

appendices



Elected Members Briefing Session
5 June 2018

And

Ordinary Meeting of Council
12 June 2018

TABLE OF CONTENTS

ITEM	TITLE	PAGE NO
11.1	No. 32 (Lot 46) Stiles Avenue, Burswood, No. 17 (Lot 801) Claude Street, Burswood & No. 20 (Lot 89) Claude Street, Burswood – Change of Use to Educational Establishment & Unlisted Use (Carpark)	3
11.2	No. 30 (Lot 47) Stiles Avenue, Burswood – Application for Change of Use from 'Factory/Showroom' to 'Unlisted Use (Recreation - Private)'	93
11.3	86 (Lot 248) Etwell Street, East Victoria Park – Change of Use from Single House to Residential Building (Short Term Accommodation)	115
11.4	No. 4-10 (Lot 4) Hayman Road and No. 145-165 (Lot 5) Hillview Terrace, Bentley – Masterplan for Rowethorpe Village	125
11.5	Final Approval of Amendment No. 79 to Town Planning Scheme No. 1 relating to Lots 9 and 9525 Victoria Park Drive, Burswood	244
14.1	Recommendation from the Finance and Audit Committee - Schedule of accounts for 30 April 2018	330
14.3	Recommendation from the Finance and Audit Committee - Fees and Charges – Effective from 1 July 2018	340
14.6	Recommendation from Finance and Audit Committee – Endorsement of Taylor Reserve and McCallum Park River Edge Detailed Design	376
14.10	Recommendation from the Future Planning Committee: Draft Public Open Space Strategy Project Plan	403

11.1 No. 32 (Lot 46) Stiles Avenue, Burswood, No. 17 (Lot 801) Claude Street, Burswood & No. 20 (Lot 89) Claude Street, Burswood – Change of Use to Educational Establishment & Unlisted Use (Carpark)

SITE INSPECTION

Officer: Doreen Rowley
Application No: 5.2017.1045.1
File Ref: 6315

Address/Location: 32 Stiles Avenue BURSWOOD, 17 Claude Street BURSWOOD & 20 Claude Street BURSWOOD

Subject/Proposal: CHANGE OF USE

Date of Inspection: 17 May 2018

PHOTOS:

32 Stiles Avenue, Burswood







17 Claude Street, Burswood



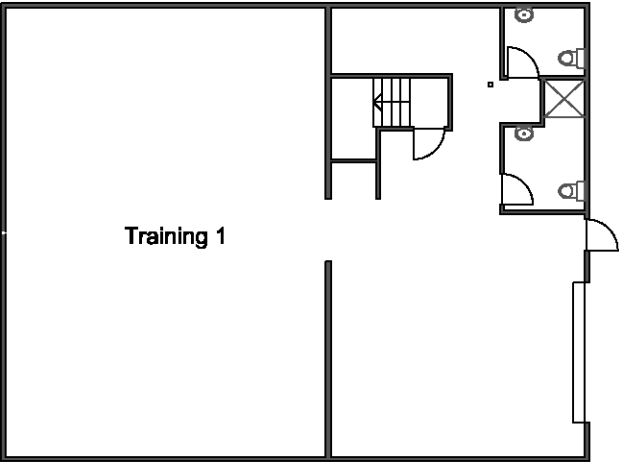
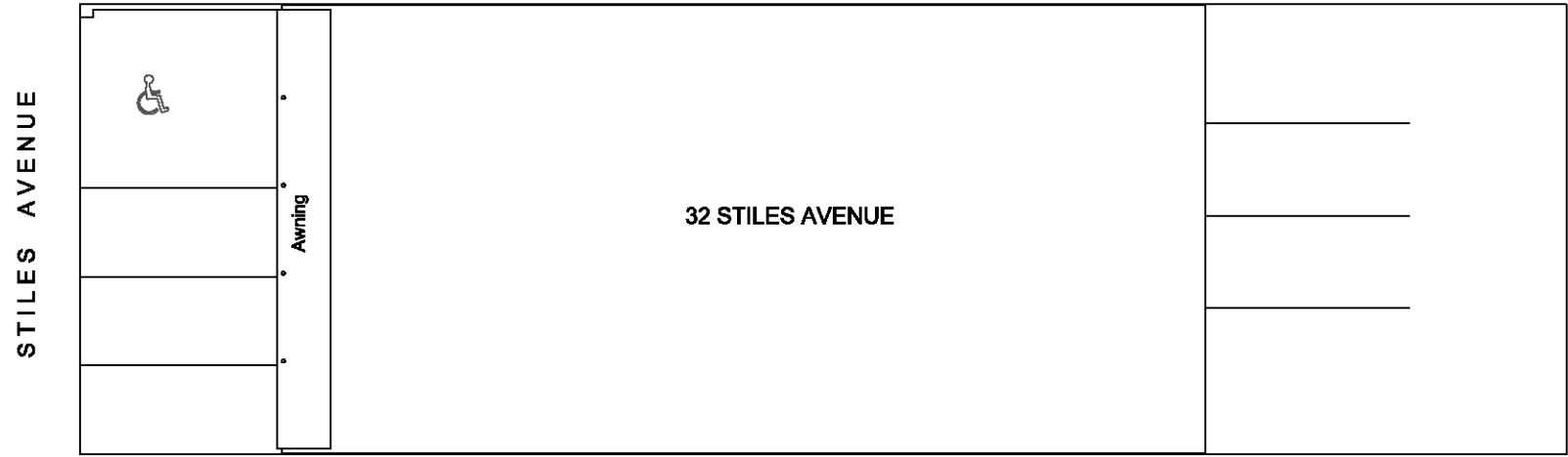


20 Claude Street, Burswood

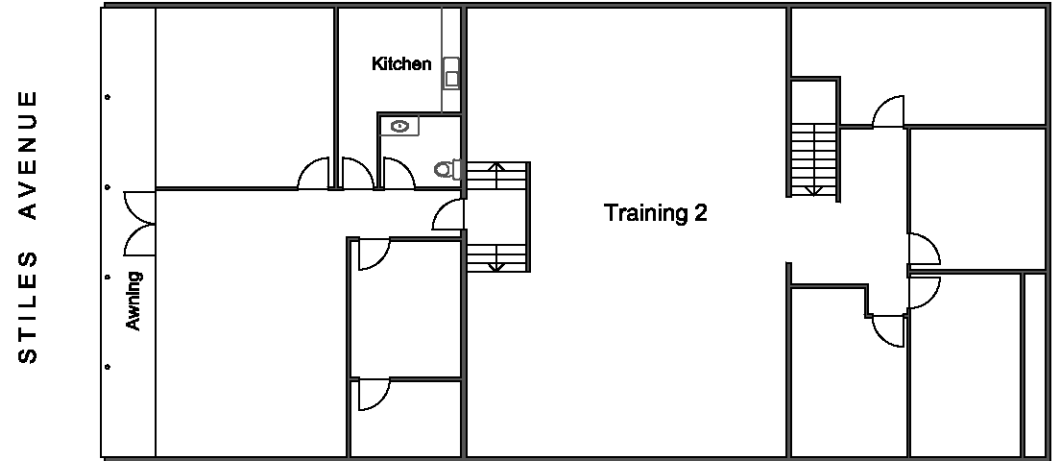




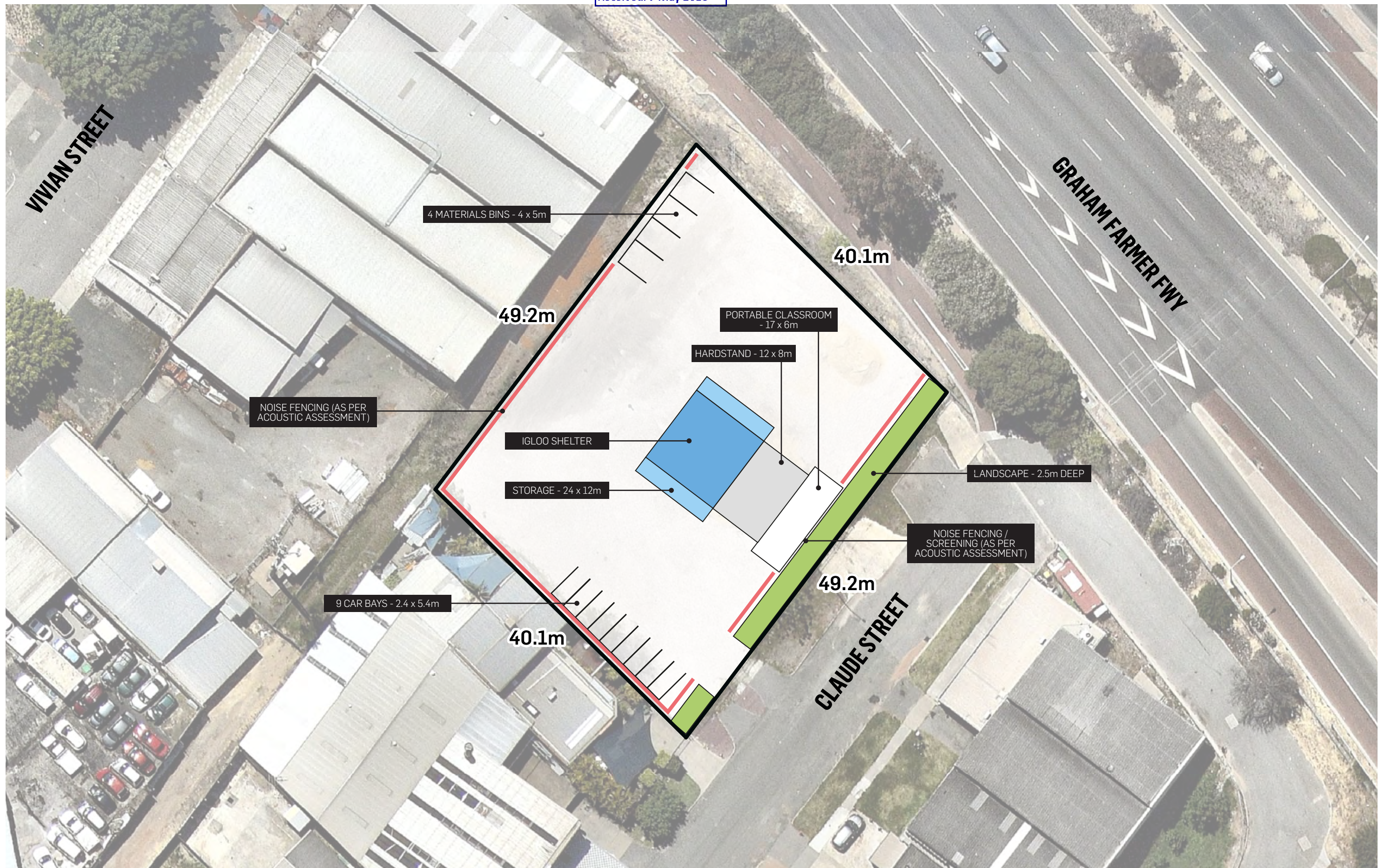


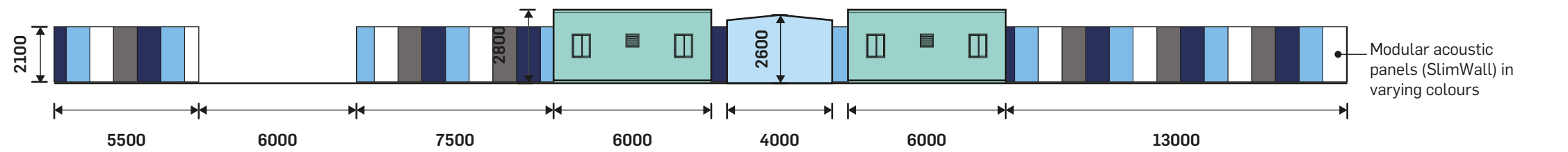


BASEMENT LEVEL

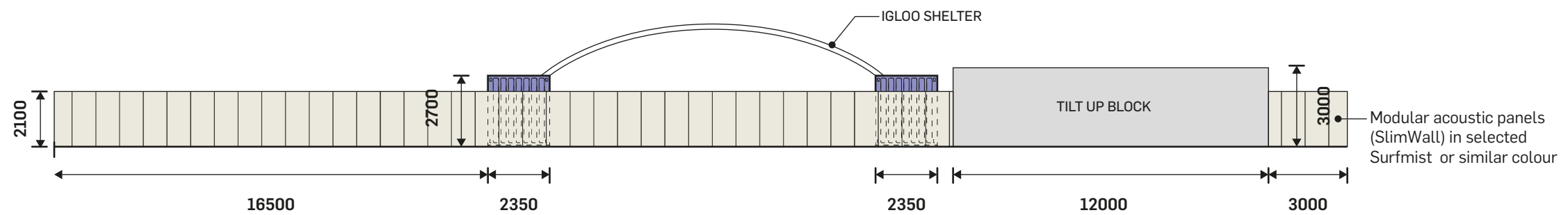


GROUND FLOOR

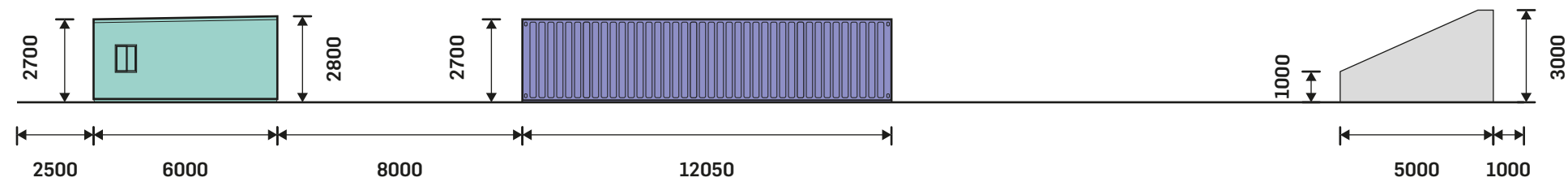




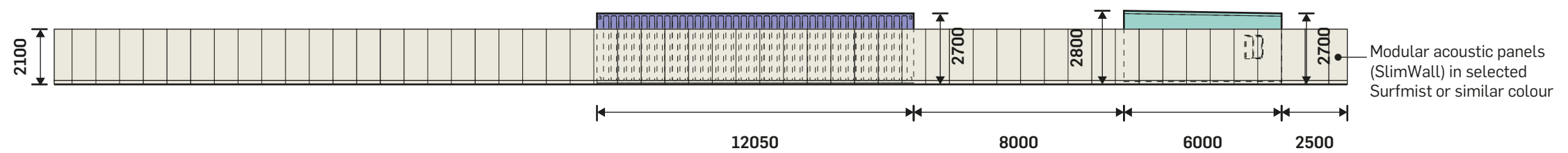
CLAUDE ST ELEVATION (SOUTH EAST)
49.2M



LANEWAY ELEVATION (NORTH WEST)
49.2M



NORTH EASTERN ELEVATION
40.1M



SOUTH WESTERN ELEVATION
40.1M

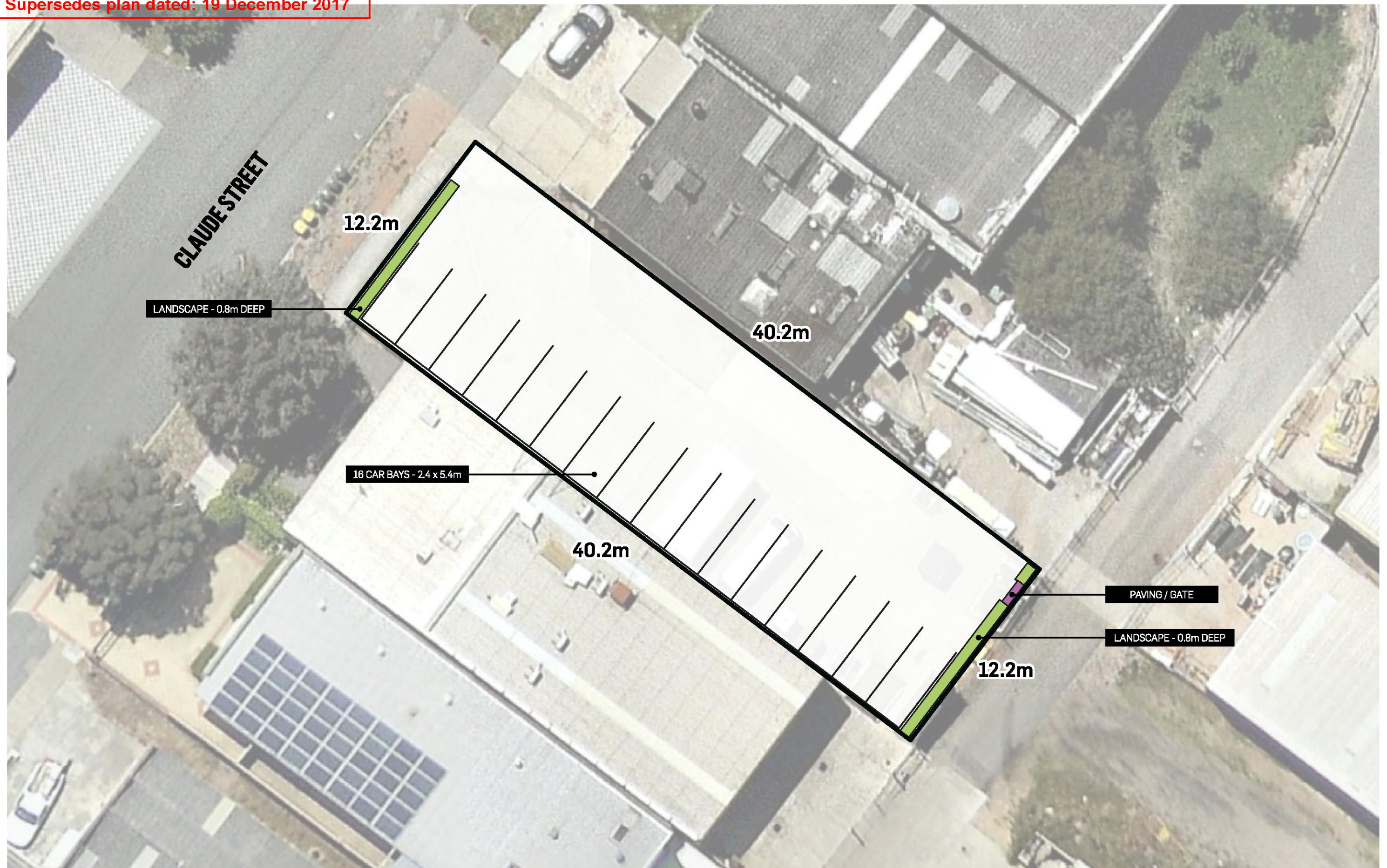
ELEVATIONS 1:200

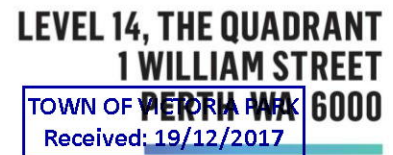
TRANSPORTABLE BUILDING

TRANSPORTABLE TOILET

SHIPPING CONTAINER

Note: Colours subject to detailed design





URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

15 December 2017

Ms Doreen Rowley
Chief Executive Officer
Town of Victoria Park
99 Shepperton Road,
VICTORIA PARK WA 6100
ATTN: Manager - Development Services

Dear Doreen,

DEVELOPMENT APPLICATION - EDUCATION ESTABLISHMENT AT LOT 46 (NO. 32) STILES AVENUE AND LOT 801 (NO.17), 89 (NO.20)

Urbis, on behalf of Training Alliance Group Pty Ltd are pleased to submit the enclosed Development Application for an Education Establishment on Lot 46 (No. 32) Stiles Avenue and Lot 801 (No. 17) and 89 (No. 20) Claude Street, Burswood. This application proposes a change of use on the subject site in order to facilitate an education establishment inclusive of both physical and non-physical training facilities, as well as associated parking.

We enclose the following documentation to support the Development Application:

- Two (2) *Application for Development Approval form* signed by all owners;
- Three (3) current *Certificates of Title* – one for each lot;
- A cheque for \$147.00 being the prescribed fee for the Town of Victoria Park;
- Three (3) copies of the Development Application Report outlining the site details, proposed development and planning assessment;
- Three (3) copies of the development plans prepared to the Town of Victoria Park requirements; and
- One (1) electronic copy of the application report, plans, and the signed forms.

We trust the enclosed is sufficient for the consideration the development application and as such we respectfully request that this matter is determined in a timely manner with reasonable and appropriate conditions.

Should additional information or clarification be required, Urbis and Training Alliance Group are happy to meet with the Town and will endeavour to provide any additional information within a timely manner.

If you have any queries relating to the above or the enclosed documentation, please do not hesitate to contact the undersigned or Emma Dunning on 9346 0500.

Yours sincerely,



Kris Nolan
Director – Planning

TOWN OF VICTORIA PARK
Received: 19/12/2017

PROPOSED EDUCATION ESTABLISHMENT

LOT 46 (NO. 32) STILES AVENUE AND LOT
801 (NO. 17) AND LOT 89 (NO. 20) CLAUDE
STREET, BURSWOOD



15 DECEMBER 2017
PA1515
FINAL
PREPARED FOR TRAINING ALLIANCE GROUP



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Kris Nolan
Senior Consultant	Emma Dunning
Consultant	Adam Wood
Planning Assistant	Cassie Barrow
Project Code	PA1515
Report Number	Final for Approval

TOWN OF VICTORIA PARK Received: 19/12/2017

TABLE OF CONTENTS

TOWN OF VICTORIA PARK
Received: 19/12/2017

Introduction	1
1. Site Context	2
1.1. Location	2
1.2. Legal Description	3
1.3. Site Description	4
1.4. Traffic and Access	5
1.5. Local Context	5
1.6. Consultation	6
2. Proposal	7
2.1. Parking and Access	7
2.2. Landscape and Amenity	9
3. Planning Framework and Assessment	10
3.1. Framework for Consideration	10
3.2. State Planning	10
3.3. Local Planning	13
3.3.1. Town of Victoria Park Local Planning Scheme No.1	13
3.3.2. Local Planning Policy 23: Parking Policy	14
3.3.3. Burswood Precinct Plan P2 (Sheet A)	14
3.3.4. Burswood Peninsula District Structure Plan	19
3.3.5. Other Relevant Planning Documents	20
4. Conclusion	23
Disclaimer	24

FIGURES:

Figure 1 – Location Plan	2
Figure 2 – Cadastral Plan	3
Figure 3 - Arial Plan	4
Figure 4 - Survey Findings: Mode of Transport to Burswood	5
Figure 5 - MRS Extract	12
Figure 6 - LPS1 Extract	13
Figure 7 - Precinct Plan land use zoning	15
Figure 8 - Burswood Peninsula District Structure Plan Extract	19

TABLES:

Table 1 – Summary of Proposal	1
Table 2 – Lot Details	3
Table 3 – Surrounding Land Uses	6
Table 4 - Proposed Land Use	7
Table 5 – Key State Planning Documents	10
Table 6 – Land Use Permissibility	14
Table 7 – Car parking Assessment	14
Table 8 – Assessment against Structure Plan provisions.	16
Table 9 – Key Local Planning Documents	20

INTRODUCTION

TOWN OF VICTORIA PARK

Received 19/11/2017

This report has been prepared by Urbis on behalf of Training Alliance Group as part of an application for planning approval for the use of Lot 46 (No. 32) Stiles Avenue and Lot 801 (No. 17) and Lot 89 (No. 20) Claude Street, Burswood (subject site). This application proposes a change of use on the subject sites in order to facilitate an education establishment inclusive of physical and non-physical training facilities, as well as the associated parking requirements.

This report considers the planning context of the proposed development and provides an assessment of the application against the relevant state and local planning framework. The information contained in this report confirms that the proposed 'Education Establishment' is an appropriate and consistent outcome that reflects the applicable planning framework, most specifically the Town of Victoria Park Town Planning Scheme 1 Precinct Plan P2 (Sheet A).

