Australia Inc. complies with Council's peppercorn lease criteria:

Lessee Category	Peppercorn	Dis. Market Rent	Market Rent	Girl Guides
The organisation meets an identified community need	E	E	D	Yes
The organisation provides equitable access to services primarily to Kwinana community	E	E	D	Yes
The organisation's activities complement the City's services	E	E	D	Yes
The organisation offers programs otherwise unavailable to Kwinana residents	E	E	D	Yes
There is a long standing community expectation that the City accommodates the organisation	E	E	D	Yes
The organisation is not part of a larger organisation with alternative accommodation options within the City of Kwinana	E	D	D	Yes
The organisation is accessible to a broad resident base	E	D	D	Yes
The organisation has participation by volunteers	E	D	D	Yes
The organisation has limited capacity to generate revenue net of operating costs	D	D	D	Yes
The organisation does not receive funds from the State or Commonwealth Government	D	D	D	Yes

"E" in the column under the lessee category indicates that this is an essential criterion for that category of lessee to meet.

"D" under the lease category indicates that it is a desirable criterion for that category of lessee to meet.

Council's Leasing of Community Facilities Policy allows for a peppercorn lease in some circumstances.

Girl Guides Western Australia Inc. is eligible for a peppercorn lease, as it meets the criteria outlined in the Leasing of Community Facilities Council Policy:

Category	Annual Rent	Eligibility
A: Peppercorn rent	As determined annually in the City's Schedule of Fees and Charges	Use approved by Council; Meets all relevant eligibility criteria; Provides significant community benefit; and Has limited revenue-raising ability (net of cost of service) e.g. community play groups, neighbourhood house

16.1 LOCAL PUBLIC NOTICE OF PROPOSED DISPOSITION BY WAY OF LEASE OF A PORTION OF 1 BROWNELL CRESCENT, MEDINA (GIRL GUIDES HALL)

The market rent valuation has been carried out on the premises by Pember Wilson & Eftos (pwe), and was received on 9 March 2017. The Market rental value, as detailed in Confidential Attachment A, has been determined to be \$8,250 per annum excluding GST and outgoings.

It is recommended that Girl Guides Western Australia Inc. receive a 99% discount of the market rental valuation and therefore the annual rent is proposed to be \$105 excluding GST and outgoings.

LEGAL / POLICY IMPLICATIONS:**Local Government Act 1995****Section 3.58 (3) and (4). Disposing of property**

- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) *it gives local public notice of the proposed disposition —*
 - (i) *describing the property concerned; and*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*
 - and*
 - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include —*
- (a) *the names of all other parties concerned; and*
 - (b) *the consideration to be received by the local government for the disposition; and*
 - (c) *the market value of the disposition —*
 - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
 - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*

FINANCIAL/BUDGET IMPLICATIONS:

There are financial/budget implications identified as a result of this report.

The provision of the Local Public Notice advertisement will cost approximately \$200 and will be funded from the GOVADV account.

16.1 LOCAL PUBLIC NOTICE OF PROPOSED DISPOSITION BY WAY OF LEASE OF A PORTION OF 1 BROWNELL CRESCENT, MEDINA (GIRL GUIDES HALL)

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications identified as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Plan	Objective	Strategy
Corporate Business Plan	6.3 Maximise the value of the City's property assets	6.3.1 Develop the City's Land Asset Management Plan and acquire, manage and dispose of Council land assets on the basis of the adopted recommendations

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	That Council does not support giving local public notice of the proposed disposition by way of lease of a portion of 1 Brownell Crescent, Medina (Girl Guides Hall) in accordance with Section 3.58(3)(a) and (4) of the Local Government Act 1995. Should Council resolve not to give local public notice, as per Section 3.58 of the Local Government Act 1995, the disposition cannot proceed.
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	Financial/Reputational
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Avoid
Response to risk treatment required/in place	This report is in relation to giving local public notice of the proposed disposition of a portion of 1 Brownell Crescent, Medina (Girl Guides Hall).
Rating (after treatment)	Low

16.1 LOCAL PUBLIC NOTICE OF PROPOSED DISPOSITION BY WAY OF LEASE OF A PORTION OF
1 BROWNELL CRESCENT, MEDINA (GIRL GUIDES HALL)

COUNCIL DECISION

467

MOVED CR S LEE

SECONDED CR R ALEXANDER

That Council:

- 1. Give local public notice of the proposed disposition by way of lease to Girl Guides Western Australia Inc. of a portion of 1 Brownell Crescent, Medina (Girl Guides Hall), in accordance with Section 3.58(3)(a) and (4) of the Local Government Act 1995.**
- 2. Approve a 99% discount in the market rental value of \$8,250 to be advertised as the proposed rent to be paid to the City of Kwinana.**
- 3. Advertise the proposed peppercorn rent to be \$105 per annum.**

**CARRIED
7/0**

16.2 Council Policy Review – Charitable Rates Exemptions

SUMMARY:

A review of the Council policy – ‘Charitable Rates Exemptions’ was undertaken and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council adopt the amended policy – Charitable Rates Exemptions, contained within Attachment A.

DISCUSSION:

A copy of the policy as recommended for amendment is detailed in Attachment A with the current policy contained within Attachment B. A summary of changes recommended to the policy is included below.

Policy recommended for amendment

Charitable Rates Exemptions

This policy was required to be reviewed in accordance with the biennial review of Council policies. The recommended changes include:

- Extensive rewording of the policy to better capture the purpose and legislated aspects of the policy; and
- Removal of the form from the policy in line with other policy reviews. The form will be made available from the City on request.

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

2.7. Role of council

- (1) *The council —*
 - (a) *governs the local government’s affairs; and*
 - (b) *is responsible for the performance of the local government’s functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government’s finances and resources; and*
 - (b) *determine the local government’s policies.*

6.26. Rateable land

- (2) *The following land is not rateable land —*
 - (g) *land used exclusively for charitable purposes;*

16.2 COUNCIL POLICY REVIEW – CHARITABLE RATES EXEMPTIONS

Charities Act 2013 (Commonwealth)**5. Charities**

charitable means an entity is charitable if the entity is a charity.

charity means an entity:

- (a) that is a not-for-profit entity; and
- (b) all of the purposes of which are:
 - (i) charitable purposes (see Part 3) that are for the public benefit (see Division 2 of this Part); or
 - (ii) purposes that are incidental or ancillary to, and in furtherance or in aid of, purposes of the entity covered by subparagraph (i);

FINANCIAL/BUDGET IMPLICATIONS:

There are financial implications in respect to the exemption of rates associated with the policy attached to this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Corporate Business Plan 2016 – 2021

Objective 5.1 An active and engaged local government, focused on achieving the community's vision.

Strategy 5.1.1 Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision.

RISK IMPLICATIONS:**Policy – Charitable Rates Exemptions**

Risk Event	Not applying a charitable rate exemption to a property as permitted by legislation.
Risk Theme	Failure to fulfil statutory regs or compliance
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Minor

16.2 COUNCIL POLICY REVIEW – CHARITABLE RATES EXEMPTIONS

Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate the risk) by providing an adequate policy for the provision of charitable rates exemptions.
Response to risk treatment required/in place	Have an adequate Council policy in place and ensure that it is reviewed regularly.
Rating (after treatment)	Low

COUNCIL DECISION

468

MOVED CR D WOOD**SECONDED CR B THOMPSON**

That Council adopt the amended policy – Charitable Rates Exemptions, contained within Attachment A.

**CARRIED
7/0**

Council Policy	
Charitable Rate Exemptions	D12/63019[v3]

1. **Title**
Charitable Rate Exemptions
2. **Purpose**
This policy defines how an applicant is to apply for a charitable rate exemption and the requirement for their status to be reviewed every two years.
3. **Scope**
This policy is applicable to local organisations and ratepayers within the City of Kwinana who are eligible for a charitable rate exemption.
4. **Definitions**
Charity has the meaning given to it by the *Charities Act 2013* (Commonwealth);
Charitable purpose has the meaning given to it by the *Charities Act 2013* (Commonwealth); and
Disqualifying purpose means –
 - (a) The purpose of engaging in, or promoting, activities that are unlawful or contrary to public policy; or
 - (b) The purpose of promoting or opposing a political party or a candidate for political office.

Note: Activities are not contrary to public policy merely because they are contrary to government policy.

5. **Policy Statement**
Council is committed to adhering to the Local Government Act 1995 and providing guidance to applicants who apply for an exemption of local government land rates charges for charitable purposes. This policy relates to the charitable rates exemption to charitable organisations based within the City that provide assistance to the City's community.

5.1 Land Use

The land use for which the charitable organization is applying for an exemption under section 6.26(2)9g) of the *Local Government Act 1995* must be for the exclusive use for charitable purposes as defined in the *Charities Act 2013* and these include:

- (a) the purpose of advancing health;
- (b) the purpose of advancing education;
- (c) the purpose of advancing social or public welfare;
- (d) the purpose of advancing religion;
- (e) the purpose of advancing culture;
- (f) the purpose of promoting reconciliation, mutual respect and tolerance between groups of individuals that are in Australia;
- (g) the purpose of promoting or protecting human rights;
- (h) the purpose of advancing the security or safety of Australia or the Australian public;
- (i) the purpose of preventing or relieving the suffering of animals;
- (j) the purpose of advancing the natural environment; or
- (k) any other purpose beneficial to the general public that may reasonably be regarded as analogous to, or within the spirit of, any of the purposes mentioned in paragraphs (a) to (j); and

Must not be a disqualifying purpose under the meaning given by the *Charities Act 2013* (Commonwealth).

5.2 Land Used Exclusively for Charitable Purposes

Property must be used exclusively by the charitable organisation for charitable purposes defined by the *Charitable Uses Act 1601* as generally for the following purposes:

- (a) the relief of poverty;
- (b) the advancement of education;
- (c) the advancement of religion; and
- (d) other purposes beneficial to the community.