The report has been set out in the following manner:

- **Site Details:** a brief contextual discussion and description of the site.
- **Proposal:** a description of the proposed development.
- **Planning Framework and Assessment:** an assessment of the proposal against applicable local and regional framework.

The following **Table 1** provides a summary of the proposal.

Table 1 – Summary of Proposal

Property Location	Lot 46 (No. 32) Stiles Avenue, Burswood	Lot 801 (No. 17) Claude Street, Burswood	Lot 89 (No. 20) Claude Street, Burswood
MRS Zoning:	Urban	Urban	Urban
LPS Zoning:	Office/Residential	Office/Residential	Office/Residential
Precinct Plan Use Class	Office/Residential	Office/Residential	Office/Residential
District Structure Plan	Burswood Peninsula District Structure Plan		
Precinct Plan	Town of Victoria Park Town Planning Scheme No. 1 Precinct Plans - Burswood Precinct P2 (Sheet A)		
Existing Land Use	Vacant – Office Space	Vacant	Vacant – Hardstand
Lot Size	491sq.m	1957sq.m	491sq.m
Total Area	2,939sq.m		

1. SITE CONTEXT

This section provides an overview of the key background information relating to Lot 46 (No. 32) Stiles Avenue and Lot 801 (No. 17) and Lot 89 (No. 20) Claude Street, Burswood. In particular, this section outlines subject site's location, context and site characteristics.

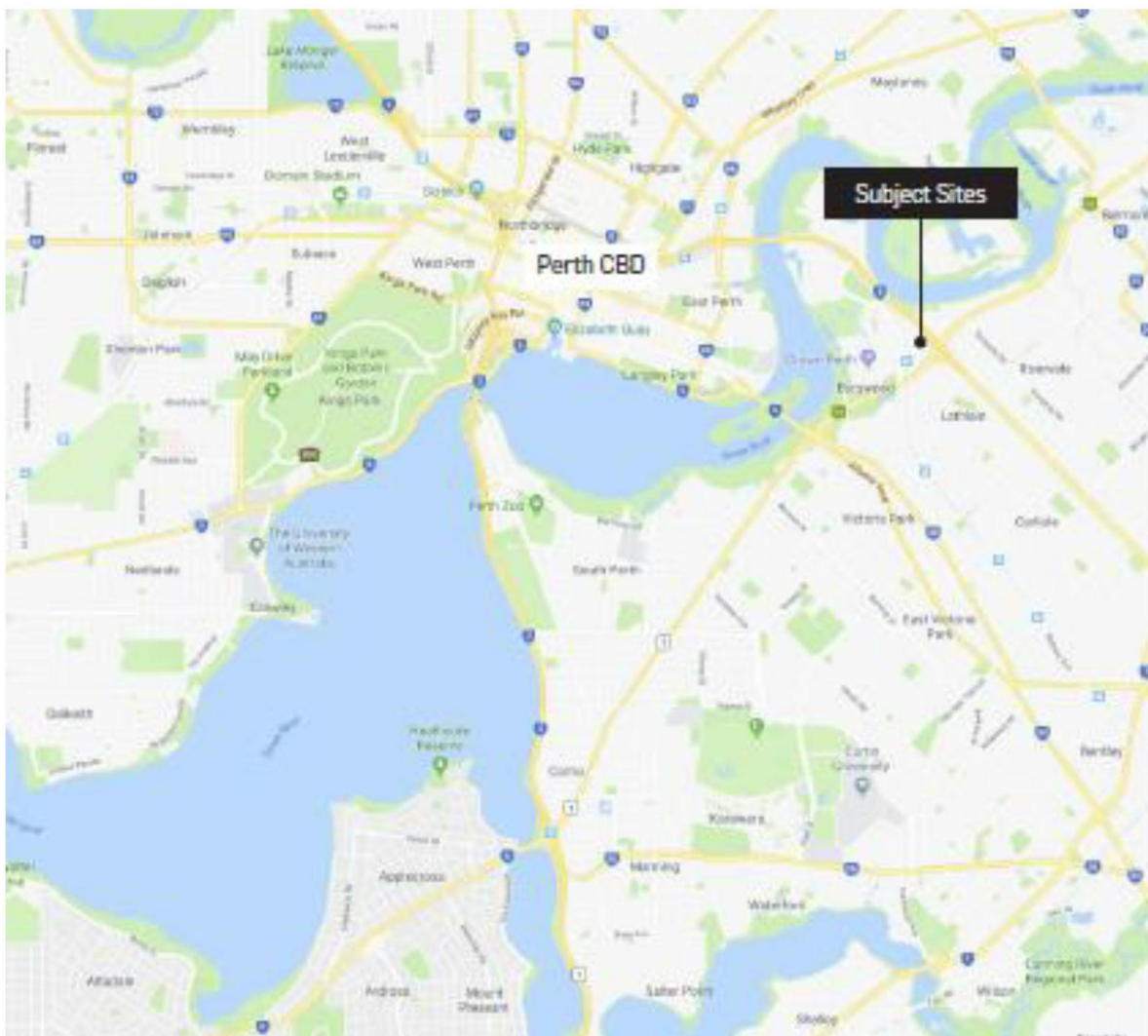
TOWN OF VICTORIA PARK
Received: 19/12/2017

1.1. LOCATION

The subject site comprises of Lot 46 (No. 32) Stiles Avenue, Lot 801 (No. 17) and Lot 89 (No. 20) Claude Street, Burswood and is located in the eastern suburb of Burswood, within the Town of Victoria Park. The site is located approximately 4km east of the Perth CBD and is well connected to the regional road network through direct connections to Graham Farmer Freeway and Great Eastern Highway approximately 200m south-east. The area is further serviced by the Burswood Train Station 750m south-west, as well as two secondary centres – Belmont (3km east) and Victoria Park (1.5km south). Approximately 1km west of the subject site is Crown Perth, which offers a range of entertainment, gaming, recreation and accommodation facilities.

A context plan showing the subject site and its surrounding elements is provided in **Figure 1**.

Figure 1 – Location Plan



Source: *Urbis*

1.2. LEGAL DESCRIPTION

This development application refers to Lot 46 (No. 32) Stiles Avenue, Lot 801 (No. 17) Claude Street, Burswood, the details of which are provided in Table 2 and Figure 2 below. The Certificate of Title for the subject lots are attached at Appendix A.

Table 2 – Lot Details

Lot	Plan	Address	Vol/Folio	Area	Proprietor
46	2619	32 Stiles Avenue, Burswood	1584/558	491m ²	Eaglesham Nominees Pty Ltd
801	59438	17 Claude Street, Burswood	2699/898	1957m ²	Devon Cove Pty Ltd*
89	2619	20 Claude Street, Burswood	1772/124	491m ²	Devon Cove Pty Ltd*

*Devon Cove Pty Ltd is a subsidiary of Metrowest Power Systems Pty Ltd.

Figure 2 – Cadastral Plan



Source: Urbis

1.3. SITE DESCRIPTION

Lot 46 (No.32) Stiles Avenue consists of a vacant office space with four parking bays. The topography of the site slopes from the west to the east and is accessible at ground level from both Stiles Avenue and Goodwood Parade, which provides the office building rear access, as well as additional parking (eight tandem-parking bays). It is noted internal alterations undertaken by previous tenants restrict the access from the existing roller door and therefore the site is limited to pedestrian access from Goodwood Parade.

Lot 801 (No. 17) Claude Street is a flat compacted lot that is currently used for practical training exercises, including the manoeuvring of machinery as part of Training Alliance Group's existing educational establishment on Lots 17, 18 and 20 Claude Street. Running parallel along the north-west of the site is a partially-constructed laneway identified as Lane 38 (Lot 401). To the north-east of the site, a walkway/ cycle path exists that connects pedestrians from Great Eastern Highway to Riversdale Road. Past this, the Graham Farmer Freeway runs parallel (north to south) to this lot.

Lot 89 (No. 20) Claude Street is currently a vacant, hardstand lot that is used as a parking space for the Training Alliance Group's existing educational establishment. This site is also adjacent to a constructed laneway to the south-east identified as Lane 94 (Lot 401).

The subject site forms part of the Burswood Precinct within the Town of Victoria Park Town Planning Scheme No. 1 Precinct Plans. This area generally comprises of service/commercial and retail land uses such as First Class Automotive, Charlesworth Ballet College and WASP Hair, along with approximately six single-detached residential in various states of disrepair scattered around the precinct.

Figure 3 - Arial Plan



Source: Urbis

A review of the Department of Water and Environment Regulation's online contaminated database reveals that the site is not impacted by acid sulphate. A review of the Department of Fire and Emergency Services does not identify any bushfire concerns over or adjacent to the subject site. A bushfire management plan will therefore not be required to submit with this application.

TOWN OF VICTORIA PARK
Received: 19/12/2017

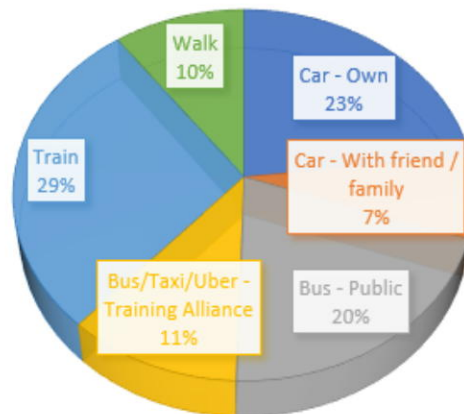
1.4. TRAFFIC AND ACCESS

The subject site has a primary frontage to Stiles Avenue (Lot 46) and Claude Street (Lot 801 and 89). Both roads are classified as an 'access road' road under the Main Roads WA Function Road Hierarchy. Nearby, both Graham Farmer Freeway and the Great Eastern Highway are classified as a 'primary distributor' road and a 'primary regional road' under the MRS.

The subject site is also serviced by Burswood Train Station –being within the station's 400m walkable catchment. Burswood Train Station is the third stop from Perth on the Armadale train line.

Further investigations through a survey conducted by Training Alliance Group in 2017 on student modal preferences, demonstrated that majority of students (29%) access the education facilities via train. In addition to this, it was identified that a total of 41% of students opted for a mode which would result in no increased capacity of parking at the site (walk, bus, taxi/ Uber etc.) (refer to **Figure 4**).

Figure 4 - Survey Findings: Mode of Transport to Burswood



Source: Training Alliance Group

Whilst it is acknowledged that the use of the facility will result in a varying influx of traffic, this proposal seeks to alleviate any perceived issues through the provision of a centralised car parking bay and on-site facilities, further outlined through **Section 3.3.2** of this report.

1.5. LOCAL CONTEXT

Burswood is bordered by the Graham Farmer Freeway and Swan River to the north, the Causeway and Shepperton Rd to the south, Harper St and Great Eastern Highway to the east and the Swan River to the west.

Majority of the suburb of Burswood is characterised by the Crown Perth redevelopment area, which offers a range of a range of entertainment, gaming, recreation and accommodation facilities, including Perth's only casino. Similarly, Burswood Peninsula District Structure Plan identifies future redevelopment of Belmont Park Racecourse will include dedicate a significant portion of the area to medium to high density housing of some 4 500 dwellings. Excluding this area, the suburb of Burswood is generally characterised as a mixture of low, medium and high density residential development and service/commercial development. Lower density (R40) residential development exists in the south of the suburb, whilst 1,250 medium-high density dwellings of up to 66 stories can be reached within Burswood Lakes in the north, adjacent Crown Perth.

Further details of the land uses surrounding the subject site have been summarised in **Table 3**:

Table 3 – Surrounding Land Uses

	Adjacent	Zoning	Further Surrounds	Zoning
North	Service/commercial Graham Farmer Freeway	Office/Residential Primary Road	The Burswood Peninsula	Special Use
South	Service/commercial	Office/Residential	Great Eastern Highway Residential R20	Primary Road Residential R20
East	Service/commercial Single-detached residential development	Office/Residential	The Springs	The Springs Special Development Area (SDP)
West	Light industrial development Armada Train Station	Office/Residential Railways	Burswood Lakes Crown Resort Perth Stadium	Special Use Public Purpose - Special Use Redevelopment Scheme/Act Area

TOWN OF VICTORIA PARK
Received: 19/12/2017

1.6. CONSULTATION

Pre-lodgement discussions were had with the Town of Victoria Park in relation to this application, particularly associated with the subject sites use across multiple lots. The Town of Victoria Park has indicated that individual development applications are required for each of the three lots involved. However, it is recognised that the activities on all three lots are intrinsic to the overall operation, hence individual applications would fail to illustrate the holistic usage of the education establishment across the three sites and therefore would not meet planning requirements such as car parking. Based on our previous experience in similar circumstances, the consolidated development application recognises the reciprocal use of the sites

Given that an educational facility is an AA use within the Burswood Precinct P2 (Sheet A), it is understood that in accordance with Local Planning Policy 37: Community Consultation on Planning Proposals, consultation of owners and occupiers of adjoining properties will be required in the form of a letter and sign over a period of 14 days.

2. PROPOSAL

The proposed education establishment (refer to **Table 4**) includes facilities for both classroom based and practical training, including the manoeuvring of machinery.

TOWN OF VICTORIA PARK
Received: 19/12/2017

Lot 46 (No. 32) Stiles Avenue is proposed to function as the primary area of classroom based education and office related operations and will make use of current vacant building infrastructure. This will be inclusive of the existing parking bays available at this location (three standard bays, one disabled bay and eight stacked bays at the rear of the building) which will primarily be used by teaching staff.

Supporting this lot, Lot 89 (No. 20) Claude Street provide formalised parking arrangements to staff and students as per the requirements set out through the Town of Victoria Park Local Planning Policy 23: Parking Policy.

Lot 801 (No. 17) Claude Street is proposed to function as an area for practical training components generally required by students, including the manoeuvring of machinery and storage of equipment. To accommodate machinery, equipment and greater classrooms, the lot intends to utilise the following temporary infrastructure on this lot:

- Igloo shelter (inclusive of the below sea containers) (24m x 12m);
- Two 40" sea containers for storage, to be located along the north-east and south-west sides of the igloo shelter;
- Concrete hardstand (12m x 8m);
- Portable classrooms inclusive of bathroom facilities (15m x 6m); and
- Materials storage bins (4m x 5m).

For further details, including site plans supporting the development application please refer to **Appendix B**.

Table 4 - Proposed Land Use

Lot	Precinct Plan P2 (Sheet A) Zoning	Proposed Land Use	Land Use Permissibility
Lot 46 (No. 32) Stiles Avenue, Burswood	Office/Residential	Education Establishment	AA
Lot 801 (No. 17) Claude Street, Burswood	Office/Residential	Education Establishment	AA
Lot 89 (No. 20) Claude Street, Burswood	Office/Residential	Education Establishment	AA

It is expected that the proposed use of the above-mentioned uses and temporary structures will not impact in any way the future planning for the Precinct. Where possible the facility uses the existing infrastructure and structures and where additional structures are required to ensure the safe, efficient and tidy use of the sites, the proposed structures are readily moveable and the site made good within a short timeframe. It is acknowledged that the timeframes associated with these temporary structures and overall use will be limited to the timeframes associated with the leases held by Training Alliance Group over the subject sites.

2.1. PARKING AND ACCESS

Through initial consultation with the Town of Victoria Park, as well as feedback received from the applicant, it has been raised that the provision of adequate parking for the facility is of a primary concern. Therefore, Urbis on behalf of the applicant is proposing the allocation of adequate formalised parking provisions, in accordance with the requirements set out within the Town of Victoria Park Local Planning Policy 23: Parking Policy. Further details of these provisions have been explored in **Section 3.3.2** of this report. In addition, item 7 of the Burswood Precinct Plan (P2 Sheet A) notes that:

"The provision of car parking should be approached in a manner that will avoid reduction in the amenity of the public and private environment. Car parking should preferably be located at the rear of buildings or beneath developments. All car parking areas are to be screened from the street and adjoining residential."

All parking spaces and manoeuvring aisles have been designed in accordance with the widths and lengths set out within the Town of Victoria Park Scheme No. 1. The design and layout of the car parking ensures safe and efficient access and egress to parking spaces and onto the wide road network.

TOWN OF VICTORIA PARK

Received 18/11/2017

All proposed parking facilities will be accessible via existing road networks, and will be accessed via Lot 801 (No.17) Claude Street, the existing and current uses are intended to remain unchanged unless otherwise noted above.

It is proposed that the provision of parking across the subject lots be broken down as set out below:

Lot 46 (No. 32) Stiles Avenue

- Retention of four (4) parking bays at the rear of the building (eight (8) stacked)
- Retention of three (3) parking bays at the front of the building (off Stiles Ave), with one (1) existing bay to be converted to allow for one (1) disabled parking bay

Parking at Lot 46 (No. 32) Stiles Avenue is proposed to be primarily for teaching staff. Bays required for students is intended to be provided at Lot 89 as explored below.

As the bays located to the front of Lot 46 are existing and are restricted in their location, there is no opportunity to retrofit the parking with and screening.

Lot 801 (No. 17) Claude Street

- Installation of nine (9) parking bays within the allotment.

The provision of parking within Lot 801, is proposed to be located along the western boundary of the property and will seek to assist in providing an appropriate buffer between the neighbouring business and the practical training activities. It is intended that the proposed parking will adequately service at any given time, given the site is generally utilised by two (2) teachers and 15-20 students, wherein any additional free bays would be appropriately used as additional capacity to Lot 89 (No.20) Claude Street.

A landscaping strip is to be provided along the Claude Street boundary as detailed in section 2.2 below in order to ensure appropriate screening and minimise potential impacts the amenity in this location.

Lot 89 (No.20) Claude Street

- Formalisation of sixteen (16) parking bays, to be accessed off Claude Street.

It is noted that currently, Lot 89 is used as an informal parking area, which through this application will seek to formalise this arrangement with the provision of clearly marked and signed parking bays. Access to Lot 89 Claude Street is to remain as per the existing access arrangement, utilising a shared crossover with the adjacent lot at No. 22 Claude Street.

These bays will be accessible to the students and teachers as required and is situated approximately 200 metres or a short two (2) minute walk from the classroom based teaching facilities at 32 Stiles Avenue. The intent is to assist and ensure that adequate parking provisions are supplied for the educational facilities in accordance with LPP23. Access will be provided via a gate from the rear of the site onto the adjacent laneway to reduce the distance between the sites. Appropriate signage will be located on the lot directing students to the classroom based site at 32 Stiles Avenue, or the practical site at 17 Claude Street. As part of confirmation of courses, students will be provided with information relating to parking location and directions to the Stiles Avenue site.

A landscaping strip is to be provided along the Claude Street boundary and the rear laneway as detailed in section 2.2 below in order to ensure appropriate screening and minimise potential impacts the amenity in this location.

2.2. LANDSCAPE AND AMENITY

TOWN OF VICTORIA PARK
Received: 19/12/2017

Landscaping is proposed to be installed on both Lot 801 (No.17), and Lot 89 (No.20) Claude Streets, and will be utilised to assist in the screening of the parking areas in compliance with the provisions set out within Item 7 of the Burswood Precinct Plan P2 – Sheet A.

A 2m wide vegetation strip will be installed on Lot 801 (No.17) along the south-east boundary of the property, providing a visual barrier between the uses within the lot and Claude Street. The landscaping has been designed with both LPP 34 and the provisions of the Burswood Precinct Plan in mind, in conjunction with the overall amenity of the surrounding areas. It should be noted that at current there is no existing landscaping on this lot.

Lot 89 (No.20) will also utilise two (2), 0.8m wide landscaping strips along the north and southern boundaries of the property. In line with Item 7 of the Burswood Precinct Plan P2 – Sheet A, this will seek to screen the proposed parking facilities from the street and adjoining properties. As a result, it is believed that the parking facility will be able to assimilate effectively into the surrounding area and not impact on the amenity of the area. It should be noted that currently there is no existing landscaping on this lot.

It is considered that the overall provision of the vegetation within the abovementioned lots will reduce any perceived visual impacts of the proposed facilities and uses and will be compliant with the requirements set out under the relevant local plan and policy requirements. It is believed that the proposed uses, in conjunction with the proposed landscaping will enhance the amenity of the surrounding areas.

3. PLANNING FRAMEWORK AND ASSESSMENT

This section describes and confirms the proposal's alignments with planning framework. It is understood that the following key documents will be considered in the assessment of this application:

TOWN OF VICTORIA PARK
Received: 19/12/2017

3.1. FRAMEWORK FOR CONSIDERATION

The proposed legislative framework and policy base providing for the assessment and determination of the application is as follows:

- Town of Victoria Park Local Planning Scheme No.1 (LPS1). The application is to be determined in accordance with the provisions of Part 3, Division One – General Development Requirements.
- Town of Victoria Park Town Planning Scheme No.1 Precinct Plans – Burswood Precinct P2 (Sheet A) – The precinct plan guides the detailed planning, subdivision and development of land within the Burswood area east of the train station, including land use classifications, zones and housing densities in residential areas.
- Burswood Peninsula District Structure Plan - The precinct plan outlines aspiration of the urban design and the overall look of the built area including streetscape, landscaping, building height and topography control measures.
- State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4).
- Town of Victoria Park Local Planning Policies (LPP), particularly LPP23: Parking Policy, LPP34: Sea Containers and LPP35: Policy Relating to Development in Burswood Station East.

3.2. STATE PLANNING

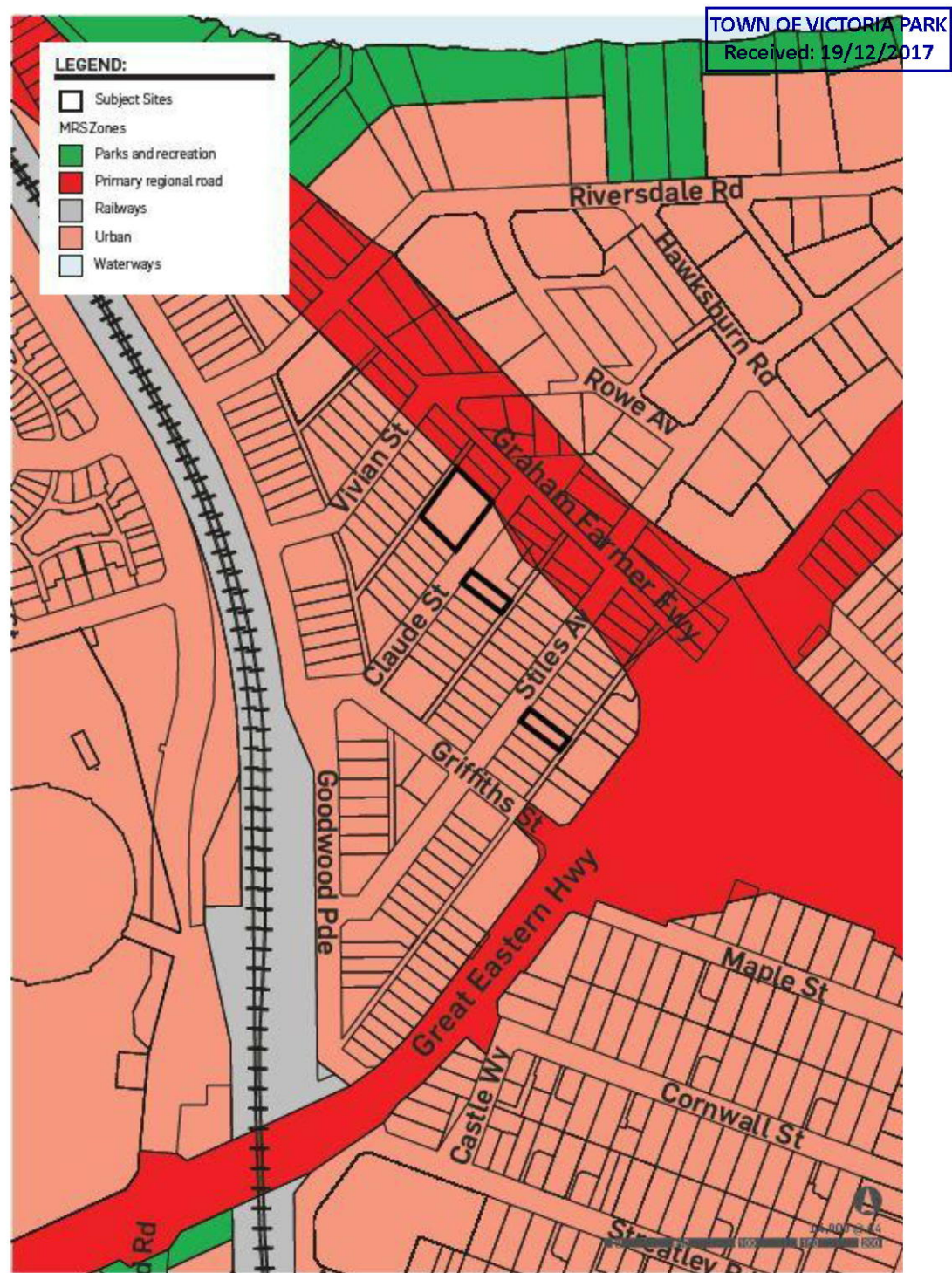
The proposed mixed business development strongly aligns with the relevant State planning framework as detailed in Table 5 below.