5.3 Application for Rate Exemption

To be considered by the City for approval, each application for a charitable rate exemption under section 6.26(2)(g) of the Local Government Act 1995 must be made in writing by completing an Application for Rate Exemption form.

5.4 Review of Policy

All exemptions will be reviewed every two years and confirmation from the charitable organisation that the above purposes still apply will be required to continue receiving the exemption.

6. Financial/Budget Implications

Land rates will not be charged on successful rates exemption applicants under this policy and will therefore decrease rates revenue accordingly.

7. Asset Management Implications

There are no specific asset management implications associated with this policy.

8. Environmental Implications

There are no specific environmental implications associated with this policy.

9. Strategic/Social Implications

Plan	Objective	Strategy
Corporate Business Plan 2016 – 2021	6.1 To ensure the financial sustainability of the City of Kwinana into the future.	6.1.4 Monitor the City's rating system to ensure it is responsive to the cost of living and provides flexibility and fairness for all.

10. Occupational Safety and Health (OSH) Implications

There are no specific OSH implications associated with this Policy.

11. Risk Assessment

A risk assessment conducted as part of the Policy review has indicated that the risk to the City by not applying a charitable rate exemption to a property is low.

12. References

Name of Policy	Charitable Rate Exemptions
Date of Adoption and resolution No	11/07/2012 #163
Review dates and resolution No #	
Next review date due	11/07/2014
Legal Authority	Local Government Act 1995 Section 2.7 – The Role of Council; and Section 6.26(2)(g) - Rateable Land Charities Act 2013 (Commonwealth)
Directorate	Corporate and Engineering Services
Department	Finance
Related documents	<p>Acts/Regulations Local Government Act 1995 Charities Act 2013 (Commonwealth) Charitable Uses Act 1601 – preamble (United Kingdom)</p> <p>Plans/Strategies Strategic Community Plan 2015-2025</p> <p>Policies Nil</p> <p>Work Instructions Nil</p> <p>Other documents D16/24232 Application for Rate Exemption Form</p>

Note: Changes to References may be made without the need to take the Policy to Council for review.

CHARITABLE RATE EXEMPTIONS

This Policy defines the City of Kwinana's commitment in supporting charitable organisations within the City to enable them to provide services and support to all members of the community.

Adopted:	11/07/2012 #163
Last reviewed:	
Legal Authority	Local Government Act Section 2.7 – The Role of Council

Policy:

The City of Kwinana is committed in assisting Charitable Organisations based within the City who provide assistance to members of the public for the below purposes, relief from the commitment of Local Government Rates.

Foremost the land use must be considered charitable. Therefore the below criteria should apply.

The Charitable Organisation's activities and purposes must –

- provide relief of the poor, the distressed, or the underprivileged,
- provide advancement of religion open to all members of the public and not subject to invitation.
- Aid in the fight against community deterioration and juvenile delinquency,
- The activities must not be a commercial venture,
- The entity must be a not for profit or charitable organisation.

Each application for Charitable Rate Exemption under the Local Government Act Section 6.26(2) (g) must be made in writing by completing a Request for Charitable Rate Exemption Form and be approved and adopted by Council.

All exemptions will be reviewed every 2 years and confirmation from the organisation will be required to continue receiving the exemption.

Application for Rates Exemption

This application form is for those organisations seeking rates exemption under Section 6.26 of the Local Government Act 1995. All sections of the form must be completed and all additional documentation attached as requested. Failure to do so may result in the rejection of your application. A formal written response will be issued once the application has been processed. All rates must be paid in full until such time as a decision has been reached. All balances outstanding will accrue penalty interest of 11%

1. Property Owner Details

- a) Rates Assessment Number: _____
- b) Property Owners Name(s): _____
- c) Property Address: _____

- d) Owners Postal Address: _____

- e) Owners Phone Number: _____
- f) Owners E-mail Address: _____

2. Rates Exemption Applicant Details

- a) Name of Organisation: _____
- b) Contact Person: _____
- c) Position: _____
- d) Postal Address: _____

- e) Phone Number: _____

- f) E-mail Address: _____

g) Is the organisation the owner of the property? Yes ☐ No ☐

h) Does the organisation lease the property? Yes ☐ No ☐

If yes, please provide a copy of the lease agreement showing that the lessee is responsible for the payment of Rates.

i) Does the organisation occupy the whole of the building? Yes ☐ No ☐

j) Is the exemption claimed over the whole of the property? Yes ☐ No ☐

If No, please provide a copy of the floor plans showing the areas leased and/or areas claiming exemption.

CHARITABLE RATE EXEMPTIONS

k) Is the organisation claiming a rate exemption on this property under Section 6.26 of the Local Government Act 1995?

Yes

☐

No

☐

If Yes, under what sub-section is the claim made? (Please refer to appendix A)

l) Is the organisation rate exempt under an Act other than the Local Government Act 1995?

Yes

☐

No

☐

If Yes, please state under which Act the organisation is rate exempt.

3. Organisation Information

a) Is the Organisation an incorporated body as per the Association Incorporated Act 1987?

Yes

☐

No

☐

If Yes, please attach Certificate of Incorporation.

b) Is the organisation considered "not for profit"?

Yes

☐

No

☐

If Yes, Please state the purpose of the organisation:

c) Does the organisation receive a tax exemption from the Australian Taxation Office?

Yes

☐

No

☐

If Yes, please attach tax exemption certificates.

d) Please attach a copy of the organisation's Constitution.

CHARITABLE RATE EXEMPTIONS

e) Does the organisation receive income from the operations located at the property address?

Yes

☐

No

☐

If Yes, please attach a detailed statement listing the type of operations and a break-down of income received from these operations.

f) Are commercial activities being conducted at the property address?

Yes

☐

No

☐

If Yes, please attach a detailed statement of any commercial activities carried out at the property address.

g) Does the organisation make a profit which is not used for charitable purposes from its operations?

Yes

☐

No

☐

If Yes, please attach a detailed statement of how profit is utilised or distributed by the organisation.

h) Please attach a copy of two years audited financial statements.

4. Checklist for Document Attachments

a) Copy of the lease if property is leased

☐

b) Building floor plans detailing leased areas

☐

c) Certification of Incorporation

☐

d) Certificate of tax exemption certification from the ATO

☐

e) Copy of the organisation Constitution

☐

f) Copies of two years audited financial statements

☐

g) A statement detailing the nature of the organisation operations

☐

This statement is to include the type of operations, any income received from these operations, details of any commercial activities and how profit is utilized and distributed by the company.

☐

h) Please include any other details that may assist with the approval of your application.

☐

5. Declaration

I declare that the answers, information and documentation provided in this Rates Exemption Application are true and correct to the best of my knowledge. I am authorised by the organisation to execute this document.

CHARITABLE RATE EXEMPTIONS

Name: _____
Position: _____
Organisation: _____
Signature: _____
Date: _____

OFFICE USE ONLY

Rates Exemption Application
approved?

Yes

☐

No

☐

Effective date of exemption: _____

Reason: _____

The decision to approve/deny a Rates Exemption under Section 6.26 of the Local
Government Act 1995 was approved by Council

Signed: _____ Date: _____

Position _____

Meeting _____

16.3 Budget Variations

SUMMARY:

To amend the 2016/2017 budget to reflect various adjustments to the General Ledger with nil effect to the overall budget as detailed below. Due to the nature of these variations, they fall outside the annual budget review.

OFFICER RECOMMENDATION:

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/DECREASE	REVISED BUDGET
1	600012.1000	Capital Expense	(78,000)	(9,000)	(87,000)
	600013.1000	Capital Expense	(856,700)	9,000	(847,700)
	Reason:	<i>Transportation Vehicles – transfer of identified savings in transportation vehicles and plant and equipment due to changes in vehicle specifications and accessories, to fund installation of new canopy and new shelving and drawers on new Reticulation vehicle and reinstall emergency lighting and radios on new City Assist vehicle.</i>			
2	600013.1001	Capital Expense	Nil	(7,000)	(7,000)
	600013.1000	Capital Expense	(847,700)	7,000	(840,700)
	Reason:	<i>Depot Operating Overheads – transfer of identified savings in Plant and Equipment due to changes in vehicle specifications and accessories, to fund purchase of new ice machine for the Depot as current machine has been assessed as unsuitable for repair.</i>			
3	400482.1210	Operating Expense	Nil	(6,650)	(6,650)
	400481.1031	Employee Expense	(380,293)	6,650	(373,643)
	Reason:	<i>Facilities Management Overheads – transfer of identified savings in salaries due to three positions not being filled, to salaries contract for contract agency relief for annual leave coverage for Facilities Administration Officer.</i>			
4	400053.1223	Operating Expense	Nil	(2,000)	(2,000)
	400567.1600	Project Expense	(409,779)	2,000	(407,779)
	Reason:	<i>Natural Environment – transfer of identified savings in Feral Animal Control program due to the Environment Department undertaking some measures using staff time rather than contractors, to Governance donations as a contribution towards the review of the Cockburn Sound water quality monitoring program which has been requested by Cockburn Sound Management Council to meet funding shortfall.</i>			
5	400024.1048	Operating Expense	(100,000)	(86,000)	(186,000)
	400002.1125	Employee Expense	(119,000)	30,000	(89,000)
	400444.1031	Employee Expense	(263,756)	56,000	(207,756)
	Reason:	<i>Human Resources – transfer of funds required to fund recruitment activities</i>			

16.3 BUDGET VARIATIONS

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

*requires an absolute majority of Council.

FINANCIAL/BUDGET IMPLICATIONS:

Budget Item Name:	Various items as listed above
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect
Balance:	

*NOTE: All figures are exclusive of GST

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and renewal of existing City assets in the capital expenditure items is in line with the Asset Management Strategy and will reduce the current asset management gap.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan (D16/3339).

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future.	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management systems.

16.3 BUDGET VARIATIONS

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report or recommendation.

RISK IMPLICATIONS:

There are no risk implications that have been identified as a result of the report or recommendation.