Table 5 – Key State Planning Documents

Document	Relevant Provisions/Objectives	Compliance
Metropolitan Region Scheme <i>The Metropolitan Region Scheme (MRS) is a high level statutory land use plan over the metropolitan region.</i>	The subject site is zoned 'Urban'— which allows for a range of activities including residential, commercial, recreational and light industry (Refer Figure 5).	The proposed education establishment comprises of practical and classroom based education and training related land uses and is therefore considered consistent with the intentions of the MRS 'Urban' zoning.
Directions 2031 and Beyond <i>High level strategic spatial plan which sets the vision for the future expansion of the Perth and Peel area.</i>	This high-level spatial framework establishes a vision for the future expansion of Perth and a population of 3.5 million people by 2031. Directions 2031 estimates that the population of the central sub-region will grow by approximately 29% by 2031.	The proposed education establishment is consistent with the strategic intentions of Directions 2031 providing for necessary services within the Burswood locality.
Perth and Peel @ 3.5 Million <i>Perth and Peel @ 3.5million is an overarching document</i>	Perth and Peel @ 3.5million is an overarching document that buildings on the objectives of Directions 2031 and Beyond and provides a common link	The proposal will have no implications on the zoning of the subject site under the Perth and Peel @ 3.5million. Nor will the proposal have any implications

Document	Relevant Provisions/Objectives	Compliance
<i>that buildings on the objectives of Directions 2031 and Beyond and provides a common link between the four sub-regional planning frameworks.</i>	between the four sub-regional planning frameworks. The subject site has been zoned 'Urban - Developed' under the Perth and Peel @ 3.5million spatial plan. The 'Urban - Developed' zoning refers to areas that are currently zoned 'Urban' and have been developed.	on the indicative future locations of regional roads and public infrastructure. TOWN OF VICTORIA PARK residential zones
Central Sub-Regional Planning Framework (May 2015) <i>The draft framework considers where future homes and jobs will be located and provides the spatial plan of the Perth and Peel regions for the next 35 – 40 years.</i>	The framework identifies key activity centres and community nodes whilst achieving a consolidated and robust urban form. Balanced urban infill is the key objective for this sub-region, along with employment and the economy. Economy and employment objectives intend to achieve maximum utilisation of existing infrastructure to boost employment self-sufficiency within the sub-region.	The proposal is consistent with the economic and employment objectives of the sub-regional planning framework. The proposal incorporates a range of land uses which will generate employment thus contributing to the local economy and employment self-sufficiency.
SPP5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning <i>State Planning Policy No. 5.4 (SPP 5.4) outlines the requirements and guidelines for development impacted by noise and freight considerations.</i>	The Environmental Protection (Noise) Regulations 1997 defines an educational establishment of this form as a noise-sensitive premises, however it is recognised that only the non-practical education components within the sites may be adversely impacted by noise. This policy intends to protect such noise-sensitive development from unreasonable noise levels, whilst protecting major transport corridors including the Graham Farmer Freeway and Armadale train line, from incompatible urban encroachment. The policy sets the following outdoor noise target and limit to be received as: • 55 - 60dB(A) between 6am to 10pm; and • 50 – 55dB(A) between 10pm to 6am.	The key noise accumulators associated with the area accompany the Graham Farmer Freeway and any noise which may be associated with the Armadale train line. The non-practical education component of the proposal has been situated on Lot 46 (No.32) Stiles Street, being the furthest lot from the Graham Farmer Freeway. This allows for minimal adverse noise, consistent with reasonable noise levels as prescribed within the policy. Notwithstanding, the building is existing and is not proposed to be modified as part of this proposal. Therefore, it is expected that for the intended purpose the current building standards are determined to be adequate and appropriate with respect to any noise levels in the area.

Figure 5 - MRS Extract



Source: Urbis

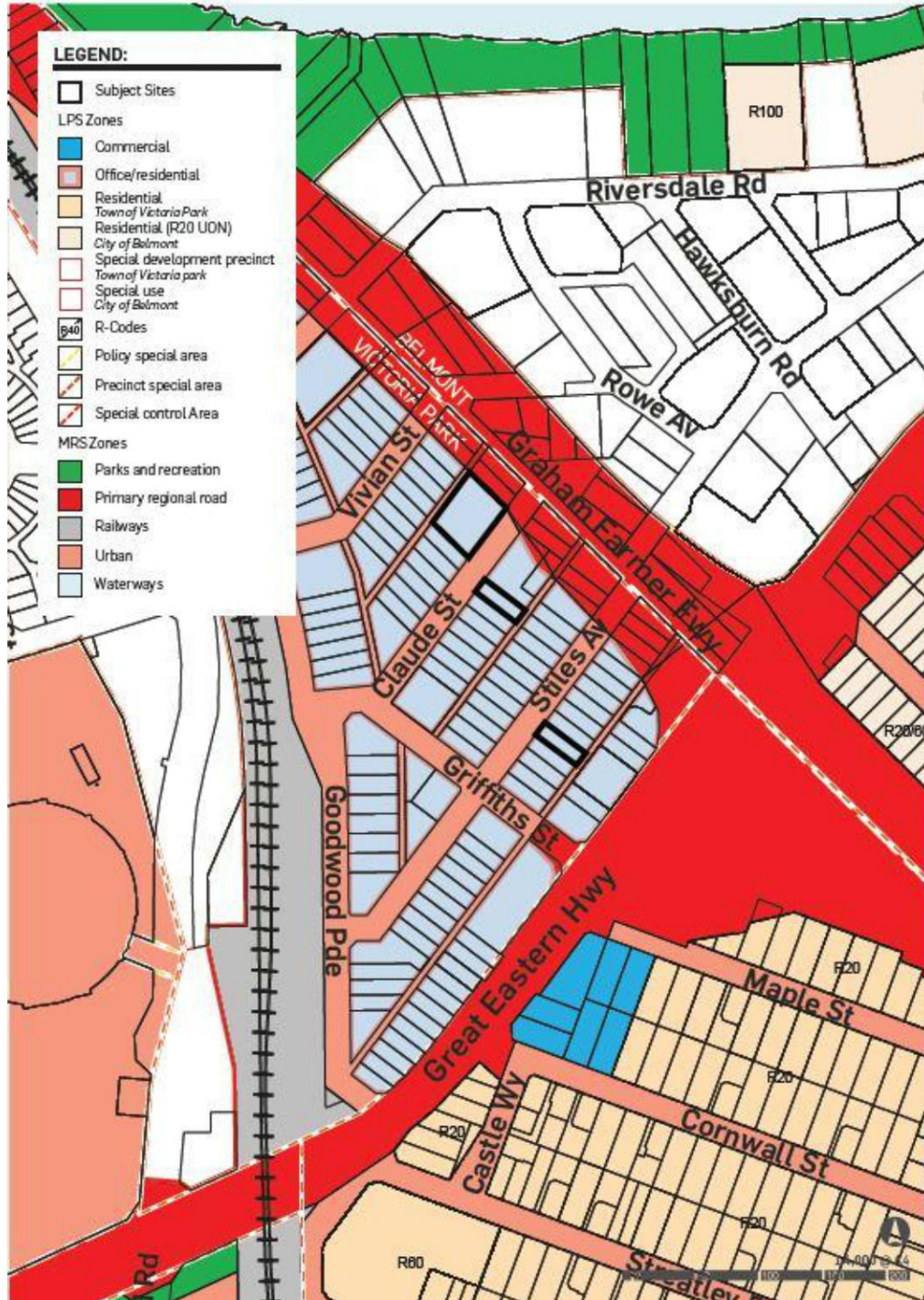
3.3. LOCAL PLANNING

3.3.1. Town of Victoria Park Local Planning Scheme No.1

TOWN OF VICTORIA PARK
Received: 19/12/2017

Under the Town of Victoria Park Local Planning Scheme No.1 (LPS1), the subject site is zoned 'Office/Residential'. An extract of the LPS1 zoning map has been provided in Figure 6.

Figure 6 - LPS1 Extract



Source: Urbis

In accordance with the Part 2, Section 15 of LPS1, the permissibility of land uses within an Office/Residential zone will be determined by the LPS1 Zoning Table. The land use permissibility for the proposed uses as defined by DPS2 is set out in Table 6 below:

Table 6 – Land Use Permissibility

Town of Victoria Park Use Class	Permissibility
Education Establishment	TOWN OF VICTORIA PARK Received: 19/12/2017
AA – means that the use is not permitted unless the Council has granted Development Approval. X ² – Prohibited use. The 'prohibited use' notation applies to the Office/Residential Zone within Precinct P10 – Shepperton Precinct (not relevant to the subject site).	

As such, the Council has discretion to approve the proposed development.

3.3.2. Local Planning Policy 23: Parking Policy

This local planning policy (LPP23) aims to facilitate the development of adequate parking facilities and safe, convenient and efficient vehicle and bicycle access for the population. The policy lists the following parking requirements and provision for an education establishment, with further rationale provided at **Section 2.1**.

Table 7 – Car parking Assessment

Town of Victoria Park Use Class	Ratio	Provision
Education Establishment (Technical Schools and Tertiary Institutions)	1 bay for every 6 students and 1 bay for every staff member.	Requirement of 16.33 bays (calculated at 44 students and 9 staff members). Total provision of 33 bays in total across all allotments (17 bay surplus).

3.3.3. Burswood Precinct Plan P2 (Sheet A)

As outlined above, the subject site forms part of the LPS1 area identified within Burswood Precinct Plan P2 (Sheet A). The precinct plan guides the detailed planning, subdivision and development of land within the Burswood area east of the train station, including land use classifications, zones and housing densities in residential areas.

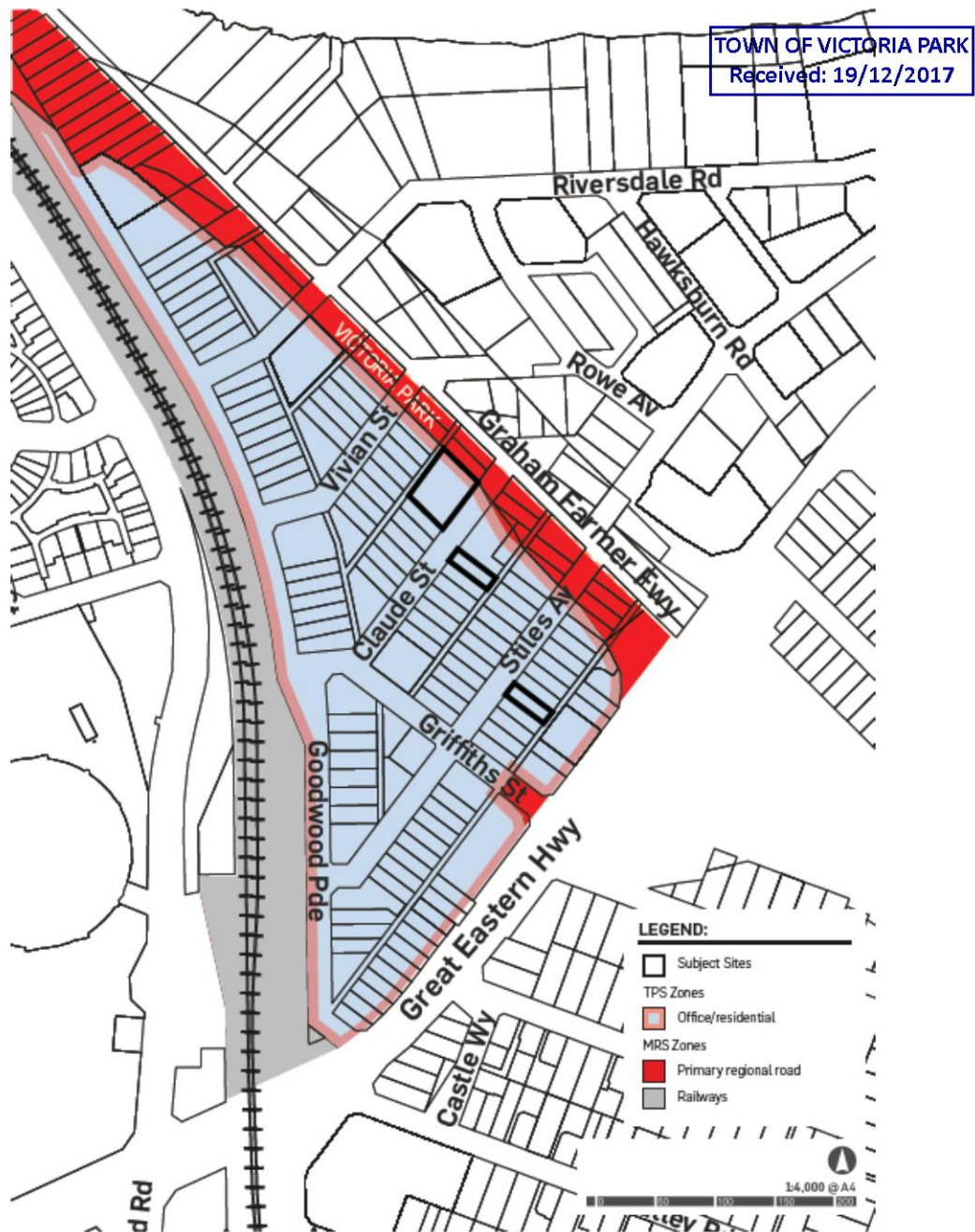
The precinct plan sets the following general objectives for the identified area:

- The Burswood Precinct should be redeveloped primarily as an area of mixed office and residential uses east of the railway.
- Redevelopment in the Precinct should acknowledge the prominence of Burswood Peninsula. In keeping with the location of the Precinct, buildings and surrounding landscaping should be of a high visual standard to complement a key entry route to the city, and contribute to reducing the visual impact of the Graham Farmer Freeway.

The subject site is within the Office/Residential zone shown in **Figure 7**.

The proposed education establishment and associated uses do not constitute the ultimate development on the subject sites. It is recognised that the objectives of the Precinct Plan seek to achieve a higher level of development than what is proposed – through the development of multistorey office and residential developments. It is acknowledged that this is the ultimate outcomes sought for the site and in the current market the drivers for such development have not yet been realised. The proposed use will be limited in lifespan to those timeframes associated with the leases Training Alliance Group holds over the subject sites. The proposed uses have been established in a manner which ensures they do not prejudice the ability for each of the sites to be developed for their ultimate purpose, in a manner which realises the objectives of the precinct plan.

Figure 7 - Precinct Plan land use zoning



Source: Urbis

Burswood Precinct Plan P2 (Sheet A) Development Provisions

The development provisions of the Burswood Precinct Plan P2 (Sheet A) relevant for an Office/Residential zone apply to all the lands which is identified in **Figure 6** and subsequently the subject site.

The proposed development is generally consistent with the specific requirements of the development provisions. Where non-compliance is apparent, justification has been provided. A summary of the assessment has been provided in **Table 8**.

Table 8 – Assessment against Structure Plan provisions.

Development Provisions	Comment	Complies
Plot Ratio - The plot ratio of any building shall not exceed 2.0. Where a building is used for both residential and office purposes the plot ratio of the commercial component of a building shall not exceed 1.33. Where a building is used solely for office/commercial purposes it shall not have a plot ratio exceeding 1.33; and - Where a building is used solely for residential purposes the plot ratio should not exceed that prescribed in the R-Codes for a density of R80. However, plot ratio for a residential building, or the residential component of a building, may be varied depending on the R-Codes density approved for the site (refer to point 3 (Residential Density Below).	The proposed temporary structures will be confined only to Lot 801 (No.17) Claude Street and will be inclusive of the container dome shelter and relocatable classrooms. In this regard, a plot ratio does not exceed 2.0 for this site. As no buildings are proposed for Lot 89 (No.20) Claude Street this provision is not applicable to this particular site. It is also noted that the existing building at Lot 46 (No.32) Stiles Avenue will not be modified as part of this proposal and therefore is considered compliant with this provision. Not Applicable – The proposed buildings are not intended for residential purposes and therefore this provision does not apply.	✓
Building Height In the Office/Residential Zone the height of a building shall not exceed 15 metres.	The proposed height of the aforementioned buildings will not exceed 15 metres. For further information, please refer to Appendix B.	✓
Residential Density	Not Applicable – No residential buildings are proposed as part of this application.	✓

Development Provisions	Comment	Complies
Residential development in this area shall have a maximum density of R80 and generally be in accordance with the R-Codes. Variations to the Codes, including dwelling density will be considered where a high standard of development and acceptable levels of residential amenity can be obtained.	TOWN OF VICTORIA PARK Received: 19/12/2017	
• Setback The setback distance shall have regard to scale and intensity of adjoining development and street layout and width. Parking and access requirements will also be taken into consideration. Where a setback is provided it will be largely landscaped.	The proposed buildings to be located on Lot 801 (No.17) Claude Street have taken into consideration the setbacks of adjoining development and determined to be appropriate for the area. As no buildings are proposed for Lot 89 (No.20) Claude Street this provision is not applicable. It is also noted that the existing building at Lot 46 (No.32) Stiles Avenue will not be modified as part of this proposal and therefore is considered compliant with this provision.	
• Landscaping ○ Office/Residential Development: Twenty-five percent of a site developed for office/commercial uses, mixed office and residential use, must be developed as landscaped area. The proportion of the site to be landscaped should predominantly include areas between the building and any street or public open space to which the building has an entry or frontage. Landscaping must consist of mature permanent (in ground) vegetation. Any existing substantial vegetation should be retained, or relocated on-site if redevelopment necessitates its removal. If relocation on-site is not	The provision of vegetation as described within Section 2.2 of this report will be installed within Lot 801(No.17) and Lot 89(No.20) Claude Street. It is noted that currently there is no vegetation present on either lot and therefore as a result no vegetation is proposed to be removed. Adversely, it is believed that the installation of the proposed vegetation strips will aid in enhancing the overall amenity of the surrounding area whilst providing partial screening for the uses therein. The vegetation within each lot has been located and designed in accordance with the guidelines and requirements of the relevant local planning policies and precinct plans. A minor variation to the 25% of landscaped area as it is not feasible for the proposed uses to occur on each lot. It is believed that the current addition of landscaped strips within each allotment will jointly increase the overall amenity of the area whilst assisting to screen the proposed lot purposes.	A minor variation is requested

Development Provisions	Comment	Complies
possible replacement of trees with mature varieties is required. Residential Development: Open space and landscaping for a residential development should be in accordance with the requirements for the R-Codes R80 standards and the Council's landscaping policy.	TOWN OF VICTORIA PARK Received: 19/12/2017 Not Applicable – The proposal is not for Residential Development and therefore this provision is not applicable.	
Signs Structural supports for signs should be concealed or the visual impact of the supports minimised. Any sign which is visible from the Graham Farmer Freeway or other major roads should be of a high standard of materials, construction and graphics.	Not Applicable – No major signs are proposed. Signs utilised to communicate parking areas will be mounted to the current fence and will have no structural support as such.	✓
Car Parking The provision of car parking should be approached in a manner that will avoid reduction in the amenity of the public and private environment. Car parking should preferably be located at the rear of buildings or beneath developments. All car parking areas are to be screened from the street and adjoining residential.	Car parking areas identified throughout this proposal seek to utilise, where possible, any existing parking areas identified on each lot, as previously explored in both Section 2.1 and Section 3.3.2 of this report. The proposed parking provisions will seek to formalise existing parking uses, and additionally act as a buffer between neighbouring businesses and any practical training activities.	✓

3.3.4. Burswood Peninsula District Structure Plan

As outlined above, the subject site forms part of the LPS1 area identified within the Burswood Peninsula District Structure Plan (Refer to **Figure 8**). The structure plan broadly outlines aspiration of the urban design and the overall look of the built area including streetscape, landscaping, building height and topography control measures.

It is expected that the proposed use of the above-mentioned lands will not impact in any way the future planning for the Precinct and therefore is considered consistent with the District Structure Plan objectives.

Figure 8 - Burswood Peninsula District Structure Plan Extract



Source: WAPC 2017

3.3.5. Other Relevant Planning Documents

The proposed education establishment strongly aligns with the relevant local planning framework as detailed in Table 9 below.

TOWN OF VICTORIA PARK
Received: 19/12/2017

Table 9 – Key Local Planning Documents

Document	Relevant Provisions/Objectives	Compliance
Local Planning Policy 34 Sea Containers (LPP34)	Subject to obtaining planning approval and consultation with owners and/or occupiers of affected land, sea containers may be permitted where the sea container will: a) Not result in a detrimental impact on the amenity of adjoining land or the area in general; b) Not be located in front of the building line or be visually prominent from any public road; c) Not compromise the approved development or use by: • Infringing on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; and • Obstructing access or visual truncation provided to an access way, pedestrian or traffic. d) Be in good repair with no visible rust marks, a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features; and e) Be appropriately screened (vegetation or otherwise) where considered necessary by Council.	Whilst the land is zoned for office/residential use, the intended use for the site will be non-residential in nature and therefore considered that clauses 5 to 9 of LPP34 would be applicable to this site. The use of sea containers will be restricted to Lot 801(No.17) Claude Street, and will be associated with the sea container igloo structure which is proposed on site. The sea containers will be used to assist in storage of training equipment. In addition, this will allow the ongoing use of the site to remain in a neat and tidy manner and not impact the amenity of the surrounding area. The containers will form the outer walls of the temporary container igloo structure and is proposed to be located at a central location within the lot. This location is not expected to impact any parking or pedestrian access ways. It is confirmed that the containers will be well maintained and suitable for the purpose to which they are proposed. Vegetation is proposed along the front of the property (Lot 801 (No. 17) Claude Street), and will assist in partially screening any views of the containers when viewed from the adjoining public road.
	Sea containers used for the storage of building materials and equipment in connection with a building under	The sea containers will be utilised as part of the temporary igloo dome structure proposed on site. Therefore,

Document	Relevant Provisions/Objectives	Compliance
	construction will be permitted subject to: a) There being only one sea container; and b) The container does not exceed a length of 6m; and c) Not compromising the approved development or use by: • Impinging on any car parking bays required to satisfy the minimum car parking requirement for the approved development or use; and • Obstructing access or visual truncation provided to an access way, pedestrian or traffic. d) It is on-site for a maximum period of 12 months; and e) It is only placed on-site after the issue of a building permit for the building on the site; and f) It is removed within 14 days after the building works are completed; and Sea containers will be permitted where on-site for a maximum period of 7 days for the purpose of receiving or dispatching goods or equipment to/from the property. Planning approval is not required to be obtained for sea containers compliant with Clause 6 or 7. In all other instances planning approval is to be obtained and is to be the subject of consultation with owners and/or occupiers of affected land.	TOWN OF VICTORIA PARK this provision is not applicable to this proposal. The containers are intended to remain on site for the duration of the Alliance Training Group operations and be used for the storage and safe keeping of training equipment on site. Therefore, this provision is considered to be not applicable to this proposal. As noted above, Clauses 6 and 7 have been determined to be not applicable to this application and therefore planning approval is required as part of this application and is to be advertised as outlined in Section 1.6 of this report.