COUNCIL DECISION

469

MOVED CR R ALEXANDER

SECONDED CR S LEE

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

**CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
7/0**

16.4 Application by Hungry Jack's for use of Gilmore Avenue Banner poles for advertising purposes

SUMMARY:

An application has been submitted by Hungry Jack's for the proposed use of banner poles on Gilmore Avenue to advertise their new establishment on Meares Avenue.

The application seeks the use of four banner poles for a period of three months. The designs submitted by the applicant show the logo of the new business, the words 'now open' and an arrow indicating the location of the business.

Approval of the application is recommended on the basis that the use is for advertising the existence and location of the new business on a short-term agreement.

OFFICER RECOMMENDATION:

That Council:

1. Approve the Application by Hungry Jack's as detailed in Attachment A, with the exclusion of the specific hire dates listed under section 4, for a period of three months from the day the banners are erected.
2. Approve the design submitted, as per Attachment B.

DISCUSSION:

The application has been submitted by Hungry Jack's for the proposed use of banner poles on Gilmore Avenue to advertise their new establishment on Meares Avenue. The application (Attachment A) seeks the use of four banner poles for a period of three months.

The proposed design (Attachment B) shows the logo of the new business, the words 'now open' and an arrow indicating the location of the business. The design does not refer to any meals or promotions.

The banner poles requested in the application are numbers 13, 14, 89 and 90. The corresponding location of these poles can be seen in Attachment C.

The City's existing Policy on Promotional Street Banners on Gilmore Avenue (Attachment D) outlines the process, requirements and restrictions for the hiring of Gilmore Avenue banner poles. The Hungry Jack's application meets the requirements of the Policy.

Due to the requirement for the application to be considered at Council, the dates requested in the application have now passed. Therefore Council's approval of this application will exclude the specific hire dates listed under section 4 of Attachment A. If Council approve the application the period of hire will be for a maximum of three months. In accordance with the Council Policy, Council can extend the term of hire to be longer than three months, however the officer recommendation would need to be amended to allow this extended amount of time.

16.4 APPLICATION BY HUNGRY JACK'S FOR USE OF GILMORE AVENUE BANNER POLES FOR ADVERTISING PURPOSES

LEGAL/POLICY IMPLICATIONS:

Relevant policies:

- Policy – Promotional Street Banners on Gilmore Avenue
- Policy - Advertising and Directional Signage in Thoroughfares and on Local Government Property
- Policy – Healthy Lifestyles

FINANCIAL/BUDGET IMPLICATIONS:

The City will receive income of \$3600 if the application is approved.

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

The City has a renewed focus on economic development and a desire to support local businesses, small and large, to thrive. However it must also be noted that the Council has recently adopted a Healthy Lifestyles Plan which aims to address the severe health issues faced by many in the Kwinana community. Approval of the application could be considered counteractive to the goals and objectives of this Healthy Lifestyles Plan.

Approval of the application will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan:

Plan	Objective	Strategy
Strategic Community Plan	Objective 2.1: Residents have access to a large and varied range of job opportunities that are available locally.	2.1.2 Work in partnership to identify barriers to employment, strengthen local labour markets and link residents with sustainable work opportunities.
Strategic Community Plan	Objective 2.3: The City Centre is home to a thriving range of specialty shops, restaurant and family entertainment venues and an active night-life while neighbourhood centres are revitalised	2.3.1 Actively promote opportunities for retail and commercial investment in the City Centre in accordance with the adopted City Centre Master Plan, Town Planning Scheme No 3 and associated infrastructure strategies.

16.4 APPLICATION BY HUNGRY JACK'S FOR USE OF GILMORE AVENUE BANNER POLES FOR ADVERTISING PURPOSES

Approval of the application will not support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan:

Plan	Objective	Strategy
Strategic Community Plan	Objective 1.4: All sections of the community are supported by the provision of relevant community and human services	1.4.5 Implement the City of Kwinana's Healthy Lifestyle Plan encouraging community engagement with healthy lifestyle opportunities and use of the City's facilities to achieve positive lifestyle change

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Council rejects the application, causing a drop in confidence among the community that Council supports local employment opportunities
Risk Theme	Business and community disruption Errors omissions delays
Risk Effect/Impact	Financial Reputation
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Council approve the application as detailed in attachment A.
Rating (after treatment)	Low

16.4 APPLICATION BY HUNGRY JACK'S FOR USE OF GILMORE AVENUE BANNER POLES FOR ADVERTISING PURPOSES

COUNCIL DECISION

470

MOVED CR P FEASEY

SECONDED CR S MILLS

That Council:

- 1. Approve the Application by Hungry Jack's as detailed in Attachment A, with the exclusion of the specific hire dates listed under section 4, for a period of three months from the day the banners are erected.**
- 2. Approve the design submitted, as per Attachment B.**

**CARRIED
7/0**

Application for hire of banner poles on Gilmore Avenue

1. Applicant's details

Organisation	Hungry Jacks	Phone	
ABN	25008747073	Fax	
Postal Address	Suite 1, 46 Gwendoline Dr, Beldon, Wa	Mobile	0412004221
Contact Name	Chris Prosser	Email	chris.prosser@hungryjacks.com.au

2. Banner purpose/message

Note: a maximum of three designs can be submitted per application.