Document	Relevant Provisions/Objectives	Compliance
	Sea containers shall not be used for habitable purposes.	TOWN OF VICTORIA PARK Received: 19/12/2017 The sea containers are intended to be used for the storage and safe keeping of any required on-site training equipment and is not proposed to be used for habitable purposes.
Local Planning Policy 35 Policy Relating to Development in Burswood Station East (LPP35)	This policy intends to secure the future development capabilities of the area identified in Precinct Plan P2 Burswood Precinct (Sheet A) by not supporting/approving any application for planning approval until a Local Structure Plan is approved for the area, unless the proposed development will not prejudice the future planning for the precinct.	Given the temporary nature of proposed development the proposal does not prejudice the future planning of the precinct. It does not limit the ability for a pending local structure plan over the area to have affect.

4. CONCLUSION

The proposed development has taken into consideration recommendations from the Town of Victoria Park and has sought to maintain the Training Alliance Group's training activities within a central and accessible area. The proposal incorporates both practical and non-practical components offered by Training Alliance and is considered to be appropriate in conjunction with the current use of the existing components of each site.

TOWN OF VICTORIA PARK
Received: 19/12/2017

The proposal has been assessed and is considered consistent with the relevant state and local planning framework and will contribute to the diversity of land uses and employment opportunities currently offered in the Burswood locality, whilst also providing access to necessary skills training in the area. In addition to this, further key considerations of this proposal include:

- Council has discretion to approve the application provided it has given consideration to the matters in Clause 67 of the *Planning and Development Regulations 2015*.
- The proposed education and training facility land uses are consistent with the MRS 'Urban' zoning.
- The proposal will have no implications of the broader strategic planning of the Burswood area outlined in Perth and Peel @ 3.5 million and associated state planning documents.
- The range of proposed uses are "AA" uses and are consistent with the subject site's zoning, objectives and development intentions under the Burswood Precinct Plan and Town of Victoria Park LPS1.
- The proposed development proposes an appropriately designed and laid out built form incorporating existing buildings and sites as well as utilising appropriate design features and high-quality landscaping where required.
- The proposal will provide the local community and broader area with an everyday educational and training service, supporting the existing and future skills demand.
- The proposal will create a variety of employment opportunities in the service and trade industry.
- The proposal will make use of vacant sites in a way in which is temporary and as a result, does not impact the future ability of a local structure plan to regulate the area (as per Local Planning Policy 35).

For these reasons, and the reasons outlined in this report, it is respectfully requested that the Town of Victoria Park have regard to merits and broader benefits of the proposal when undertaking their assessment of the proposal and approve the application subject to fair and reasonable conditions.

DISCLAIMER

TOWN OF VICTORIA PARK
Received: 19/12/2017

This report is dated 30 November 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Training Alliance Group (**Instructing Party**) for the purpose of This report contributes to the development application for planning approval for Lot 46 (No. 32) Stiles Avenue and Lot 801 (No. 17) and Lot 89 (No. 20) Claude Street, Burswood. (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CERTIFICATE OF TITLE

TOWN OF VICTORIA PARK
Received: 19/12/2017

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE **UNDER THE TRANSFER OF LAND ACT 1893**

REGISTER NUMBER 46/P2619	
DUPLICATE EDITION	DATE DUPLICATE ISSUED 14/11/2011
TOWN OF VICTORIA PARK Received: 19/12/2017	
VOLUME 1584	FOLIO 558

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 46 ON PLAN 2619

REGISTERED PROPRIETOR: **(FIRST SCHEDULE)**

EAGLESHAM NOMINEES PTY LTD OF 161 CHISHOLM CRESCENT, WELSHPOOL

(T L772340) REGISTERED 1/11/2011

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

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

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

STATEMENTS:

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

SKETCH OF LAND:	1584-558 (46/P2619)
PREVIOUS TITLE:	1308-754
PROPERTY STREET ADDRESS:	32 STILES AV, BURSWOOD.
LOCAL GOVERNMENT AUTHORITY:	TOWN OF VICTORIA PARK



PT OF SWAN LOCATION 35.

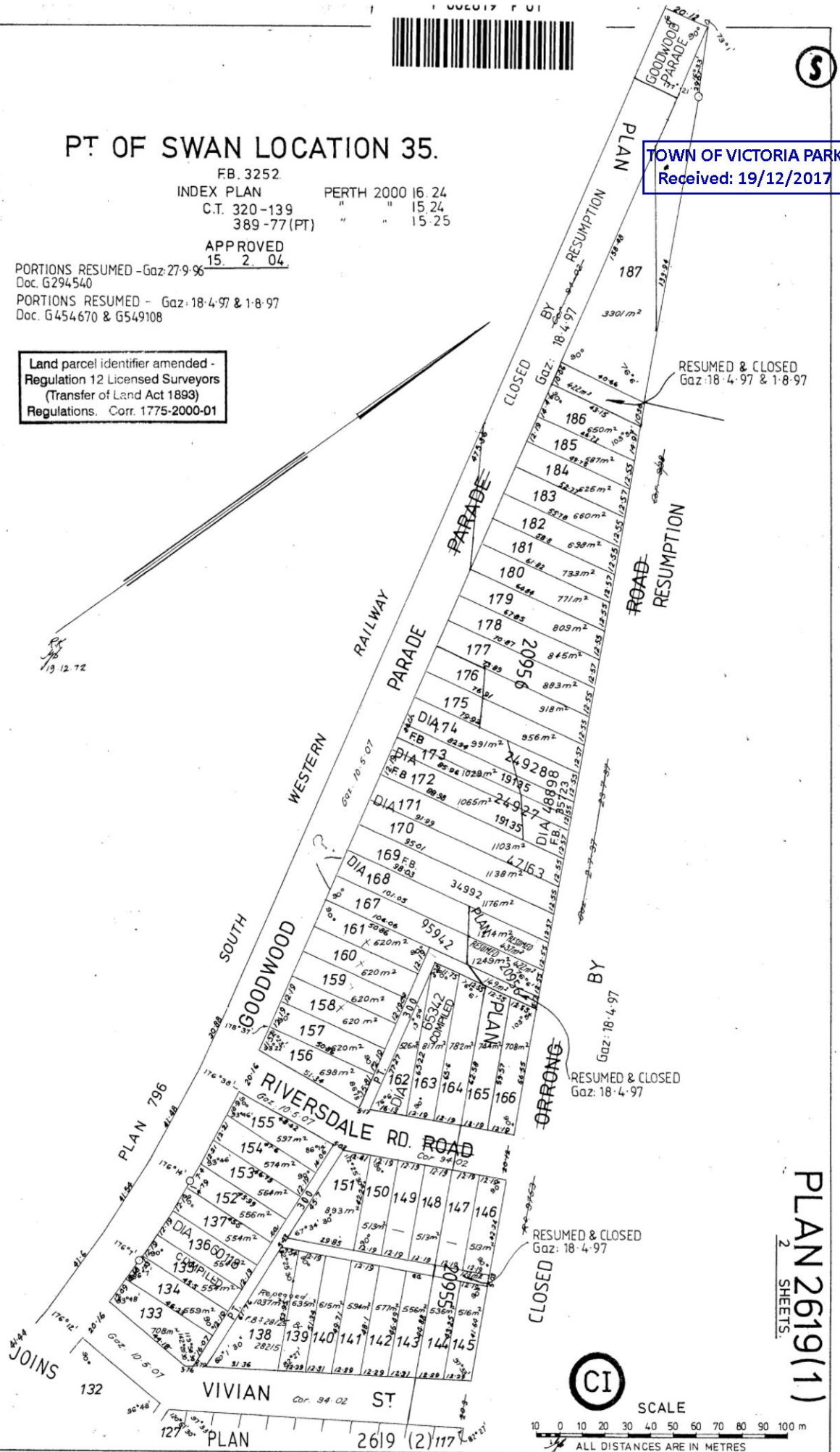
FB. 3252.
INDEX PLAN PERTH 2000 16 24
C.T. 320-139 " 15 24
389-77(PT) " 15 25

APPROVED
15. 2. 04

PORTIONS RESUMED - Gaz 27-9-96
Doc. G294540
PORTIONS RESUMED - Gaz 18-4-97 & 1-8-97
Doc. G454670 & G549108

Land parcel identifier amended -
Regulation 12 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1775-2000-01

TOWN OF VICTORIA PARK
Received: 19/12/2017





PLAN 2619(2)

2619(1)

PLAN 138 139 140 141 142 143 144 145

JOINS

(S)

PT OF SWAN LOCATION 35.

FB. 3252. PERTH 2000 16.24
INDEX PLAN " " 15.24
C.T. 320-139.
389-77 (PT)

APPROVED
15. 2. 04.

PORTIONS RESUMED - Gaz. 18.2.97
Doc. G399198
PORTIONS RESUMED - Gaz. 18.4.97
Doc. G454670

Land parcel identifier amended -
Regulation 12 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1775-2000-01

316-161
316-162
320-139
389-77

RESUMED & CLOSED
Gaz. 18.4.97

RESUMPTION

RESUMED & CLOSED
Gaz. 18.4.97

CLOSED

RESUMED & CLOSED

TOWN OF VICTORIA PARK
Received: 19/12/2017

RESUMED

HWY 21/32
DIA 21605, 21/32
Resumed 1/280 Sec. 26(2)

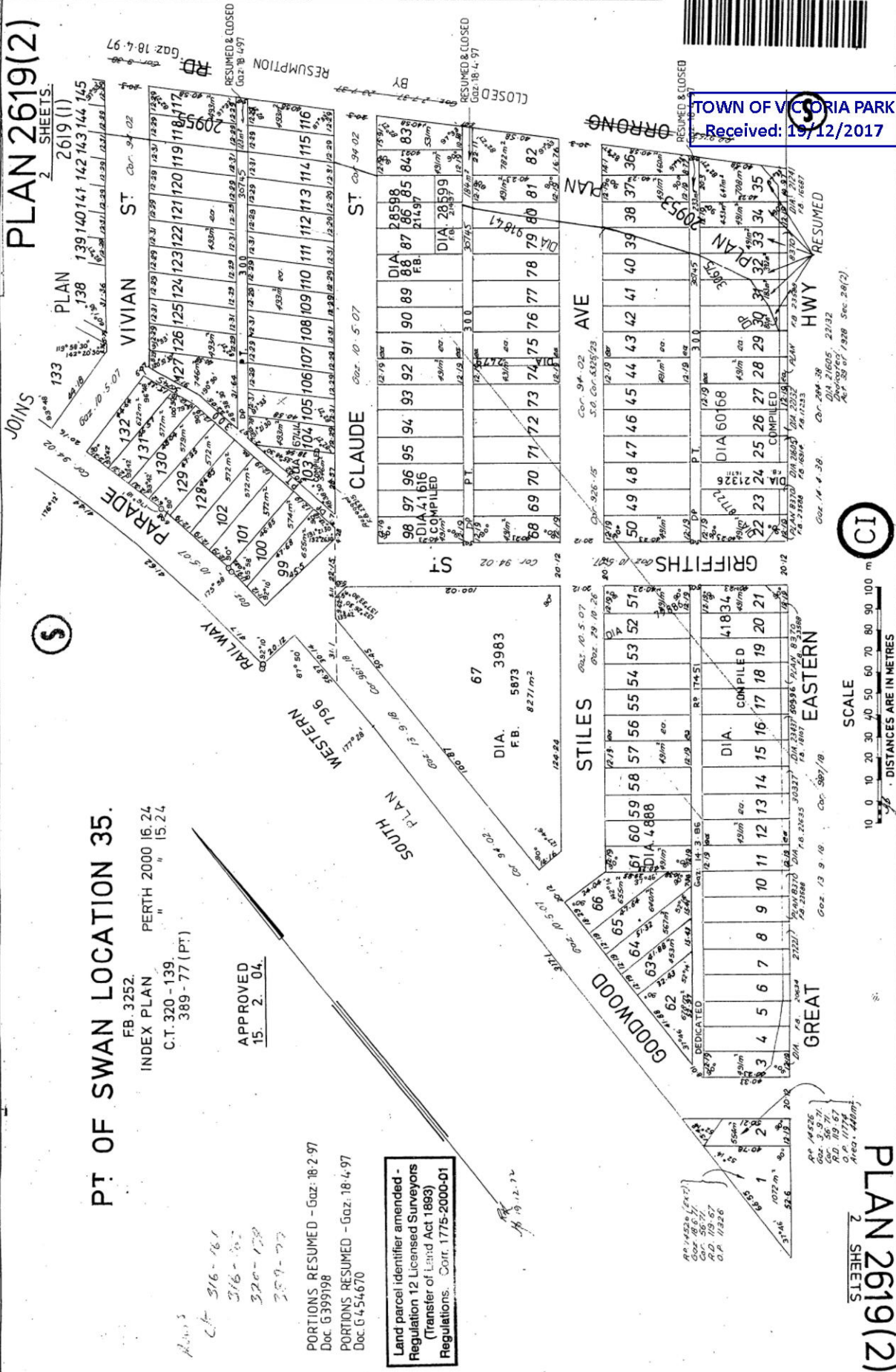
CI

SCALE

10 0 10 20 30 40 50 60 70 80 90 100 m
DISTANCES ARE IN METRES

PLAN 2619(2)

2 SHEETS



WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 89/P2619	
DUPLICATE EDITION	DATE DUPLICATE ISSUED 8/10/2013
TOWN OF VICTORIA PARK	
Received: 19/12/2017	
VOLUME 1772	FOLIO 124

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 89 ON PLAN 2619

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

DEVON COVE PTY LTD OF 5 MILFORD STREET, EAST VICTORIA PARK

(T I514843) REGISTERED 13/6/2003

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

1. *M290746 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 31/5/2013.

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

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

STATEMENTS:

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

SKETCH OF LAND: 1772-124 (89/P2619)
PREVIOUS TITLE: 423-17
PROPERTY STREET ADDRESS: 20 CLAUDE ST, BURSWOOD.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M290746

PLAN 2619(1)
2 SHEETS.



PT OF SWAN LOCATION 35.

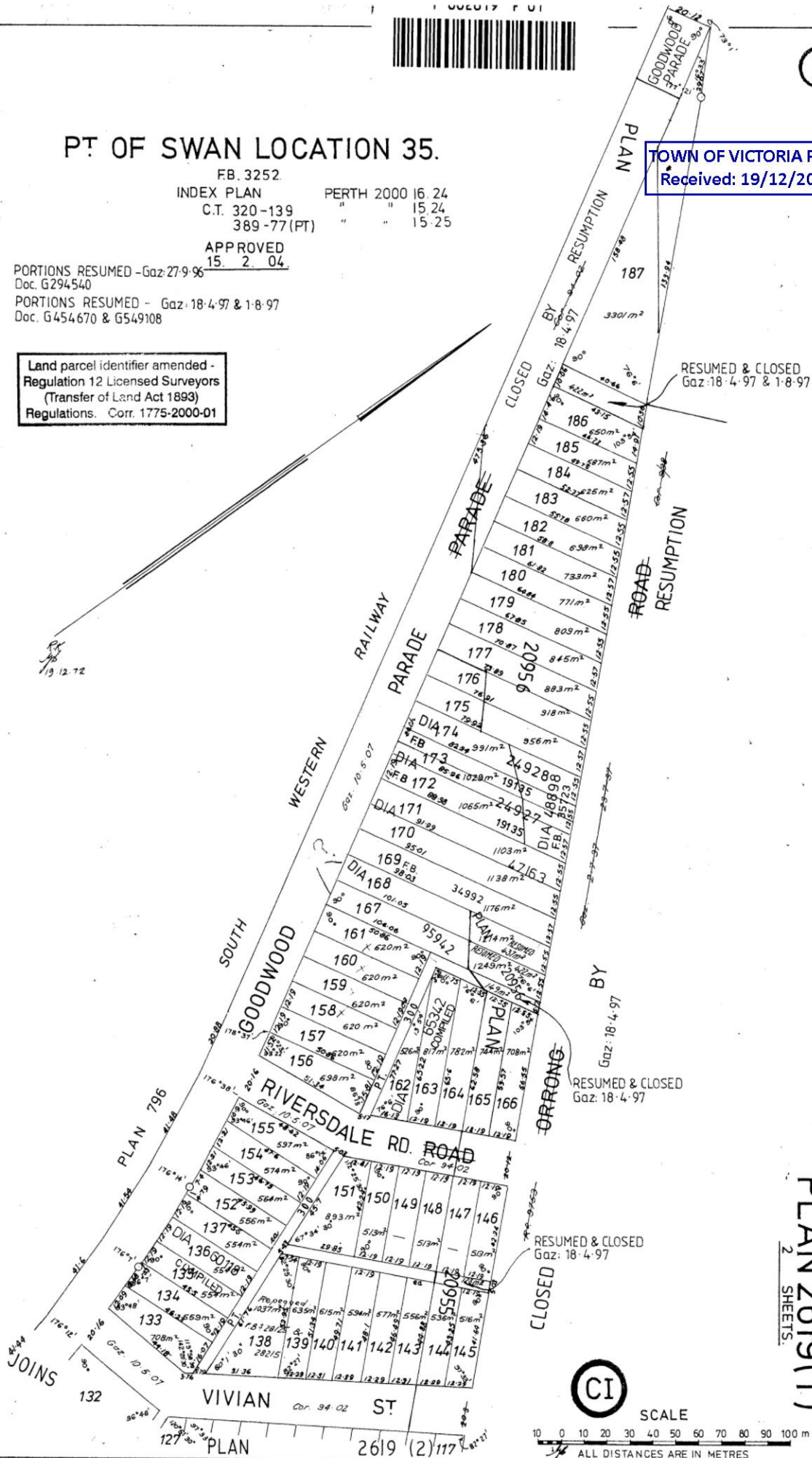
FB. 3252.
INDEX PLAN PERTH 2000 16 24
C.T. 320-139 " 15 24
389-77(PT) " 15 25

APPROVED
15. 2. 04

PORTIONS RESUMED - Gaz 27-9-96
Doc. G294540
PORTIONS RESUMED - Gaz 18-4-97 & 1-8-97
Doc. G454670 & G549108

Land parcel identifier amended -
Regulation 12 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1775-2000-01

TOWN OF VICTORIA PARK
Received: 19/12/2017



PLAN 2619(1)
2 SHEETS.



PLAN 2619(2)

2 SHEETS
2619 (1)

PLAN 138 139 140 141 142 143 144 145

PT OF SWAN LOCATION 35.

FB. 3252. PERTH 2000 16.24
INDEX PLAN " " 15.24
C.T. 320-139.
389-77 (PT)

APPROVED
15. 2. 04.

PORTIONS RESUMED - Gaz. 18.2.97
Doc. G399198
PORTIONS RESUMED - Gaz. 18.4.97
Doc. G454670

Land parcel identifier amended -
Regulation 12 Licensed Surveyors
(Transfer of Land Act 1893)
Regulations. Corr. 1775-2000-01

316-161

316-162

320-139

389-77

JOINS

(S)

VIVIAN ST

CLAUDE ST

STILES AVE

GRIFFITHS HWY

EASTERN

GREAT

GOODWOOD

ST

PLAN

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE **UNDER THE TRANSFER OF LAND ACT 1893**

REGISTER NUMBER 801/DP59438	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A
TOWN OF VICTORIA PARK	
Received: 19/12/2017	
VOLUME 2699	FOLIO 898

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 801 ON DEPOSITED PLAN 59438

REGISTERED PROPRIETOR: **(FIRST SCHEDULE)**

DEVON COVE PTY LTD OF 22 CLAUDE STREET, BURSWOOD

(AF K728652) REGISTERED 1/10/2008

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

1. *EASEMENT BENEFIT - SEE PLAN 2619 (2) AND SECTION 167A OF TLA.
2. *K728653 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 1/10/2008.

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

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

STATEMENTS:

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

SKETCH OF LAND: DP59438
 PREVIOUS TITLE: 208-137A, 1105-755, 1359-140, 1359-141
 PROPERTY STREET ADDRESS: 17 CLAUDE ST, BURSWOOD.
 LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K728652

DP 59438



TYPE FREEHOLD

PURPOSE SUBDIVISION

PLAN OF LOTS 801 & 802

SSA REG/NO

DISTRICT SWAN

TOWNSITE

LOCAL AUTHORITY TOWN OF VICTORIA PARK

LOCALITY BURSWOOD

FORMER TENURE ON

SEE TABLE INDEX BG34(2) 16.24

FIELD BOOK 106852

SCALE 1:400 @ A3

ALL DISTANCES ARE IN METRES

0 10 20

SURVEYOR'S CERTIFICATE - Reg 54

I, M. CARLTON, hereby certify that this plan is accurate and is a correct representation of the -

(a) survey; and/or

(b) calculations from measurements,

undertaken for the purposes of this plan and that it complies with the relevant written law(s)

in relation to which it is lodged.