Describe the design of your banner(s) and the intended marketing purpose. If you are proposing multiple designs please explain each design individually. If you have already created a professional design, please include this as an attachment with this application. A design must be submitted before the City can complete a review of your application.

Design 1	Promote the opening of Hungry Jacks new store *
Design 2 (if applicable)	
Design 3 (if applicable)	

3. Desired locations

** see attachment with design*

Refer to the included location map and indicate here the desired locations. The City makes no guarantee that your preferred location will be available.

Design 1	List location numbers: 13,14, 89,90
Design 2 (if applicable)	List location numbers:
Design 3 (if applicable)	List location numbers:

4. Hire period

Note: Minimum hire period is three months, maximum hire period is 12 months. Hire period commences from date of installation.

Proposed installation date	02/04/17
Duration of hire requested	3 months
Proposed removal date	01/7/17

5. Community use

I believe this application warrants classification as 'community/not-for-profit use' (see policy), under which the advertising fees are waived, and I submit the below justification. Note: this will extend the application process.

6. Acknowledgement and Submission

Gilmore Avenue is rated highly for wind loads. It is essential that banners are designed, constructed and installed correctly to withstand this load.

I understand that banners must be designed, constructed and installed by a qualified supplier(s) and must adhere to requirements set out in the City of Kwinana's Policy for Promotional Street Banners on Gilmore Avenue.

Signed by / for the Applicant:

C. J. Driscoll

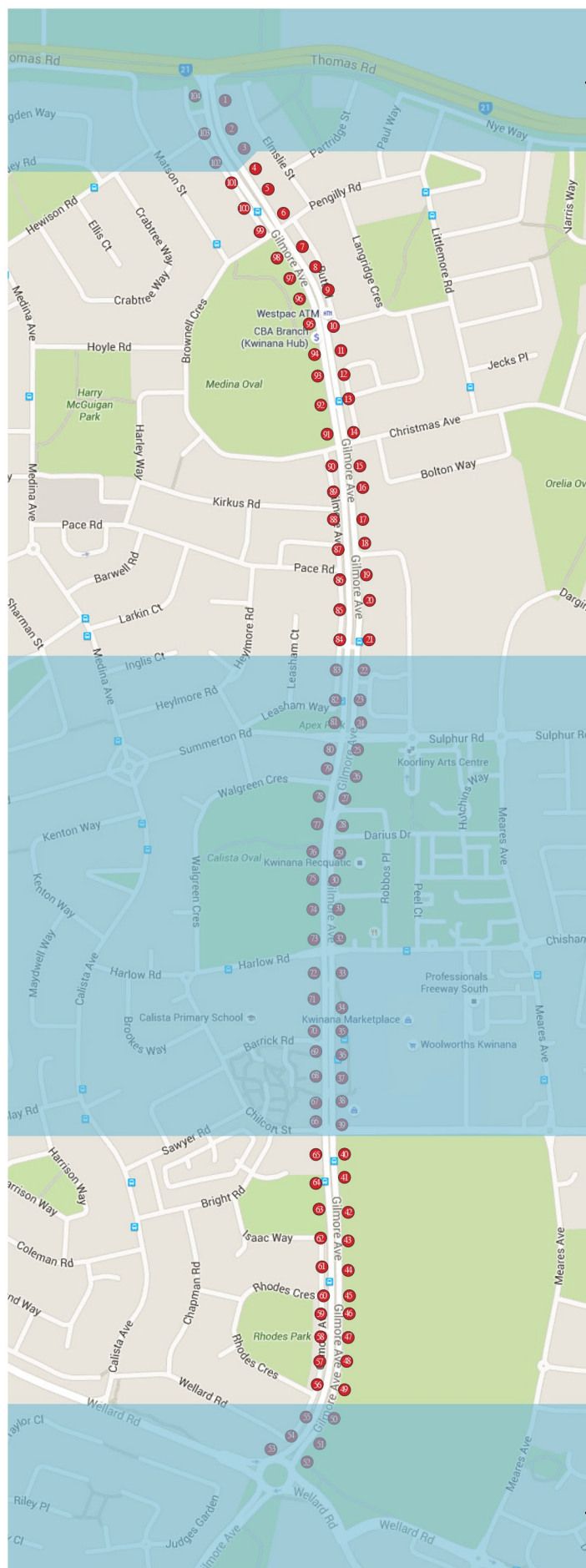
Date:

23/03/17



Gilmore Avenue Banner Poles

Location Map



Sections of the map coloured **blue** are reserved for City of Kwinana use and are **not available for application**.

Related Documents:

1. Policy - Promotional Street Banners on Gilmore Avenue
2. Form - Application for Hire of Banner Poles on Gilmore Avenue



POLICY

Promotional Street Banners on Gilmore Avenue

Attachment D



PROMOTIONAL STREET BANNERS ON GILMORE AVENUE

Outlines the process and requirements for the hiring, design, installation and maintenance of street banners on the banner poles located along Gilmore Avenue, Kwinana.