Murray Carlton
2008.09.15
08.56.13 -0800

LOGGED

DATE 16-Sep-08

TYPE OF VALIDATION G.FONG

FULL AUDIT

LEGAL COMPONENT

DOCKET 1676-05/05

PLAN / DIAGRAM

CERTIFIED CORRECT

18.08.08

FEE PAID \$251.00

ASSESS NO. 4304280

IN ORDER FOR DEALINGS

SUBJECT TO

Sec 152 of the P & D Act

LICENSED SURVEYOR

DATE

SURVEY FIRM

CARLTON SURVEYS

LICENSED SURVEYORS

SUITE 4, 180 BURSWOOD ROAD

BURSWOOD 6100

TELEPHONE 9361 5558 FAX 9361 3457

APPROVED BY

WESTERN AUSTRALIAN

PLANNING COMMISSION

FILE 136142

DELEGATED UNDERS 16 P & D ACT 2005

DATE 23-9-08

LANDGATE

DEPOSITED PLAN

59438

ORIGINAL

SHEET 1

VERSION

APPROVED

1.10.08

DATE

INSPECTOR OF PLANS & SURVEYS

AUTHORISED LAND OFFICER

APPROVED

23-9-08

DATE

FOR INSPECTOR OF PLANS & SURVEYS

AUTHORISED LAND OFFICER

APPROVED

1.10.08

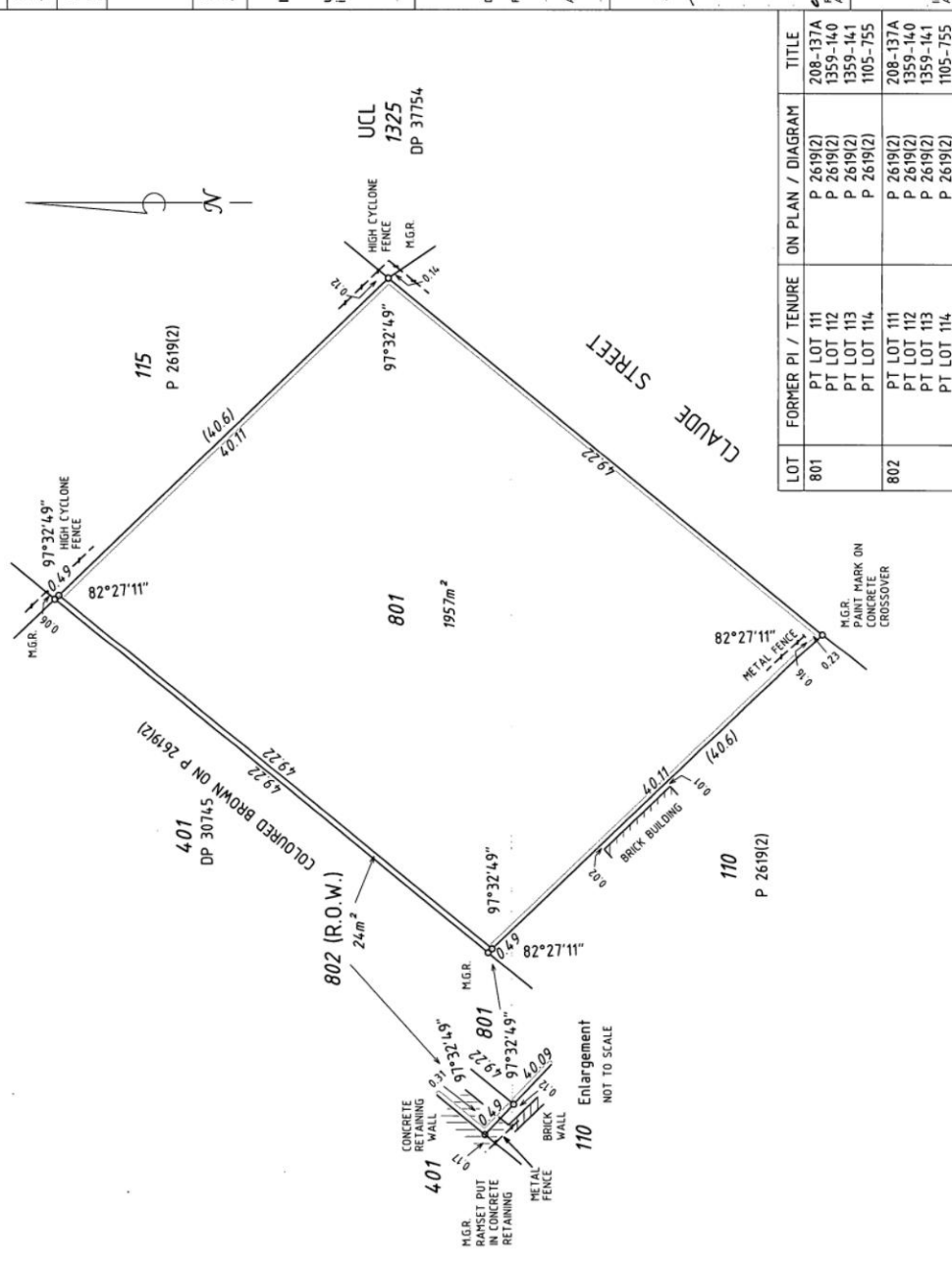
DATE

INSPECTOR OF PLANS & SURVEYS

AUTHORISED LAND OFFICER

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
LOT 802	RIGHT OF WAY (R.O.W.)	VESTS IN THE CROWN UNDER SECTION 152 OF THE P. & D. ACT	THIS PLAN			NOW LR VOL: 3153FOL: 382
VER	AMENDMENT	AUTHORISED BY	DATE			



LOT	FORMER PL / TENURE	ON PLAN / DIAGRAM	TITLE
801	PT LOT 111 PT LOT 112 PT LOT 113 PT LOT 114	P 2619(2) P 2619(2) P 2619(2) P 2619(2)	208-137A 1359-140 1359-141 1105-755
802	PT LOT 111 PT LOT 112 PT LOT 113 PT LOT 114	P 2619(2) P 2619(2) P 2619(2) P 2619(2)	208-137A 1359-140 1359-141 1105-755

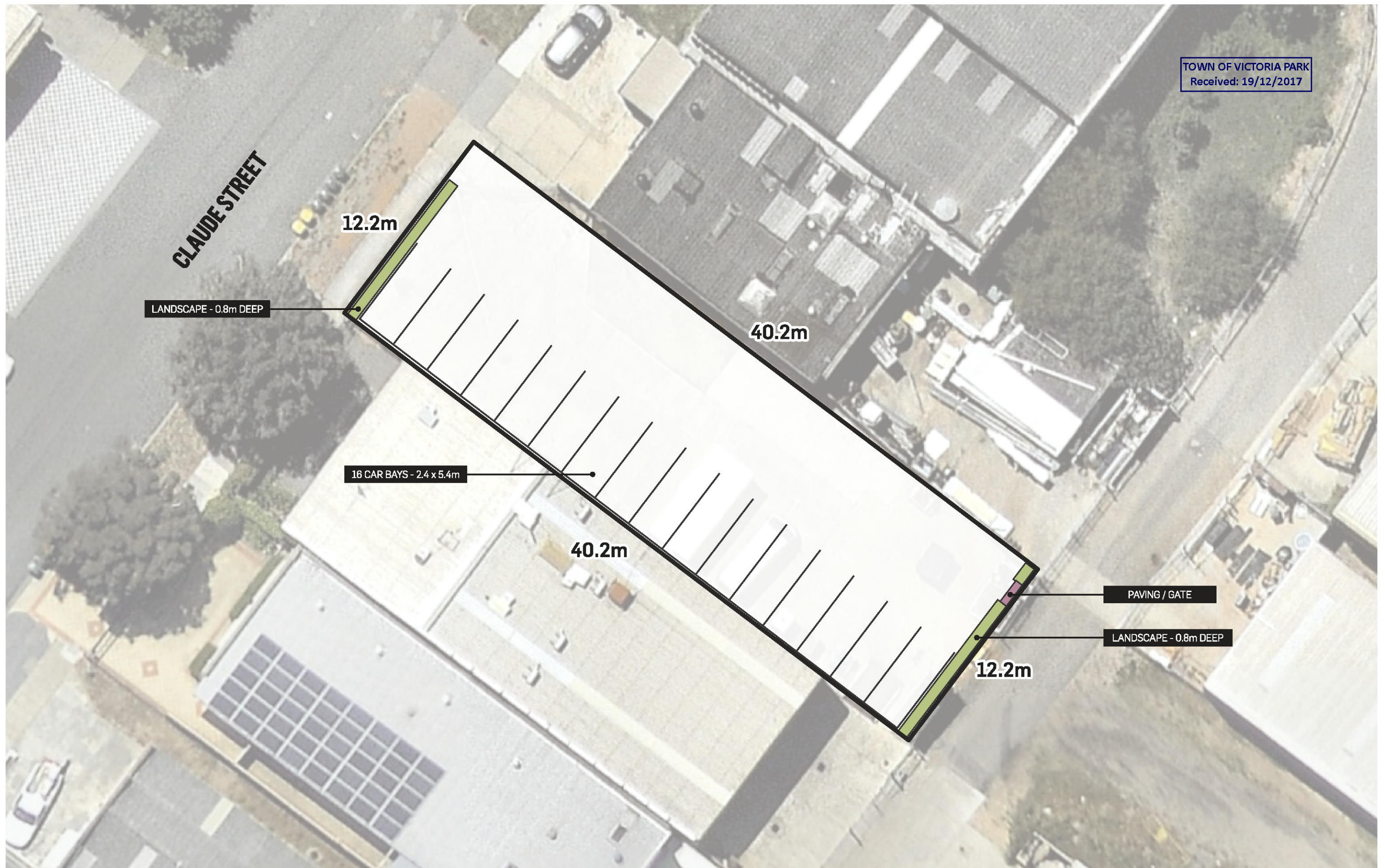
APPENDIX B

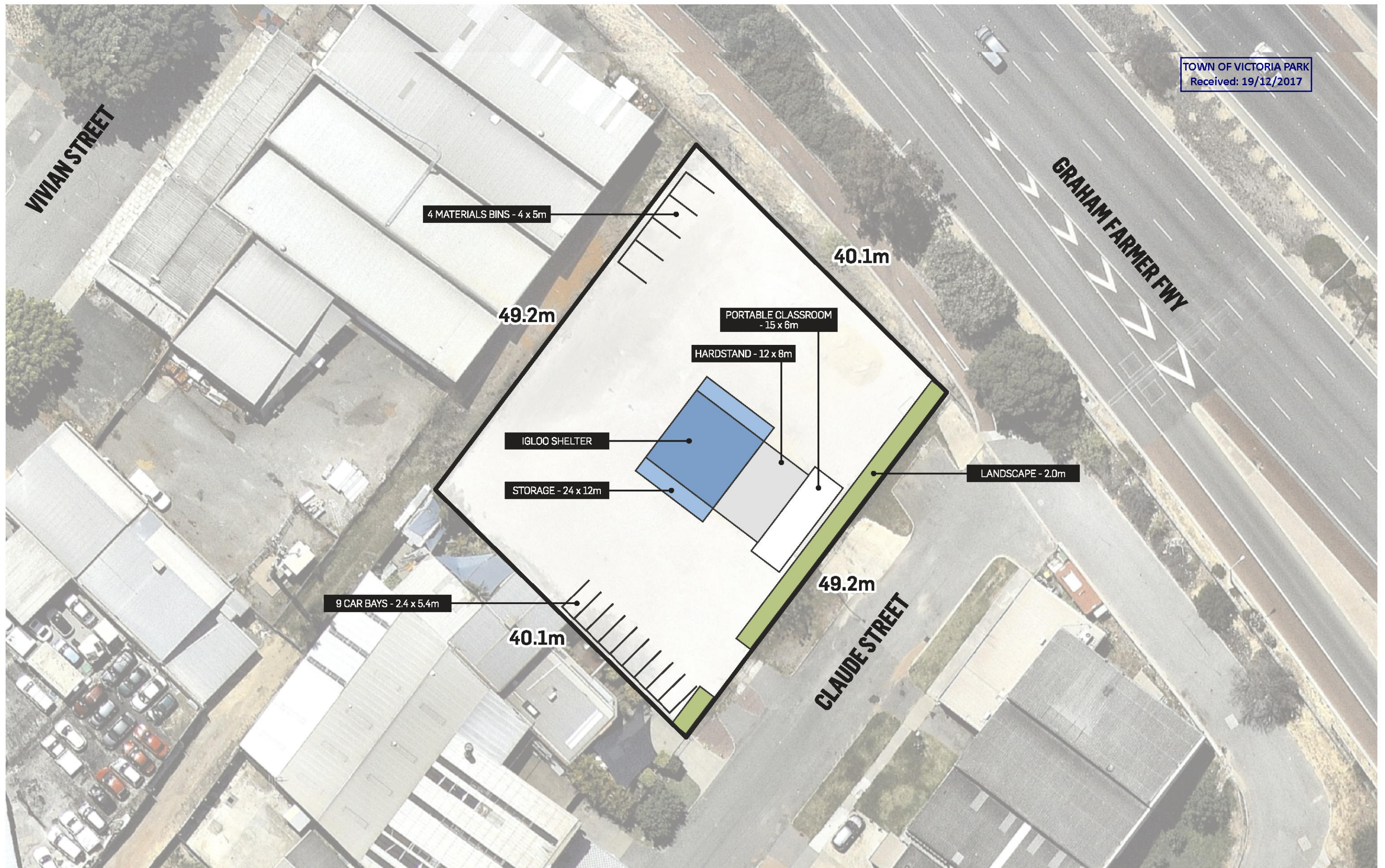
DEVELOPMENT APPLICATION PLANS

TOWN OF VICTORIA PARK
Received: 19/12/2017









TOWN OF VICTORIA PARK
Received: 19/12/2017

TOWN OF VICTORIA PARK
Received: 19/12/2017



**LEVEL 14, THE QUADRANT
1 WILLIAM STREET
PERTH WA 6000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

14 March 2018

Ms Doreen Rowley

Town of Victoria Park
Administration Centre
99 Shepperton Road
Victoria Park

Dear Doreen,

5.2017.1045.1 - 32 STILES AVENUE, 17 & 20 CLAUDE STREET, BURSWOOD - CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT

In response to the additional information requested in your email of 7 February and the information requested by the Health Officer on 15 January please find the responses in the table below:

Town of Victoria Park comment	Urbis Response
The lease term agreement and/or intended timeframe for the use on the lots.	The current lease (which is effective upon receipt of approval) is for 2 years, with an additional option of a further 2 years.
Confirm the hours of operation for the use.	The hours of operation will be from 8.00am - 4.00pm with the practical activities on 17 Claude Street occurring between 8.30am - 3.30pm Monday to Friday.
Elevation Plans required for the proposed temporary structures on 17 Claude Street.	Elevation plans are attached.
Floor Plans required for 32 Stiles Avenue existing building, noting that the currently approval on the site is "Office/Showroom"	Floor plans are attached.
Confirmed "Office" area and dimensions on floor plans, which is required to calculate car parking requirements	The proposal is for an Educational Establishment and as such parking has been calculated for the

Town of Victoria Park comment	Urbis Response
	44 students and 9 staff members associated with the activity. There is no requirement to provide a separate calculation for "office" as this is not a land use proposed.
All car bays and ACROD bay to be compliant in accordance with the currently Australian Standards, plans to be modified to comply. It should be further noted that in accordance with Local Planning Policy 23 – Parking Policy 6.1 (d) "where tandem car parking is proposed for a non-residential use, only one of the two tandem car bays shall be calculated as part of the approved car parking requirement for the development."	As per the plans provided the parking bays have been designed and will be marked to Australian Standards. Car parks: 2.4m x 5.4m ACROD bay: 4.8m x 5.4m For the purposes of our calculation of parking bays we have only factored in 1 bay for each of the tandem parks.
Noise Management Plan	A Noise Management Plan has been prepared by Marshall Day Acoustics and is attached.
Waste Water Disposal	The transportable classrooms and ambulant facilities are to be connected to the reticulated waste disposal network.
Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia - Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6. Plans are to be assessed by a suitably qualified person to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A Copy of the certified plans is to be	The alterations to the building to provide for disabled access are to be undertaken by the landlord and all required information will be provided to the Town by the landlord. It is considered a condition of approval requiring the required approvals are obtained and works undertaken prior to occupation is considered appropriate.

Town of Victoria Park comment	Urbis Response
provided as part of the building permit application. In addition to the disabled access and facility requirements of the Building Code of Australia, it is the responsibility of the building owner/developer to ensure the development complies with the Disability Discrimination Act 1992. Further information may be obtained from the Disability Services Commission.	

We trust this provides sufficient information is sufficient for the consideration the development application and as such we respectfully request that this matter is determined in a timely manner with reasonable and appropriate conditions.

If you have any queries relating to the above or the enclosed documentation, please do not hesitate to contact the undersigned or Emma Dunning on 9346 0500.

Yours sincerely,



Emma Dunning
Senior Consultant

01 May 2018

Ms Doreen Rowley
Planning Officer
Town of Victoria Park
via email

Dear Doreen,

32 STILES AVENUE, 17 & 20 CLAUDE STREET, BURSWOOD - CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT DEVELOPMENT APPLICATION

Further to your emails dated 20 March 2018 and 12 April 2018 please find below the responses:

Noise Management

We confirm the proposed activities will comply with the recommendations set out by the Marshall Day acoustic report. In regards to this, Marshall Day have provided the following advice:

Given the state of the project progress and the type of development, a noise assessment was considered to be the appropriate action at this stage of the project. A noise management plan would typically follow a noise assessment (if necessary) for this type of development, once the noise impacts are understood and site mitigation measures agreed. If compliance with the Noise Regs is demonstrated and the risk of noise complaint is considered to be low, a formal NMP may not be necessary.

As such, it is considered that as the proposal seeks to comply with the recommendations set out within the Marshall Day report a noise management plan is not required at this stage. Please find attached updated plans noting the location of the proposed fencing as per the Marshall Day report. We request that this aspect is added to the development application.

We request a condition be placed on any approval requiring the operation be undertaken in accordance with the noise management mechanisms outlined within the acoustic assessment to ensure compliance with the regulations. Alternatively, should the Town still seek a noise management plan, we request a condition be placed on any approval requiring a noise management plan prior to operation.

Dust Management

A Dust Management Plan has been prepared having regard to the activity on the site and the Department of Environmental Regulations Guidelines. Please find attached a copy of the dust management plan.

Asbestos

We confirm that there is no asbestos on the subject site however are happy for this comment to be placed on any approval as an advice note should the Town wish to include this.

Environmental Health Approval

The appropriate approvals will be obtained prior to occupation of the building.

Submissions

1. Main Roads WA submission

We agree to the advice notes suggested by Main Roads WA. The activity does not include any structures overhanging into the Primary Regional Road and will not include any signage visible from the Graham Farmer Freeway.

2. Submission 1:

We acknowledge the potential for dust to be generated through the machinery works on 17 Claude Street. As per the attached Dust Management Plan the site has been assessed as low risk and appropriate management actions have been set out.

3. Submission 2:

The plans have been updated to show the noise management / screening fencing as recommended by the acoustic assessment provided by Marshall Day. We request a condition be placed on any approval requiring the operation be undertaken in accordance with the noise management mechanisms outlined within the acoustic assessment to ensure compliance with the regulations.

It is the intention of Training Alliance Group to communicate with attendees of the facility in relation to parking location at the time of enrolment and again prior to the course commencing. This communication, along with the surplus number of parking bays will ensure no on-street parking occurs associated with the activity. We are happy to accept a condition on any approval outlining this.

We trust this provides the clarification, additional information and responses required for the continued processing of the application. Should you have any queries, please do not hesitate to contact the undersigned on 9346 0500.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dunning', with a large, stylized loop at the end.

Emma Dunning
Senior Consultant - Planning



**LEVEL 14, THE QUADRANT
1 WILLIAM STREET
PERTH WA 6000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

14 March 2018

Ms Doreen Rowley

Town of Victoria Park
Administration Centre
99 Shepperton Road
Victoria Park

Dear Doreen,

5.2017.1045.1 - 32 STILES AVENUE, 17 & 20 CLAUDE STREET, BURSWOOD - CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT

In response to the additional information requested in your email of 7 February and the information requested by the Health Officer on 15 January please find the responses in the table below:

Town of Victoria Park comment	Urbis Response
The lease term agreement and/or intended timeframe for the use on the lots.	The current lease (which is effective upon receipt of approval) is for 2 years, with an additional option of a further 2 years.
Confirm the hours of operation for the use.	The hours of operation will be from 8.00am - 4.00pm with the practical activities on 17 Claude Street occurring between 8.30am - 3.30pm Monday to Friday.
Elevation Plans required for the proposed temporary structures on 17 Claude Street.	Elevation plans are attached.
Floor Plans required for 32 Stiles Avenue existing building, noting that the currently approval on the site is "Office/Showroom"	Floor plans are attached.
Confirmed "Office" area and dimensions on floor plans, which is required to calculate car parking requirements	The proposal is for an Educational Establishment and as such parking has been calculated for the



MARSHALL DAY
Acoustics 

TRAINING ALLIANCE GROUP
NOISE ASSESSMENT
Rp 001 20180051 | 21 February 2018

Project: **TRAINING ALLIANCE GROUP NOISE ASSESSMENT**

Prepared for: **Urbis Pty Ltd
1 William Street
Perth 6000**

Attention: **Adam Woods**

Report No.: **Rp 001 20180051**

Disclaimer

Reports produced by Marshall Day Acoustics Pty Ltd are based on a specific scope, conditions and limitations, as agreed between Marshall Day Acoustics and the Client. Information and/or report(s) prepared by Marshall Day Acoustics may not be suitable for uses other than the specific project. No parties other than the Client should use any information and/or report(s) without first conferring with Marshall Day Acoustics.

The advice given herein is for acoustic purposes only. Relevant authorities and experts should be consulted with regard to compliance with regulations or requirements governing areas other than acoustics.

Copyright

The concepts and information contained in this document are the property of Marshall Day Acoustics Pty Ltd. Use or copying of this document in whole or in part without the written permission of Marshall Day Acoustics constitutes an infringement of copyright. Information shall not be assigned to a third party without prior consent.

Document Control

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Final	-	Issued to Client	21/01/2018	M. Koessler	B. Beverley

EXECUTIVE SUMMARY

This report details noise criteria, predicted noise levels and noise control requirements for a proposed construction vehicle training yard at Lot 801 (No. 17) Claude Street, Burswood. The noise sources associated with the yard include students conducting training exercises on small construction vehicles and noise from small air-conditioning condenser units.

The assessment considers levels received at adjacent properties from typical worst-case scenarios for noise. A 3D noise model was created using SoundPLAN v8.0 software to estimate noise emissions to the nearest most-affected receivers.

The results show that compliance can be achieved at all receivers, provided certain noise controls are included. Recommendations for noise control include a noise wall around the site and the fitting of broadband reversing alarms on machinery instead of conventional reversing beepers.

Recommendations for consideration in a noise management plan are outlined in Section 6.0.

With the inclusion of these recommendations, noise from the site is predicted to achieve the environmental noise criteria.

TABLE OF CONTENTS

1.0	INTRODUCTION	5
2.0	SITE DESCRIPTION.....	5
2.1	Nearest Receivers	5
2.2	Description of Operations	6
3.0	NOISE CRITERIA.....	7
3.1	Environmental Protection (Noise) Regulations 1997.....	7
3.1.1	Assigned Noise Levels	7
4.0	NOISE MODELLING DETAILS	8
4.1	Noise Modelling Scenarios and Assumptions.....	8
4.2	Representative Assessment Period.....	9
4.3	Noise Source Details	9
4.4	Methodology.....	10
5.0	NOISE REGULATIONS ASSESSMENT	11
5.1	Noise Mitigation Advice	11
6.0	RECOMMENDATIONS FOR NOISE MANAGEMENT	13
7.0	CONCLUSIONS.....	13

APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B ASSIGNED LEVEL CALCULATIONS

1.0 INTRODUCTION

A construction machinery training yard is proposed to be located at Lot 801 (No. 17) Claude Street, Burswood. Marshall Day Acoustics Pty Ltd (MDA) has been engaged by Urbis Pty Ltd on behalf of Training Alliance Group to undertake a noise assessment for the proposed training yard. This report provides details of relevant noise criteria, predicted noise levels and recommended noise controls for the training yard.

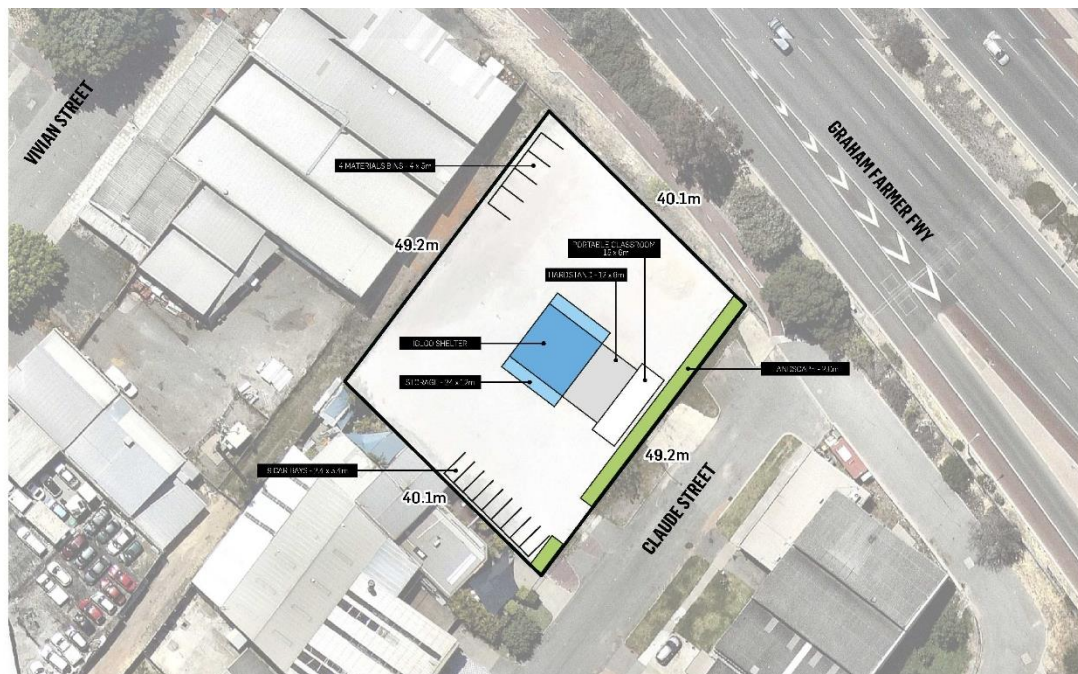
A glossary of acoustic terminology used in this report is provided in Appendix A.

2.0 SITE DESCRIPTION

The proposed training facility is to be located at Lot 801 (No. 17) Claude St, Burswood. The site is situated adjacent Graham Farmer Freeway within an area containing predominantly commercial and industrial premises.

The location of the subject site is shown in Figure 1.

Figure 1: Site layout showing the location of the proposed training facility (Image: Urbis)



URBIS 17 CLAUDE ST, BURSWOOD
TRAINING ALLIANCE GROUP - BURSWOOD DA'S

DATE: 10/01/2024
JOB NO: 191115
DWG NO: DA01-2
REV: A

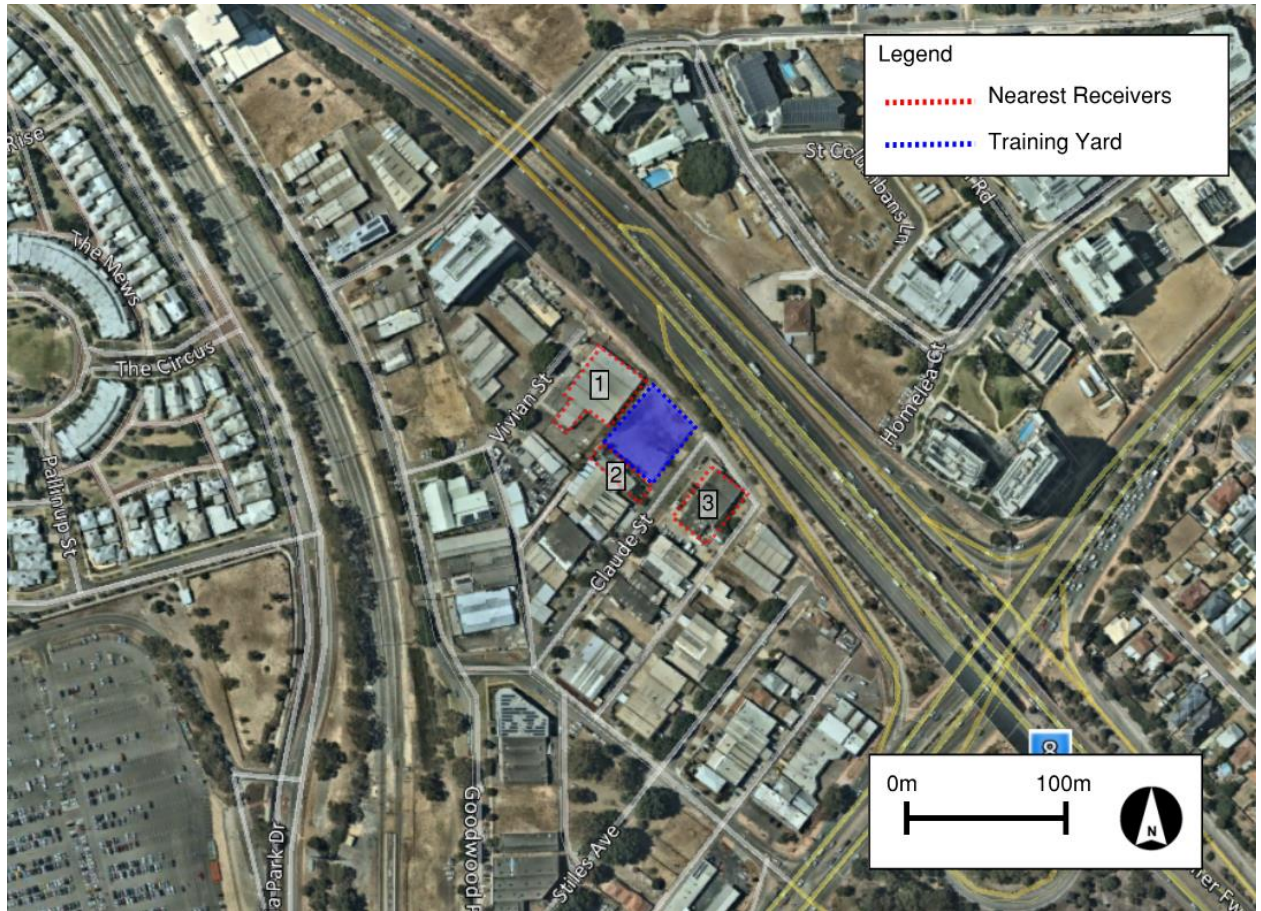
2.1 Nearest Receivers

The nearest most-affected receivers to the boundary of the yard are shown in Figure 2. **Error! Reference source not found.** A description of each of these receivers is provided in Table 1.

Table 1: Nearest Receivers

ID	Address	Receiver Type	Description
1	10 Vivian Road	Industrial	Vacant Warehouse
2	15 Claude Street	Commercial	Unknown
3	22 Claude Street	Commercial	Vacuum Repair Shop

Figure 2: Nearest Receivers (Image: Google Earth)



2.2 Description of Operations

It is understood that the site usage will consist of:

- Operating hours between 0830 – 1530 hours on weekdays only
- Student training is a mix of practical exercises (machinery assessments) and theory
- Students will have practical exercises and assessments using a mini-excavator, skid steer or a forklift
- The maximum duration for any vehicle training exercise is 1.5 hours and only one vehicle will be used on any given time.

The operation of the vehicles will include:

- Driving and operating the machinery
- Parking and shutting down the vehicle
- Safety checks.

3.0 NOISE CRITERIA

3.1 Environmental Protection (Noise) Regulations 1997

External noise emission from patrons, music and other noise sources is governed by the *Western Australia Environmental Protection (Noise) Regulations 1997* (the Noise Regulations). The Noise Regulations are a “prescribed standard” under the *Environmental Protection Act 1986*.

The assessment of noise emission under the Noise Regulations is based on external noise level limits that apply at a receiver position. The calculation of the noise level limits takes into account the local road network, the land use in the surrounding area and the time of day. These noise level limits are known as ‘assigned noise levels’.

The noise emissions are assessed over an assessment period which can be between fifteen minutes and four hours. The assessment period must be appropriate for the assessment of the emission and depends on the type and character of the noise source(s).

The assigned noise levels are defined in terms of statistical A-weighted and Slow-weighted sound pressure levels and are:

- L_{A10} , this is the noise level not to be exceeded for more than 10% of the assessment period
- L_{A1} , this is the noise level not to be exceeded for more than 1% of the assessment period
- L_{Amax} , this is the noise level not to be exceeded at any time.

In determining the assigned noise levels applicable to the development, reference has been made to the town planning scheme map available from the following source:

- City of Victoria Park IntraMaps (accessed 08/02/2018)
- City of Belmont IntraMaps (accessed 06/02/2018)

3.1.1 Assigned Noise Levels

The assigned noise levels applicable to the representative most-affected receivers are presented in Table 2. Full details of the parameters used in the calculation of the assigned noise levels are provided in Appendix B.

Table 2: Summary of Assigned Noise Levels

Type of Premises Receiving Noise	Time of Day	Assigned Noise Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	0700-1900 Monday to Saturday	59	69	79
	0900-1900 Sunday and public holidays	54	64	79
	1900-2200 all days	54	64	69
	2200-0700 Monday to Saturday or 2200-0900 Sunday and public holidays	49	59	69
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and utility premises	All hours	65	80	90

In addition, the noise emissions must be free of annoying characteristics such as: impulsiveness, modulation and tonality. Adjustments are also applicable where the noise emission is music. These adjustments are presented in Table 3.

Table 3: Adjustments for Annoying Characteristics

Adjustment where noise emission is not music. These adjustments are cumulative to a maximum of 15dB.			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+5dB	+5dB	+10dB	+10dB	+15dB

4.0 NOISE MODELLING DETAILS

4.1 Noise Modelling Scenarios and Assumptions

We have identified that the dominate source of noise emissions will occur from the use of the construction vehicle for training purposes and from air-conditioning units to be located on the portable classroom. The assumptions made in the setup of the noise model are presented in Table 4.

Table 4: Summary of operational assumptions of the training yard

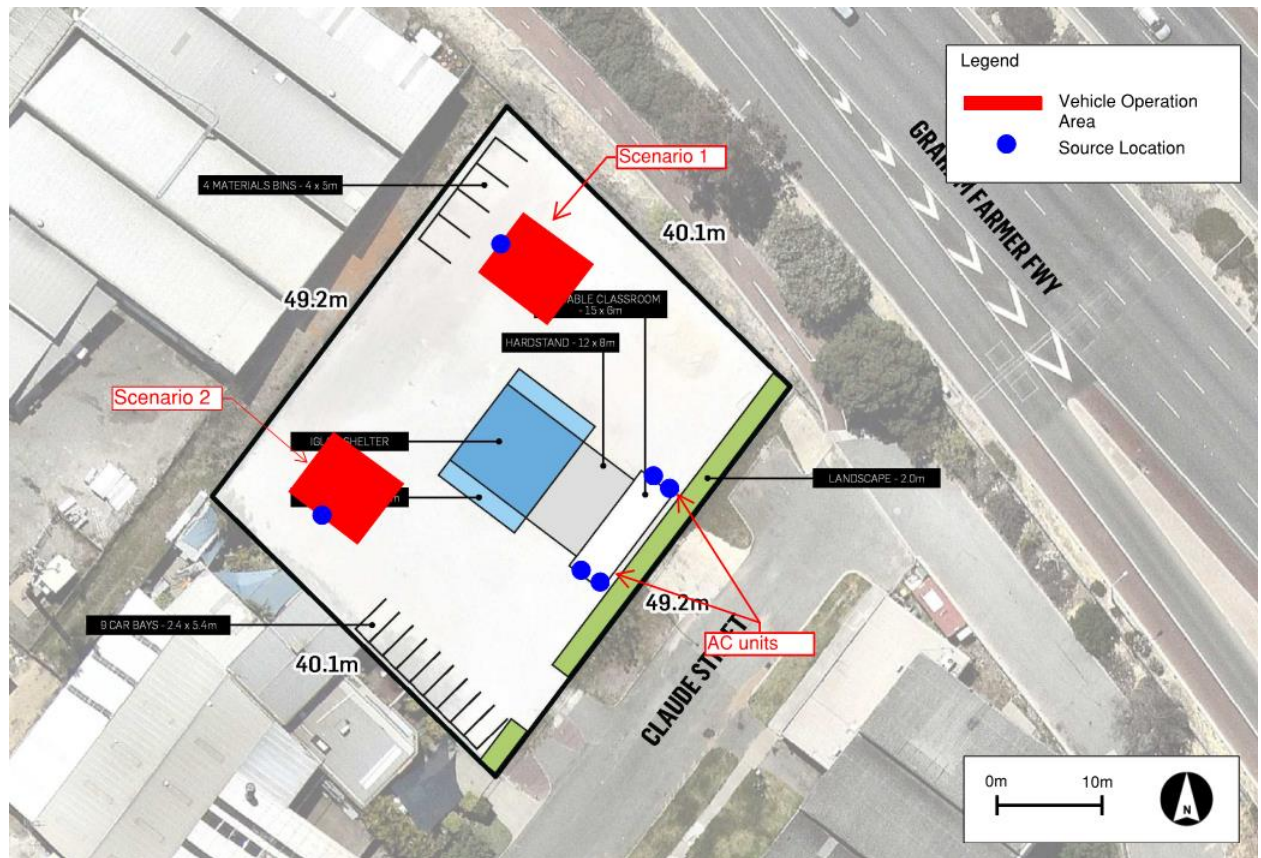
Item	Description
Types of training vehicles	3 (Mini Excavator, Skid Steer, Forklift)
Number of training vehicles in operation at any time	1 vehicle in operation at any time
Location of vehicles	2 possible locations as shown in Figure 3
Vehicle movement	Restricted to one of the two 8x8m (64m ²) areas
Vehicle noise levels	Estimated based on vehicle size and model using measured noise data
Two wall mounted A/C units	Located the East façade of the portable classroom and at a height of 4m (the top of the building)

Based on discussion with the Training Alliance Group, we understand that there are two locations where any of the three vehicles are to be operated, with only one vehicle being operated on site at any given time. The locations, shown in Figure 3 as red squares, define two 8x8m areas where a vehicle would be in operation.

When a student is operating one of the three vehicles, it may be in operation and moving anywhere within the defined 8x8m area. Movements of each vehicle will vary within the operational area depending on the type of vehicle that is in use, movements being practised/assessed and between different operators.

The modelling approach adopted for this assessment assumes two typical worst-case scenarios. The blue dots in Figure 3 represent a continuously emitting noise source at two typical worst-case locations; these are defined as Scenario 1 and Scenario 2.

Figure 3: Scenarios for noise modelling



4.2 Representative Assessment Period

The assigned noise levels are statistical noise levels occurring over a Representative Assessment Period (RAP) which is technically determined by an inspector or authorised officer. Based on previous experience of similar projects, we considered the maximum RAP of 4 hours is appropriate for the purpose of assessing the noise emissions from the training yard.

As a reference, for a 4 hours RAP period, the assigned levels can be understood as follows:

- The L_{A10} is the noise level not to be exceeded for more than 24 minutes in any 4 hour period
- The L_{A1} is the noise level not to be exceeded for more than 2.4 minutes in any 4 hour period
- The L_{Amax} is the noise level not to be exceeded at any time.

The noise assessment considers a continuously emitting source over a 1.5 hour training session, as such, there will be more than 24 minutes of vehicle noise emissions and therefore the L_{A10} assigned level parameter is the applicable criterion. The day-time assigned level has been chosen because the site will only be in operation during the day.

4.3 Noise Source Details

Detailed sound power data for each specific vehicle was not available at the time of assessment. As such, the sound power data for each vehicle has been estimated based on the size of each vehicle. The sound power data presented in Table 5 below has been obtained from MDA's database of noise sources and the BS 5228-1:2009 standard¹.

¹ British Standards, BS 5228-1:2009, *Code of practice for noise and vibration control on construction and open site – Part 1: Noise*.

Table 5: Sound power levels for training vehicles

Vehicle Type	Model Number	Size (Tonnes)	SWL Octave Band Centre Frequency, Hz (dB)							dBA
			63	125	250	500	1000	2000	4000	
Mini Excavator	Kubota KX018-4	1.7t	112	105	101	95	94	90	84	99
Skid Steer	Toyota 4SDK4	1.2t	90	84	84	84	82	79	79	87
Forklift	Toyota 42-7FG15	1.5t	107	100	95	89	88	87	83	94

Based on discussions with Training Alliance Group, we understand that the forklift will have a reversing alarm. Confirmation on the presence of alarms on the other vehicles was not possible at the time of assessment. Therefore, we have assumed that all the vehicles will have a reversing alarm for the purpose of assessment.

Sound power data for the wall mounted air-conditioning units has been estimated using data from MDA's noise source data based.

Table 6: Sound power levels for wall mounted air conditioning units

	Model Number	SWL Octave Band Centre Frequency, Hz							dBA
		63	125	250	500	1000	2000	4000	
Wall Mounted AC Unit	Daikin RZQ160L V1	73	71	71	68	68	66	61	73

4.4 Methodology

A 3-dimensional digital model of the training yard and surrounding built environment has been created using SoundPLAN proprietary noise modelling software (version 8.0).

Geometry data for the model has been sourced from public aerial photography, visual inspections of the area, and building heights defined on the basis of standard assumed heights per floor level. The geometries in the model are simplified representations of the built environment that have been configured to a level of detail that is appropriate for noise calculation purposes.

The SoundPLAN digital model has been used to calculate noise levels using the International Standard *ISO 9613-2: 1996 Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613). ISO 9613 is a general environmental noise calculation standard that has been used extensively throughout Australia, New Zealand, and Europe since its publication in 1996.

The implementation of ISO 9613 within proprietary noise modelling software enables multiple sound transmission paths, including reflected and screened paths, to be accounted for in the calculated noise levels. While atmospheric effects are expected to have a negligible effect on the transmission of sound from the venue to neighbouring sensitive receiver locations, it is noted that the ISO 9613 predicts noise levels for conditions which favour the propagation of noise. A +3 dB adjustment has been applied to the calculated sound pressure level from SoundPLAN to estimate the L_{A10} level for assessment purposes.

5.0 NOISE REGULATIONS ASSESSMENT

Table 7 and Table 8 present the two typical worst-case scenarios for noise based on the loudest of the three vehicle types (mini excavator) with the AC units also running continuously throughout. A +5dB penalty has been applied on the basis of tonal characteristics of a reversing alarm.

Table 7: Scenario 1 noise assessment

Receiver	Predicted Level (L_{A10})	Assessable Level with Penalty (L_{A10})	Day-time Assigned Level (L_{A10})	Compliance
10 Vivian Road	70	75	65	✗
15 Claude Street	61	66	60	✗
22 Claude Street	59	64	60	✗

Table 8: Scenario 2 noise assessment

Receiver	Predicted Level (L_{A10})	Assessable Level with Penalty (L_{A10})	Day-time Assigned Level (L_{A10})	Compliance
10 Vivian Road	66	71	65	✗
15 Claude Street	73	78	60	✗
22 Claude Street	57	62	60	✗

5.1 Noise Mitigation Advice

As presented above, the noise modelling has demonstrated that noise mitigation is required to control emissions from the proposed training yard. The required noise mitigation consists of controlling tonal characteristics and a barrier between the yard and the adjacent lots. Where vehicles have reversing alarms, they should be the broadband type instead of conventional reversing beepers.

A 2.1m high noise barrier must also be included around the site in the locations shown in Figure 4.

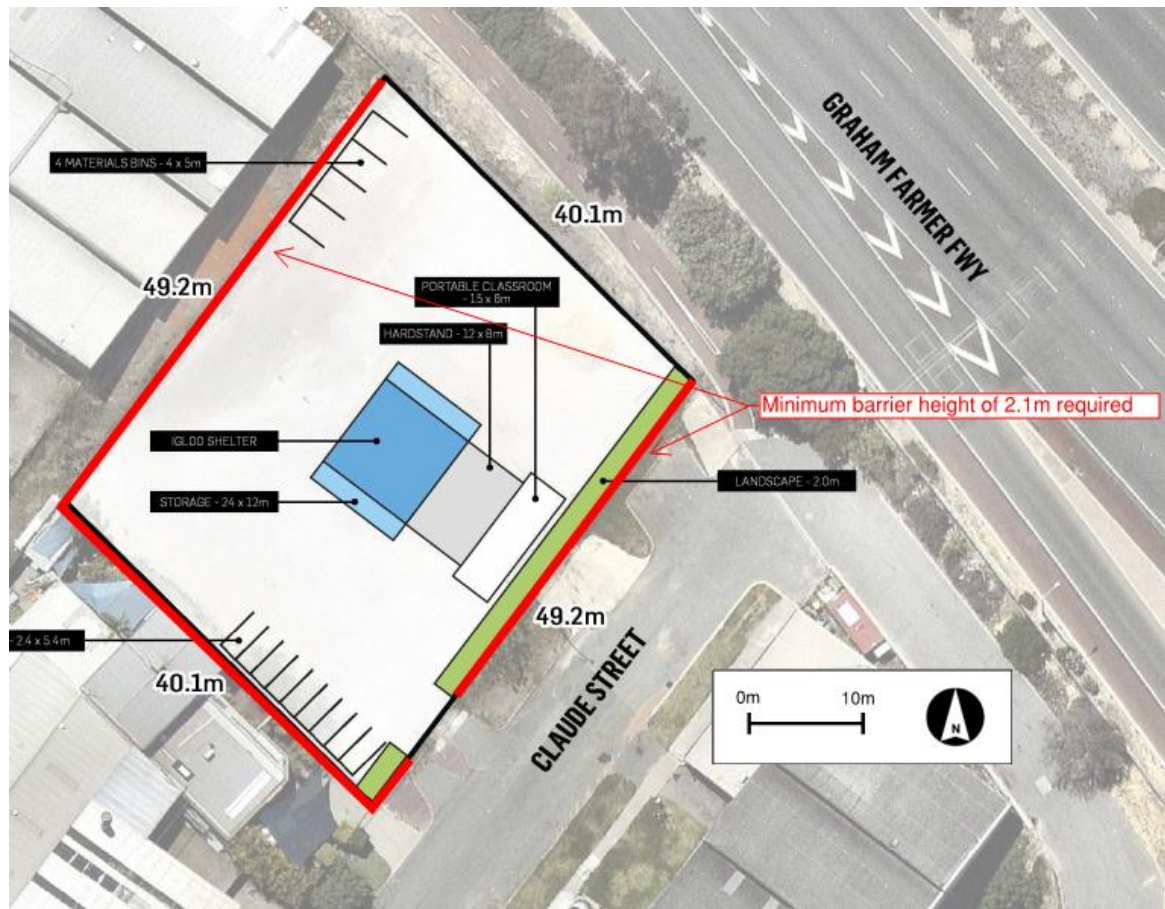
To provide the adequate noise attenuation, the construction material of the barriers must have a surface density within the range of 10-15 kg/m². Some suitable materials for this purpose include:

- 2mm thick corrugated steel
- 25 mm thick plywood timber panelling
- 9 mm thick fibre cement sheet
- Any other approved material which meets the above surface density specification.

The barriers must be free of gaps and penetrations, and any gaps at the bottom of the barrier must be minimised as far as practicable.

The final material selection and design of the barrier should be carried out by a suitably qualified structural engineer.

Figure 4: Barrier location for noise control



With the above treatments implemented, Table 9 and Table 10 detail the noise prediction results and an assessment against the assigned levels assuming all of the above noise control recommendations have been implemented. A penalty for tonality has not been applied on the basis that broadband alarms are used.

Table 9: Scenario 1 noise assessment with mitigation

Receiver	Predicted Level (L _{A10})	Day-time Assigned Level (L _{A10})	Compliance
10 Vivian Road	63	65	✓
15 Claude Street	47	60	✓
22 Claude Street	52	60	✓

Table 10: Scenario 2 noise assessment with mitigation

Receiver	Predicted Level (L _{A10})	Day-time Assigned Level (L _{A10})	Compliance
10 Vivian Road	60	65	✓
15 Claude Street	58	60	✓
22 Claude Street	53	60	✓

6.0 RECOMMENDATIONS FOR NOISE MANAGEMENT

Based on the predicted noise levels and other considerations presented above, a Noise Management Plan for the site should be adopted incorporating the following:

- Defined hours of operation as
- Using equipment on the premises which is the quietest reasonably available
- Reversing alarms are to be the broadband noise type instead of conventional reversing beepers
- Regular identification of noisy activities and adoption of improvement techniques
- Defined procedure for handling noise complaints should they occur.

7.0 CONCLUSIONS

This report has provided details of relevant noise criteria, predicted noise levels and the noise controls required to comply with the environmental noise criteria for a proposed construction vehicle training yard at Lot 801 (No. 17) Claude Street, in Burswood. The use of the yard includes students conducting training exercise on small construction vehicles. Emissions from the construction vehicles has been assumed to be the dominant noise source.

The assessment considers the typical worst-case scenarios for of noise emissions from the loudest of the construction vehicles at the adjacent properties.

With the inclusion of the noise mitigation option detailed in this report, our assessment shows that noise from the site will achieve the environmental noise criteria.

APPENDIX A GLOSSARY OF TERMINOLOGY

Frequency	The number of pressure fluctuation cycles per second of a sound wave. Measured in units of Hertz (Hz).
Hertz (Hz)	Hertz is the unit of frequency. One hertz is one cycle per second. One thousand hertz is a kilohertz (kHz).
Octave Band	A range of frequencies where the highest frequency included is twice the lowest frequency. Octave bands are referred to by their logarithmic centre frequencies, these being 31.5 Hz, 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz, 4 kHz, 8 kHz, and 16 kHz for the audible range of sound.
SPL or L_p	<u>Sound Pressure Level</u> A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 μ Pa RMS) and expressed in decibels.
SWL or L_w	<u>Sound Power Level</u> A logarithmic ratio of the acoustic power output of a source relative to 10^{-12} watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source.
dB	<u>Decibel</u> The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
dB(A)	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) so as to more closely approximate the frequency bias of the human ear.
A-weighting	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
L_{Aeq}	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.
L_{A1}	The noise level exceeded for 1% of the assessment period, measured in dBA.
L_{A10}	The noise level exceeded for 10% of the assessment period, measured in dBA.
L_{Amax}	The A-weighted maximum noise level, measured in dBA.

APPENDIX B ASSIGNED LEVEL CALCULATIONS

The determination of the Influencing Factor (IF) which affects the assigned levels applicable at the nearest residential receivers is based on the following:

- The area of commercial and industrial zoned land surrounding the receiver
- The number of major and secondary roads in proximity to the receiver

The procedure defined in the Noise Regulations considers the land use and road types with two circles centred on the receiver location, one of 450m radius, and one of 100m radius.