Adopted:	11/05/2016 #197
Last reviewed:	
Relevant Legislation	Local Government Act 1995 Section 2.7 – Role of Council Main Roads Act 1930 Sections 33B and 33C Transport Co-ordination Act 1966 Section 27
Strategic Community Plan:	Objective 1.1: Protect and enhance community identity Strategy 1.1.2: Produce communications that celebrate the spirit of Kwinana

Scope:

This Policy refers only to existing banner poles located along Gilmore Avenue, Kwinana for the purpose of flying promotional street banners (street banners).

Policy:

1. General conditions

- 1.1 All applications for the hiring of the banner poles for the purpose of flying street banners will be assessed against the criteria within this Policy with due consideration of Main Roads Western Australia's 'Roadside Advertising Guidelines' and any other relevant local factors and appropriate conditions of approval that may be imposed.
- 1.2 Any hire of the banner poles will be done through a formal written agreement between the applicant and the City of Kwinana.

2. Banner poles available for hire

- 2.1 Of the 104 banner poles located on Gilmore Avenue, Kwinana, the available banner pole locations and quantity of banner poles available for hire at any particular time will be at the discretion of the City.
- 2.2 There is no guarantee that a particular banner pole will be available for hire and the City reserves the right to refuse an application should the City require the banner pole for other purposes.

3. Booking of banner poles

- 3.1 An application for the hire of a banner pole on Gilmore Avenue must be submitted on the application form available from the City, at least eight weeks prior to the requested installation date.
- 3.2 Applications will be assessed on a 'first booked' basis.
- 3.3 If a banner pole at a particular time or location for a booking is unavailable, the applicant will be advised by the City in writing.

4. Period of hire

- 4.1 The initial minimum period of hire is three calendar months.
- 4.2 Prior to the expiration of the initial or other hire period, an applicant may request an extension for a further period of either:
- Month by month
 - 3 monthly,
 - 6 monthly, or
 - 12 monthly,
- with the relevant fees and charges listed in the City's Schedule of Fees and Charges.
- 4.3 The period of hire will not exceed more than one (1) year per agreement. The City may enter into another agreement for a further 12 months.
- 4.4 Upon expiration of the period of hire, any request for extension must be in the form of a new application.
- 4.5 The period of hire will commence from the first day after installation takes place.

5. Specifications, installation and maintenance of banners

- 5.1 The manufacture, installation, maintenance and removal of banners and associated fittings are to be undertaken by the applicant.
- 5.2 The applicant is to supply all fittings with which to attach the street banners to the banner poles. Banner poles to be fitted with appropriate attachment rings only.
- 5.3 Banners must be constructed to meet Australian Standards, including but not limited to UV radiation resistance, meet the minimum wind load for Wind Region A, Terrain Level 2, and be designed based on importance level 1 as prescribed in Australian Standard AS 1170.2-1989 - Minimum design loads on structures – Wind Loads.
- 5.4 Banners to be supplied and installed by a suitably qualified person.
- 5.5 The applicant must ensure appropriate traffic management is place during street banner installation, removal or maintenance work, to the satisfaction of the City.

6. Design and messages

- 6.1 Approval of a street banner design is at the discretion of the City and designs may be refused for any reason deemed relevant by the City.
- 6.2 Street banner content must be of a theme that is consistent with the amenity, location, environment, events or strategies supported by the City of Kwinana.
- 6.3 The City will not approve any signage or advertising which, in its opinion is:
- Political advertising, religiously offensive, pornographic in nature, or that in any other way is likely to be considered offensive to any person or class of persons;
 - Promotes smoking, or tobacco products;
 - Promotes alcohol or the consumption of alcohol;

- Could be mistaken for a traffic sign or that constitutes a traffic hazard; or
- That is, or the content of which, is false, deceptive or misleading.

7. Removal of banners

- 7.1 The City reserves the right to have any street banners removed at the applicant's expense, which do not meet the requirements of this Policy, the hire agreement, or any other Policy or written law.
- 7.2 Street banners which are in contravention of clause 6.1 may be dealt with in accordance with sections 3.39 and 3.46 of the *Local Government Act 1995* which includes removing and impounding any goods that are involved in a contravention and requiring the costs of removing, impounding and keeping them being paid to the local government prior to collection.

8. Fees and charges

- 8.1 Fees and charges for the hire of banner poles are set out in the City's adopted Schedule of Fees and Charges and reviewed annually.
- 8.2 The minimum initial period of hire is three months.
- 8.3 The fee is for the hire of advertising space upon a banner pole only. The costs for the manufacture, installation, maintenance and removal of street banners, is to be borne by the applicant.
- 8.4 Fees must be paid in full prior to the commencement of any period of hire.
- 8.5 Where the City approves use by a not-for-profit or community group or where it is deemed the use is primarily for a social or community benefit as opposed to a commercial one, any fees and charges or other costs associated with the banner pole hire may be waived. Any additional request for funding is to be in accordance with Council's Policy – Community Funding. The costs for the manufacture, installation, maintenance and removal of the street banners still apply.
- 8.6 For applications approved under clause 8.5, the applicant will remain responsible for all other requirements of this Policy, including the construction, installation, maintenance and removal of the street banner for the period of hire of the banner pole and will be required to enter into an agreement with the City of Kwinana in accordance with clause 1.2.