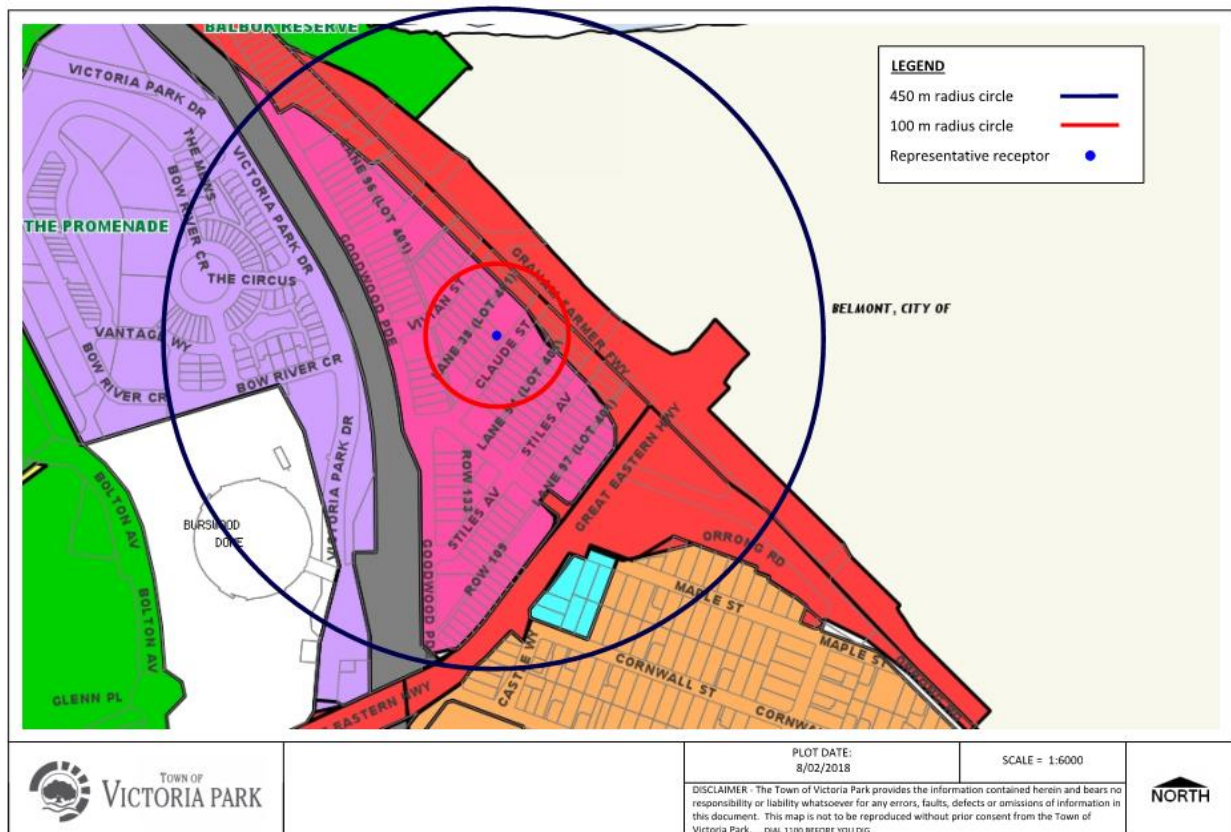
The land use has been determined from:

- City of Victoria Park IntraMaps (accessed 08/02/2018)
- City of Belmont Intra Maps (accessed 06/02/2018)

Transport factors of 6dB and 2dB apply if there are any Major Roads (a road carrying in excess of 15,000 vpd) within the 100m and 450m circles respectively. For each Secondary Road (a road carrying in between 6,000 - 15,000 vpd) within the 100m circle, a 2dB transport factor applies. The total transport factor that is included in the IF is limited to 6dB.

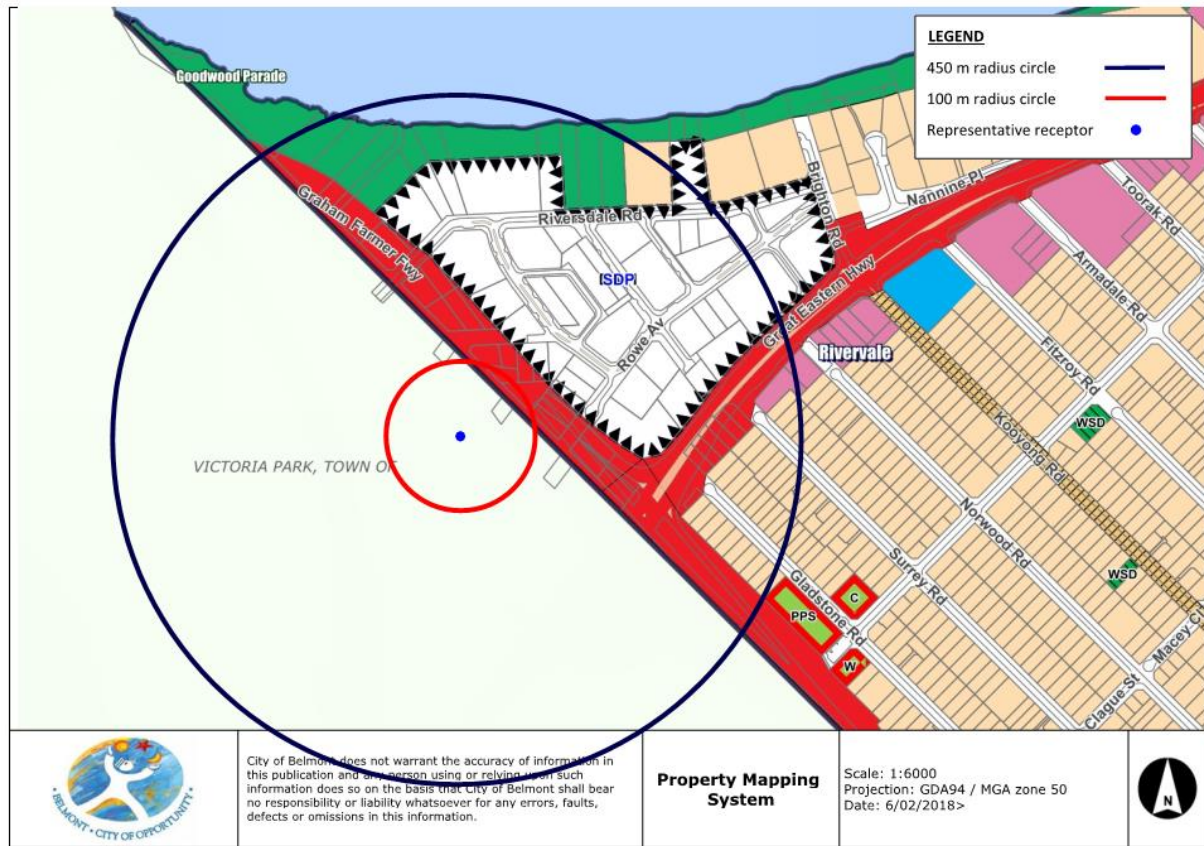
An extract of the Town of Victoria Park planning map showing the two area circles surrounding 15 Claude Street is presented in Figure 5.

Figure 5: Extract of Town of Victoria Park planning map with 100m and 450m radius areas used to determine the IF



An extract of the City of Belmont planning map showing the two area circles surrounding 15 Claude Street is presented in Figure 6.

Figure 6: Extract of City of Belmont planning map with 100m and 450m radius areas used to determine the IF



Traffic data for the nearby roads obtained from Main Roads are presented in Table 11.

Table 11: Traffic data and classifications for nearby roads (Source: Main Roads)

Road	Average Weekday Traffic Volume (VPD)	Classification
Graham Farmer Fwy	64171 (2012)	Major road

Based on the data presented in Table 11 and the area circles in Figure 5, the Transport Factor is 6dB.

A summary of the input parameters used to determine the IF is presented in Table 12

Table 12: Influencing Factor (IF) calculation parameters

	100m Circle	450m Circle	IF Calculation
Industrial %	51%	15%	+7dB
Commercial %	17%	5%	+1dB
Major road	1	-	+6dB
Secondary roads	-	-	-
Total IF:			+14dB

Based on the parameters above, the Influencing Factor is calculated to be 14dB.

DUST MANAGEMENT PLAN

**LOT 801 (NO. 17) CLAUDE
STREET
BURSWOOD**

1 MAY 2018
PA1515
PREPARED FOR TRAINING ALLIANCE GROUP

TABLE OF CONTENTS

1.	Purpose and scope	4
2.	Site Description and Background	5
2.1.	Climate	5
2.2.	Sensitive Receptors	5
3.	Operation description.....	7
3.1.	Primary sources and Potential impacts	7
3.2.	Site Risk Assessment	8
4.	Management Actions	9
4.1.	Complaints Management.....	9
4.2.	Monitoring and Reporting	10
5.	References.....	11
	Disclaimer	12

TABLES:

Table 1 – Surrounding Land Uses.....	5
Table 2 – Sensitive Receptors.....	6
Table 3 – Aspects and impacts register for dust generating activities	7
Table 4 – Site Risk Assessment.....	8
Table 5 – Dust Management Options	9

1. PURPOSE AND SCOPE

This Dust Management Plan (DMP) has been prepared for Training Alliance Group relating to the education activities occurring on Lot 801 (No. 17) Claude Street, Burswood. This DMP applies to the establishment and operational phases over the duration of the activity.

The DMP has been prepared in accordance with the Department of Environmental Regulations Guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities (March 2011).

2. SITE DESCRIPTION AND BACKGROUND

This DMP relates to operations on Lot 801 (No. 17) Claude Street, Burswood.

The 1957sq.m site is located in the eastern suburb of Burswood, within the Town of Victoria Park. The site is located approximately 4km east of the Perth CBD and is well connected to the regional road network through direct connections to Graham Farmer Freeway and Great Eastern Highway approximately 200m south-east. The area is further serviced by the Burswood Train Station 750m south-west, as well as two secondary centres – Belmont (3km east) and Victoria Park (1.5km south).

Lot 801 (No. 17) Claude Street is a flat compacted lot that is currently used for practical training exercises, including the manoeuvring of machinery as part of Training Alliance Group's existing educational establishment on Claude Street. Running parallel along the north-west of the site is a partially-constructed laneway identified as Lane 38 (Lot 401). To the north-east of the site, a walkway/ cycle path exists that connects pedestrians from Great Eastern Highway to Riversdale Road. Past this, the Graham Farmer Freeway runs parallel (north to south) to this lot.

2.1. CLIMATE

The subject site is affected by three primary prevailing wind directions. These winds prevail from the east, south west and westerly directions dependant on the time of day and time of year as noted by the Bureau of Meteorology.

Morning winds are more frequently easterly winds, with south westerly winds and westerly winds more likely to occur in the afternoons and evenings.

The subject site is affected by higher mean rainfall during the months from May to October with the summer months experiencing sporadic rain.

As such, the highest risk for dust impacts is considered to occur from October to April with potential dust moving in a westerly direction in the morning and to the east in the afternoons and evenings.

2.2. SENSITIVE RECEPTORS

The surrounding land uses consist of a range of predominantly light industrial and business activities, with a handful of older residential dwellings scattered to the south.

Details of the land uses surrounding the subject site have been summarised in **Table 1:**

Table 1 – Surrounding Land Uses

	Adjacent	Zoning	Further Surrounds	Zoning
North	Service/commercial Graham Farmer Freeway	Office/Residential Primary Road	The Burswood Peninsula	Special Use
South	Service/commercial	Office/Residential	Great Eastern Highway Residential R20	Primary Road Residential R20
East	Service/commercial Single-detached residential development	Office/Residential	The Springs	The Springs Special Development Area (SDP)
West	Light industrial development Burswood Train Station	Office/Residential Railways	Burswood Lakes Crown Resort	Special Use Public Purpose - Special Use

	Adjacent	Zoning	Further Surrounds Perth Stadium	Zoning Redevelopment Scheme/Act Area
--	-----------------	---------------	---	---

Based on the location and climate conditions the nearest sensitive receptors are considered to be the following properties:

Table 2 – Sensitive Receptors

Address	Land Use Type	Land Use Description
10 Vivian Road	Industrial	Vacant
15 Claude Street	Commercial	Unknown commercial
22 Claude Street	Commercial	Vacuum Repair Shop

3. OPERATION DESCRIPTION

Lot 801 (No. 17) Claude Street is proposed to function as an area for practical training components generally required by students, including the manoeuvring of machinery and storage of equipment.

The operations include the manoeuvring of machinery across the site as part of the practical operational training as follows:

- Operating hours between 0830 – 1530 hours on weekdays only
- Student training is a mix of practical exercises (machinery assessments) and theory
- Students will have practical exercises and assessments using a mini-excavator, skid steer or a forklift
- The maximum duration for any vehicle training exercise is 1.5 hours and only one vehicle will be used on any given time.
- The operation of the vehicles will include:
 - o Driving and operating the machinery
 - o Soil disturbance
 - o Materials loading and unloading

It is acknowledged that the timeframes associated with the use will be limited to the timeframes associated with the leases held by Training Alliance Group over the subject sites.

3.1. PRIMARY SOURCES AND POTENTIAL IMPACTS

A range of on-site activities are considered to have the potential to generate dust, these are usually visible and identifiable.

The primary sources of airborne particulates from the site are:

- Dust generation from movement of earthmoving machinery around the site.
- Dust generation from loading and moving of stockpiles
- Dust generation from excavation and remediation works as a by-product of manoeuvring

The potential dust generating aspects of the proposal are summarised in Table 3.

Table 3 – Aspects and impacts register for dust generating activities

Activity	Duration	Aspect	Impact
Loading and transportation of materials	4 x 1.5 hour blocks per day between the hours of 8:30 and 15:30 * Note only one vehicle to be operated on site at a time.	Loading/Unloading and transportation of materials on unsealed areas disturbs and creates a potential for particles to be released to the air.	Sensitive receptors adjacent to the site could be exposed to dust which has the potential to impact on amenity and health.
Minor excavation and rehabilitation as a by-product of loading/manoeuvring	4 x 1.5 hour blocks per day between the hours of 8:30 and 15:30 * Note only one vehicle to be operated on site at a time.	Disturbance of the ground disturbs and creates a potential for particles to be released to the air.	Sensitive receptors adjacent to the site could be exposed to dust which has the potential to impact on amenity and health.
Stockpiles	Materials stockpiled year round	Stockpiling of material has the potential to	Sensitive receptors adjacent to the site could be exposed to dust which has the potential to

Activity	Duration	Aspect	Impact
		release dust particles to the air.	impact on amenity and health.

3.2. SITE RISK ASSESSMENT

A site risk assessment has been completed as per Appendix 1 of the Department of Environmental Regulations Guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities (March 2011). The site risk assessment has been undertaken for activities generating uncontaminated dust.

The Site Risk Assessment is included in Table 4 below.

Table 4 – Site Risk Assessment

Item	Score	Justification
1. Nuisance potential of soil when disturbed	1	The nuisance of ground disturbance is considered to be very low.
2. Topography and protection provided by undisturbed vegetation	6	The proposal includes screening/noise fencing to the key sensitive receptors along with landscaping.
3. Area of site disbursed by works	1	The site area is less than 1ha
4. Type of work to be done	1	The activity includes manoeuvring of machinery on unsealed ground and minor excavation and recontouring.
5. Distance to other land uses from the site	18	The distance to adjacent land uses is less than 100m.
6. Effect of prevailing wind direction on other land uses	6	Some land uses may potentially be affected by prevailing winds
TOTAL SCORE (1-4) x (5-6)	216	

Based on the site risk assessment above, classification 2 applies to the subject site. This is considered a LOW risk. Dust management actions are proposed to address this risk and are detailed in section 4.

4. MANAGEMENT ACTIONS

The following key management actions have been identified to assist in achieving dust management on the subject site.

Table 5 – Dust Management Options

Parameter	Action	Timing	Responsibility
Induction	Inductions and training for all employees will include information on: • Potential sources of dust • Speed limits on site and handling of machinery and materials correctly • Awareness of dust and obligation to report to management if dust issue is observed	Induction	Site manager / course facilitator
Windy conditions	Monitor wind and weather forecasts (Bureau of Meteorology) and cease nonessential operations during excessively windy conditions	Ongoing	Site manager / course facilitator
Open area	Minimise open areas exposed to wind erosion as far as practicable and carrying out soil stabilisation works where appropriate. Screening and landscaping to be maintained to site boundaries adjacent sensitive receptor.	Ongoing	Site manager / course facilitator
Dust suppression	Watering system to be installed to apply water to unsealed and operational areas during dry, windy conditions and during summer months.	Ongoing	Site manager / course facilitator
Material handling	Implement loading and loading procedures to ensure that dust generation is minimised (i.e. Minimise drop heights).	Ongoing	Site manager / course facilitator

4.1. COMPLAINTS MANAGEMENT

It is essential that any complaints relating to dust generation are further investigated, acted on and appropriately recorded.

A notice is to be erected on site providing contact details of the person to be contacted if any complaints arise and details of works being undertaken on the site.

The following activities will be conducted for complaints received either directly via the complainant or passed on via the Town of Victoria Park:

- Review of complaint and legitimacy or complaint.
- Review the operational aspects of the activity which have generated the complaint.
- Address any issues to ensure activity is operating in alignment with relevant approvals and DMP to be undertaken immediately.
- Provide confirmation of review and actions (if required) to complainant or Town of Victoria Park within 14 days of complaint being received.
- Summaries of complaints and responses to be held in a complaints register on site.

4.2. MONITORING AND REPORTING

Reporting on any complaints and operational review of compliance of activity with the DMP to be undertaken annually and kept on site.

5. REFERENCES

Bureau of Meteorology (2018). Wind speed and direction rose. http://www.bom.gov.au/cgi-bin/climate/cgi_bin_scripts/windrose_selector.cgi?period=Annual&type=9&location=09021

Bureau of Meteorology (2018). Climate Data Online. <http://www.bom.gov.au/climate/data/>

Department of Environmental Regulation (2011). Guidelines for managing the impact of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities. Perth, Western Australia.

DISCLAIMER

This report is dated 1 May 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Training Alliance Group (**Instructing Party**) for the purpose of Dust Management Plan (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

11.2 No. 30 (Lot 47) Stiles Avenue, Burswood – Application for Change of Use from ‘Factory/Showroom’ to ‘Unlisted Use (Recreation - Private)’

Site Photos - No. 30 (Lot 47) Stiles Avenue, Burswood
– Application for Change of Use from ‘Factory/Showroom’ to
‘Unlisted Use (Health Studio)’

1. Front of premises, as viewed from Stiles Avenue



2. Interior of premises, showing both ground and mezzanine floor levels

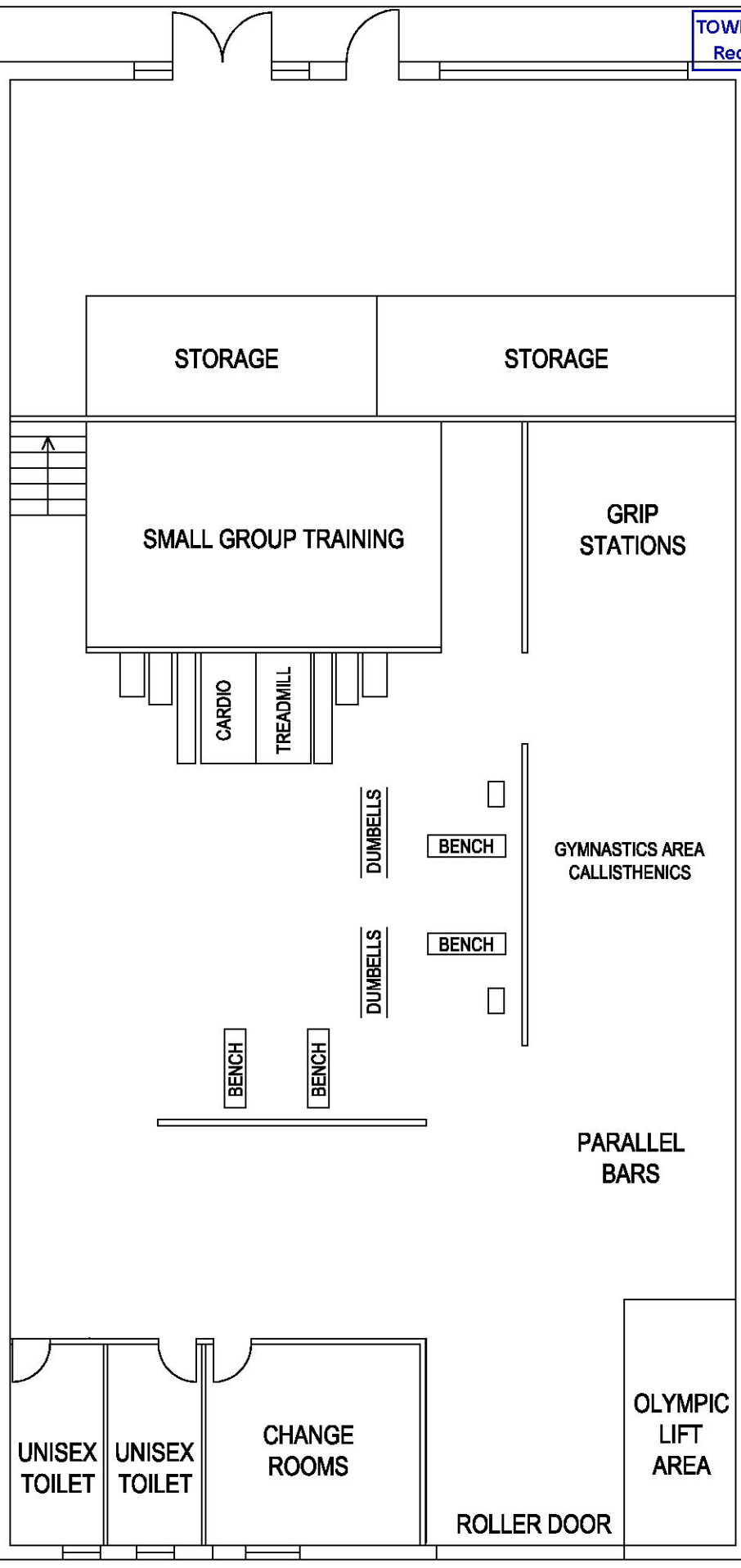


3. Rear of premises, as viewed from right-of-way



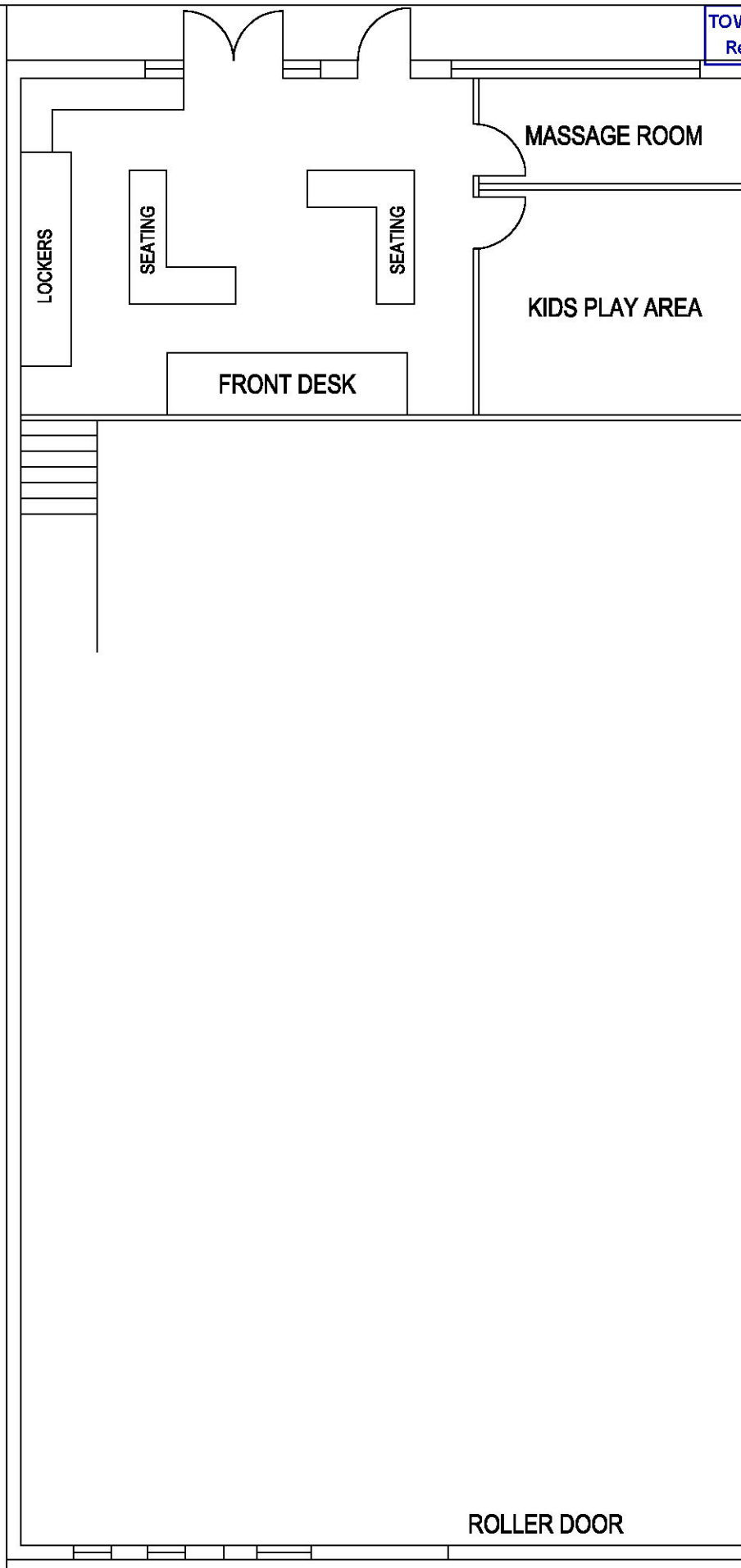


0 2 4 6 8m SCALE 1:250 ORIGINAL PLAN SIZE: A4	 NORTH	LEGEND: Subject Land.....	SITE PLAN
Base Mapping Prepared By Landgate DATE: 10.04.2018 REV 2	Altus Planning 68 Canning Highway South Perth WA 6151 t. 9474 1449 m. 0400 069 037 w. www.altusplan.com.au	NOTE: Areas and dimensions are subject to survey. DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.	LOT 47 (No.30) STILES AVENUE BURSWOOD Town of Victoria Park



MAIN FLOOR PLAN

LOT 47 (No.30) STILES AVENUE
BURSWOOD
Town of Victoria Park



ROLLER DOOR

0 1 2 3m
SCALE 1:100
ORIGINAL PLAN SIZE: A4

Base Mapping Prepared
By Landgate

DATE:
19.04.2018

REV
3

ALTUS
PLANNING



Altus Planning
68 Canning Highway
South Perth WA 6151
t 9474 1449 m 0400 069 037
w. www.altusplan.com.au

NOTE: Areas and dimensions are subject to survey.