9. Administration and maintenance

- 9.1 The applicant will be responsible for maintenance of the street banner and associated fittings that connect the street banner to the banner pole.
- 9.2 The City will be responsible for the maintenance of banner poles, however, any damage that is caused to the banner poles by the hirer, or hirer's representative, will be the responsibility of the hirer and the City may require the hirer to pay for any damage caused to a banner pole by any actions as a result of the hirer's or hirer's representative actions.
- 9.3 In the event that a street banner or associated fittings are damaged or displaced, the applicant is to commence restoration efforts as soon as practicable or in any case, within five business days.
- 9.4 In the event that a street banner and associated fittings are damaged or displaced and the City becomes aware before the applicant, the City will notify the applicant of the damage or displacement and the applicant will have five

business days to commence restoration.

- 9.5 Street banners and associated fittings are to be in good condition at all times and any that are torn, ripped, defaced, worn out or otherwise in disrepair are to be replaced or repaired in accordance with clause 8.3.
- 9.6 At no time is a street banner in contravention of clause 8.3 to remain in-situ for longer than 14 days. If repairs are not able to be effected within this time period then it is to be removed until such time as it is repaired or replaced.
- 9.7 The City accepts no liability, direct or otherwise, for losses incurred during any period in which a street banner has become damaged or has been displaced, through no fault of the City.
- 9.8 At the expiration of an agreement with the City, the applicant is required to remove the street banner within 14 days. In the event this does not occur, the City may arrange for the removal of the street banner and if so, will invoice the applicant for the costs incurred by the City for the removal of the banner(s).

10. Other advertising and signs

All other advertising and signs that are not specified in this Policy are subject to the requirements of the City's local planning scheme, local laws and other Policies.

17 Urgent Business

Nil

18 Councillor Reports

18.1 Councillor Ruth Alexander

Councillor Ruth Alexander reported that she had attended the Medina Laneway Opening which was a colourful occasion and she encouraged everyone to go and see the murals as they are superb.

Councillor Alexander advised that she had attended the turning of the sod for the new skate park.

Councillor Alexander mentioned that she had attended as part of National Youth Week the Positive Vibes Youth Showcase and Launch of the City of Kwinana's Youth Strategy 2017 to 2020.

18.2 Councillor Sandra Lee

Councillor Sandra Lee reported that she had attended Neighbour Day and that she had attended many different locations and that everyone had done a really good job.

Councillor Lee advised that she had attended the turning of the sod for the new skate park which will be another tremendous piece of infrastructure and asset for the people in the community.

18.3 Councillor Bob Thompson

Councillor Bob Thompson reported that he had attended the Multicultural Advisory Committee and welcomed six new members.

Councillor Thompson advised that he had attended the two workshops of the indigenous community planning days which were interesting and he is looking forward to the report that the consultant is preparing.

Councillor Thompson mentioned that he had attended the Access and Inclusion Working Group meeting.

18.4 Councillor Dennis Wood

Councillor Dennis Wood reported that he had attended the Medina Laneway Opening.

Councillor Wood advised that he had attended the turning of the sod for the new skate park and stated that it is going to be fantastic.

19 Response to Previous Questions

Questions taken on notice at the Ordinary Council Meeting held on 8 March 2017.

19.1 Penny Bishop, Parmelia

Question 5

Why is the Council not upgrading this area, where they are clearly updating the town centre? Why is the area a face value (town centre) only? Why are residents (people who rent or owners) not being more regulated for presentation and compliance of the Council and its Regulations.

Response

The Deputy Mayor took the question on notice.

Further Response from the City of Kwinana

The City aims to provide the highest possible level of service for assets that is in the City of Kwinana's care and control, which includes not just the City Centre. In relation to private property and regulating residents for presentation and compliance, the City will assess any complaint made about a property and work within the relevant legislation to ensure residents are fulfilling their obligations. You can report any private property you believe is not maintaining their property or verge (where a permissible treatment has been installed) to the City of Kwinana compliance team on 9439 0200.

20 Mayoral Announcements (without discussion)

Mayor Carol Adams reported that she had attended the City of Kwinana Citizenship Ceremony, Harmony Day and the Medina Laneway Opening.

The Mayor advised that she had attended Peter Carnley Anglican Community College where the Keith Limbrick Centre was formally announced which is the new gymnasium.

The Mayor mentioned that she had attended the ANZAC Day Ceremony at Leda Primary School which was very good.

The Mayor reported that she had attended the Economic Development Tour of Sydney and New South Wales with other members of the South West Group. The tour was planned around areas of Urban Renewal, Activity Centre Development and Density, Retail and Tourism, Innovation Hubs and the Light Rail.

The Mayor wished everyone a very safe and enjoyable Easter.

21 Matters Behind Closed Doors

Nil

22 Meeting Closure

The Mayor declared the meeting closed at 7:27pm.

Chairperson:

26 April 2017