DISCLAIMER: This plan has been prepared under instruction of the client, Altus Planning bears no responsibility for any inaccuracies or errors.

MEZZANINE FLOOR PLAN

LOT 47 (No.30) STILES AVENUE
BURSWOOD
Town of Victoria Park



TOWN OF VICTORIA PARK
Received: 15/03/2018

Front façade signage –
Approximately 10m wide x 0.75m
high



Front wall signage – Approximately 2m
wide x 2m high and to be painted on
the right-hand side of the front wall

Attachment 2 – Signage Strategy



Proposed signage on front façade of subject premises – wall sign also to be included refer below

PROPOSED CHANGE OF USE FROM 'WAREHOUSE' TO 'UNLISTED USE – (PERSONAL TRAINING STUDIO)'

No. 30 (Lot 47) Stiles Avenue, Burswood



Prepared by



April 2018

Disclaimer

This report has been prepared by Altus Planning solely for the benefit and use of the client.

This document may not be reproduced or copied in whole or part without the express written consent of Altus Planning and the client.

Prepared for: The Movement Barracks Pty Ltd

Prepared by: Altus Planning
68 Canning Highway
SOUTH PERTH WA 6151

Phone: (08) 9474 1449
contact@altusplan.com.au
www.altusplan.com.au

Document Version Control				
Version	Date	Description	Author	Review
1	14/03/18	Initial	JPA	JA
2	15/03/18	Final version	JPA	JA
3	11/04/18	Revision to final version	JPA	JA

Contents

1.0	Background	1
1.1	Purpose	1
1.2	Property Description	1
2.0	Proposal	2
2.1	Hours of Operation	2
2.2	Number of Patrons & Employees	3
2.3	Deliveries.....	3
2.4	Building Alterations.....	3
3.0	Planning Considerations	4
3.1	Metropolitan Region Scheme	4
3.2	Town of Victoria Park Local Planning Scheme No. 1.....	4
3.3	Town of Victoria Park Local Planning Policy No. 23 – Parking Policy.....	6
3.4	Town of Victoria Park PLNG10 – Transitional Use Policy.....	7
3.5	Planning and Development (Local Planning Schemes) Regulations 2015	8
4.0	Conclusion.....	10

1.0 Background

1.1 Purpose

This submission has been prepared by Altus Planning on behalf of The Movement Barracks Pty Ltd ('the Applicant') to provide justification for the planning application for a change of use from 'Warehouse' to 'Unlisted Use (Personal Training Studio)' ('the proposed development' or 'proposal') at No. 30 (Lot 47) Stiles Avenue, Burswood ('the subject premises' or 'site').

Relevant copies of the following are also provided with this application:

- Application for Development Approval Form;
- Change of Land Use Development Application Checklist;
- Certificate of Title;
- Payment for the Change of Use Application Fee of \$295; and
- Site and floor plans.

1.2 Property Description

The subject site exists as a commercial premises consisting of a single warehouse measuring 360m² with an associated car parking area consisting of five (5) bays on a parent lot measuring approximately 491m². The subject land is bound by Stiles Avenue on its north-western boundary, a laneway on its south-eastern boundary and similarly developed commercial allotments to the south-west and north-east.

The surrounding locality is characterised by the Great Eastern Highway to the east with the turn off onto the Graham Farmer Freeway to the north-east and the Burswood train station situated to the south-west with Crown Perth beyond that. Access to the site is off Great Eastern Highway via Griffiths Street.

An aerial image with cadastral overlay of the subject premises and immediate locality is provided at Figure 1 overleaf.



Figure 1: Aerial imagery with cadastral overlay of subject land and surrounds (Source: Landgate's Map Viewer Plus 2017)

2.0 Proposal

The Applicant is seeking to obtain planning approval for a change of use of the premises to 'Unlisted Use (Personal Training Studio)' for the purposes of operating a Personal Training Studio ('PT studio') that predominantly caters for functional group training classes.

Specifically, the Applicant is proposing a studio that will operate as a functional space for individual and group training sessions focusing on Olympic weightlifting, powerlifting, gymnastics and general strength and conditioning. The proposed PT studio will primarily utilise free weights, rowing machines, treadmills, bikes, gymnastic equipment (e.g. parallel bars) and 2-3 machines (e.g. cable machine).

In addition, it is proposed that the premises will also have a reception area consisting of a front desk, seating and lockers as well as a supervised child play area for clients to leave their children whilst they attend a class.

The specific details of the proposal are set out below.

2.1 Hours of Operation

It is proposed that the gym will operate six (6) days per week with the following hours of operation:

- Monday to Friday: 5.00am – 8.00pm; and
- Saturday: 6.00am – 12.00pm.

Furthermore, it is intended that there will be classes running throughout the duration of each day (see Indicative Training Timetable enclosed as **Attachment 1**), with the peak class times being proposed as follows:

	AM	PM
Monday to Friday	5.00 9.00	4.00 8.00
Saturday	6.00 10.00	

2.2 Number of Patrons & Employees

Under the Applicant's training model, each class is designed to be small group training sessions with a maximum of 20 participants at any one time. Having said that, the maximum is just that and it is not expected that the maximum number of class attendees will always be reached for each class. Last minute cancellations are also common with this form of training.

As the PT studio will not operate like a normal gym, which would allow clients to enter and leave at any time and do their own personal workout, it is submitted that the maximum number of clients will be limited to those participating in a class, which will remain at 20 persons or under.

Furthermore, it is proposed that there will be three (3) staff; one (1) full-time and two (2) part-time. For the majority of the time, it is anticipated that there will be 1-2 staff members on-site at any one time, with an additional staff member/trainer during peak periods (i.e. when the classes are being run).

2.3 Deliveries

In terms of deliveries/pick-ups, aside from the initial set-up it is proposed that there will not be any deliveries. The majority of produce, drinks and additional equipment will be picked up by the Applicant.

2.4 Building Alterations

The layout of the unit consists of one mezzanine floor at the entrance (north-west end of the unit) which has two (2) rooms sectioned off on the northern side, then there is a staircase that leads down to the open main floor area. Underneath the front mezzanine are two (2) storage areas and in the southern corner of the main floor are two (2) toilets and a changeroom which also have a mezzanine floor above them. There is a large roller door on the south-east wall of the unit that

provides access to and from the laneway at the rear. As part of this proposal, the Applicant is not proposing any major physical/structural alterations to the building other than some internal petitions (refer to enclosed main floor plan) and a staircase leading to the mezzanine level above the toilets and changerooms (refer to enclosed mezzanine floor plan). Specifically, the intended layout of the PT Studio simply includes dedicated areas for:

- Small group training sessions;
- Gymnastics and calisthenics (including grip stations and parallel bars);
- A cardio area (including treadmills, bikes etc);
- An Olympic Weightlifting Platform;
- Gym equipment (e.g. dumbbells, benches and several weight machines);
- A reception area (including seated area and lockers) located on the mezzanine floor at the north western end of the unit, directly inside the front entrance;
- A child play area and massage room also located on the mezzanine floor at the north western end of the unit, directly inside the front entrance;
- Two (2) storage areas underneath the reception mezzanine and on the north-eastern side of the small group training sessions area, which will be for the storage of equipment.
- Changerooms; and
- 2 x unisex toilets (including showers).

Furthermore, the Applicant is also proposing a sign to be erected on the front façade of the building, to be located in the existing sign board above the front door and windows which measures approximately 10m (w) x 0.75m (h), as well as the business logo on the right hand side of the front wall as indicated on the enclosed Signage Strategy (refer to **Attachment 2**).

3.0 Planning Considerations

3.1 Metropolitan Region Scheme

The subject land is zoned 'Urban' pursuant to the Metropolitan Region Scheme ('MRS').

3.2 Town of Victoria Park Local Planning Scheme No. 1

The subject land is zoned 'Office/Residential' pursuant to the Town's Local Planning Scheme No. 1 ('LPS1'). It is our understanding that the subject premises was previously approved/used as a 'Warehouse' which is an 'X' (not permitted) use within the 'Office/Residential' zone.

Pursuant to clause 16 of LPS1, the following is provided for 'Unlisted Uses':

"If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use Class categories the Council may:

- (1) determine that the use is consistent with the objectives and purposes of the particular Zone and is therefore permitted; or*
- (2) determine that the proposed use may be consistent with the objectives and purposes of the Zone and thereafter follow the advertising procedures of clause 37 in considering an application for Development Approval; or*
- (3) determine that the use is not consistent with the objectives and purposes of that particular Zone and is therefore not permitted."*

Pursuant to LPS1 Burswood Precinct, the 'Office/Residential' zone has the following objectives:

"This area should be redeveloped from industrial use to an area of mixed office and residential activities together with other uses which serve the immediate needs of the work force and residents. Residential and office uses may be developed independently.

The office component of a mixed-use development will be compatible with all residential uses and will provide for a wide range of business activities. Mixed-use development proposing the integration of, or close relationship between work place and residence are strongly encouraged where acceptable levels of residential amenity can be maintained. Building design should be innovative and strive to reflect and accommodate modern business premises and offer a wide range of housing.

The construction or placement of signs should not detract from the amenity of the Precinct. Signs should be in keeping with the design and character of host buildings and their placement should permit safe and convenient pedestrian and vehicle movement. Requirements for signs should be given careful consideration in the design of new buildings. The illumination of building facades is considered appropriate.

Landscaping between buildings and in front setbacks will be provided throughout the area. It should incorporate features that provide pedestrians and cyclists with safe, comfortable and convenient facilities and access through the area and to adjoining recreation areas. Car parks will be well integrated with the landscaped area required on redevelopment and be unobtrusive. Similarly, kerbside parking should be well integrated with footpaths and street trees and should not dominate the streetscape."

Whilst clearly not an office or residential development per se, the proposed PT Studio is considered to be a land use that will serve the immediate needs of the surrounding work force and residents. It is also considered that this development is suitable for this area in particular due to the space requirement, both in terms of the floor area and building height. Furthermore, it is considered that proposed use can operate harmoniously with the surrounding built form, which

consists mostly of similar sized commercial tenancies housing a range of businesses. In this regard, it is noted that there is already a gym (Colosseum Strength & Fitness) and other recreational uses which operate within immediate proximity to the subject land.

Finally, it is not considered that the operations of the proposed development would detract from the amenity of the surrounding area, and to that extent, it is noted that there are no adjacent sensitive areas. For these reasons, we submit that the proposal is not at odds with the objectives for the 'Office/Residential' zone.

3.3 Town of Victoria Park Local Planning Policy No. 23 – Parking Policy

Pursuant to clause 6.2 – Land Use Parking Requirements of the City's Local Planning Policy No. 23 Parking Policy ('LPP23' or 'Parking Policy'), the minimum parking provision/ratio for 'Health studio, squash courts and tennis courts' is:

"1 for every 30 square metres of net floor area and 3 for every court."

Furthermore, the minimum parking provision/ratio for 'Office/administration' is:

"1 for every 40 square metres of net floor area."

The definition of Net Floor Area is provided as the following under Note a) of clause 6.2 of LPP23:

- a) *Net floor area is the space within a building used for the general operations of the occupying use. Facilities ancillary to the main purposes (such as toilets, access ways, stairs, plant rooms and private car parking bays) are generally excluded.*

Based on the proposed main floor plan and mezzanine floor plan, and excluding the stairs, access ways, toilets, changerooms and storage area, the useable area for the proposed use is 190.88m² and 63.18m² for the administration area (including the child play area and massage room). A parking calculation based on the requirements of LPP23 has been undertaken below:

Health Studio - $190.88 / 30 = 6.36$

Office Administration - $63.18 / 40 = 1.57$

Total - $6.36 + 1.57 = 7.93 \sim 8$ car bays

Based on the above, and clause 6.1b) of LPP23 which notes that parking shall be rounded to the nearest whole number, the overall parking requirement results in 8 parking bays. As previously stated, there are currently 5 parking bays, including 1 disabled access bay, which service the subject site, resulting in a parking bay shortfall of three (3) car bays.

Notwithstanding the above, it is the intention of the Applicant that majority of the patrons attending the PT Studio will live locally within the Burswood area or surrounding suburbs. In this instance it is considered that most of the patrons will either walk or cycle to the site.

Furthermore, as the maximum patronage at the PT studio at any given time will be 20 persons (noting that it may not always reach this number), those travelling by car will be encouraged to share vehicles and it is considered that the parking bays provided will be sufficient. It is also noted that the peak periods for group classes will be outside of the normal trading hours of the surrounding businesses and it is therefore considered that minimal kerb side street parking along Stiles Avenue and the surrounding streets will not have an adverse impact on the useability of the street network or the amenity of the local businesses/residents.

Additionally, the Burswood Train station is also located approximately 270m south-west of the subject site, which will allow the use of public transport as a viable means of accessing the PT studio.

3.4 Town of Victoria Park PLNG10 – Transitional Use Policy

The Town's PLNG 10 – Transitional Use Policy ('PLNG10') enables the consideration of temporary uses in areas undergoing redevelopment or regeneration with an endorsed structure plan, local development plan or Town Planning Scheme provisions. These temporary uses will be considered for approval for a temporary period of up to 10 years, based on the following criteria:

- (i) The use provides an interim service or facility that benefits the community;*
- (ii) The use provides activation and passive surveillance;*
- (iii) The use promotes economic development of the area by utilising otherwise vacant property/building during the interim period;*
- (iv) The use promotes social interaction and community development;*
- (v) The use is appropriate in the precinct in which it is located and is a use that Council has the ability to approve;*
- (vi) The use promotes the principles of transit-oriented development and/or modal shift; and*
- (vii) The use does not replicate a similar use permanently approved in proximity to the proposed use.*

It is submitted that the proposed development is appropriate for the Burswood locality having regard to the above criteria, specifically having consideration of the following:

- The proposed use will provide an interim service by way of personal training classes that will benefit residents and workers in the surrounding area;
- It will help to promote social interaction and community development for those living and working in the area; and

- The use is considered appropriate for the Burswood precinct having consideration of the current transition to higher density residential housing seen in the area.

Given the above, the Applicant would be accepting of a 10 year time-limited approval for the proposed change of use as this would be consistent with provisional lease arrangements.

3.5 Planning and Development (Local Planning Schemes) Regulations 2015

The Town is to have due regard to the relevant matters set out in clause 67 of the Deemed Provisions (Schedule 2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('LPS Regulations'), including:

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area

The proposed use of 'Unlisted Use (Personal Training Studio)' is not a permitted use within the 'Office/Residential' zone and its approval will be subject to Council discretion. Notwithstanding this, the proposal is consistent with the zoning objectives as it is considered that the proposed use can operate harmoniously with office and residential developments and will not prejudice the use of the 'Office/Residential' zone for these purposes, nor will it detract from the viability or integrity of development outlined by the Burswood Peninsula District Structure Plan.

It is also not considered that the operations of the proposed development would detract from the amenity of the surrounding area, and to that extent, it is noted that there are no adjacent sensitive areas.

(b) the requirements of orderly and proper planning

As previously stated, the proposed 'Unlisted Use (Personal Training Studio)' use is not a permitted use within the 'Office/Residential' zone and its approval will be subject to Council discretion. It is submitted however that the proposed development is considered to be consistent with the relevant objectives and provisions of LPS1.

It is acknowledged that there is a parking shortfall of 3 bays, however, it is submitted that majority of the patrons will likely reside locally and will either walk or cycle to the site. Furthermore, those driving will be encouraged to share vehicles and it is considered that the parking bays on site will be sufficient when considering the maximum attendance of the PT Studio at any given time will be 20 patrons. In any event, the peak periods of the PT Studio will be outside those of the surrounding businesses and it is considered that minimal kerb side parking at these times will not have an adverse impact on the use of Stiles Avenue or the amenity of businesses/residents in the locality. Additionally, the Burswood Train Station is located

approximately 270m south-west of the subject premises and patrons will be encouraged to use public transport to access the site.

Based on the above, it is therefore considered that the proposal is consistent with orderly and proper planning.

(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or other land in the locality

As the proposal is seeking to utilise the existing building with no physical changes proposed to the appearance of the development other than signage, the proposal is not considered to raise any compatibility issues in terms of either its visual appearance or the nature of the operation.

As for the proposed use itself, the use is considered compatible with the adjoining land uses as it will not generate any adverse noise, odour or other emissions.

(n) the amenity of the locality

It is not considered that the proposal will have any adverse amenity impacts on the locality of the surrounding area. The proposal will utilise an existing building with on-site parking available. Notwithstanding that there is a shortfall of 3 car bays, it is As the peak periods of classes are outside of the trading hours of the surrounding businesses, it is submitted that minimal kerb side parking along Stiles Avenue in the event that the provided bays are all taken will not have any adverse impact on the street network or the amenity of the businesses/residents of the area.

Furthermore, there is unlikely to be any noise or other amenity impacts on the surrounding locality and we reiterate that there are no sensitive land uses within the immediate proximity.

(s) the adequacy of –

- (i) the proposed means of access to and egress from the site; and*
- (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles*

Access and egress from the site is via a crossover on Stiles Avenue which provides access to the front entrance of the unit, as well as via a cross over from the south-eastern laneway providing entrance to the rear of the unit. As previously stated, the subject site contains 5 parking spaces, which seeks a variation of 3 car bays pursuant to the Town's parking requirement under LPP23. Notwithstanding this, such parking availability is considered sufficient for the proposal given that the Applicant anticipates that there will be a maximum of 20 persons on-site at any one time with majority living in the local area. It is further considered that kerb side street parking should be acceptable, given that it will be minimal and in times outside of normal business hours.

4.0 Conclusion

The Applicant is seeking planning approval for a change of use for the subject premises from 'Warehouse' to 'Unlisted Use (Personal Training Studio)'. In accordance with the Town's LPS1, the use 'Unlisted Use (Personal Training Studio)' is not a permitted use within the 'Office/Residential' zone and its approval will be subject to Council discretion. For the reasons outlined in this report, it is our view that the proposed change of use is consistent with the objectives for the zone, the relevant local planning policies and the existing surrounding development. We also submit that approval of the proposed development will not prejudice future planning of the land or the general locality.

Furthermore, we submit that all requirements outlined in the Town's Scheme, Policies and the LPS Regulations are generally met. Notwithstanding that the subject premises has an insufficient amount of bays, as required by the Parking Policy, it is anticipated that majority of the patrons will live locally and either walk or cycle to the site, with those driving encouraged to share vehicles. As the maximum class size is 20 patrons (noting that it may not always reach the maximum number), it is considered that the car bays on-site should be sufficient. Additionally, the proposed use is also not considered to have any adverse impacts on the adjoining land uses.

We trust this information is to your satisfaction and welcome the opportunity to review any draft suite of conditions of approval prior to any determination. We otherwise look forward to your prompt and favourable determination.

Altus Planning

17 May 2018

Laura Sabitzer - Coordinator Urban Planning
Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

via email: LSabitzer@vicpark.wa.gov.au

Dear Laura,

**RESPONSES TO SUBMISSIONS RECEIVED FOR CHANGE OF USE AT NO. 30 STILES AVENUE,
BURSWOOD**

Please see Altus Planning's responses to the public submissions received for the proposed change of use at No. 30 Stiles Avenue, Burswood.

Submission 1 & 6

It is acknowledged that the subject site requires seven (7) parking bays under the Town's LPP23 and has only provided five (5) resulting in a shortfall of two (2) parking bays.

Notwithstanding this, the site is highly accessible by public transport having consideration of the following:

- Burswood Train Station, which is located approximately 270m south-west of the premises; and
- The high-frequency bus routes on Great Eastern Highway, with the 'Great Eastern Highway before Cornwall Street' stop located approximately 300m south-west of the premises.

In addition to the above, the peak periods for the proposed use will be outside of the work hours of surrounding businesses, with the highest volume of people (maximum of 20) attending classes in the early morning, 5am-8am, or in the evening, 5pm-8pm. It is considered that at these times there will be available on-street parking and the use of this parking will not have any adverse impacts on the surrounding area or adjoining businesses. Furthermore, the group personal training during the day (9am-5pm) is anticipated to be much smaller (maximum of 10 people) and the available on-site parking will be able to accommodate clients attending the premises.

In addition to the above, the Applicant, who will be the owner/manager of the personal training studio has indicated that he, as well as other trainers working there, will be cycling to and from the premises each day, thus not occupying car bays that could be used by clients.

Submissions 2, 3, 4 & 5

Submissions of support are noted.

11.3 86 (Lot 248) Etwell Street, East Victoria Park – Change of Use from Single House to Residential Building (Short Term Accommodation)

SITE INSPECTION

Officer: Doreen Rowley
Application No: 5.2018.214.1
File Ref: 11103

Address/Location: Lot: 248 Pln: 6413, 86 Etwell Street EAST VICTORIA PARK
Subject/Proposal: **RETROSPECTIVE CHANGE OF USE (SHORT STAY ACCOMMODATION)**

Date of Inspection: 17 May 2018

PHOTOS:







Received: 28/03/2018



DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

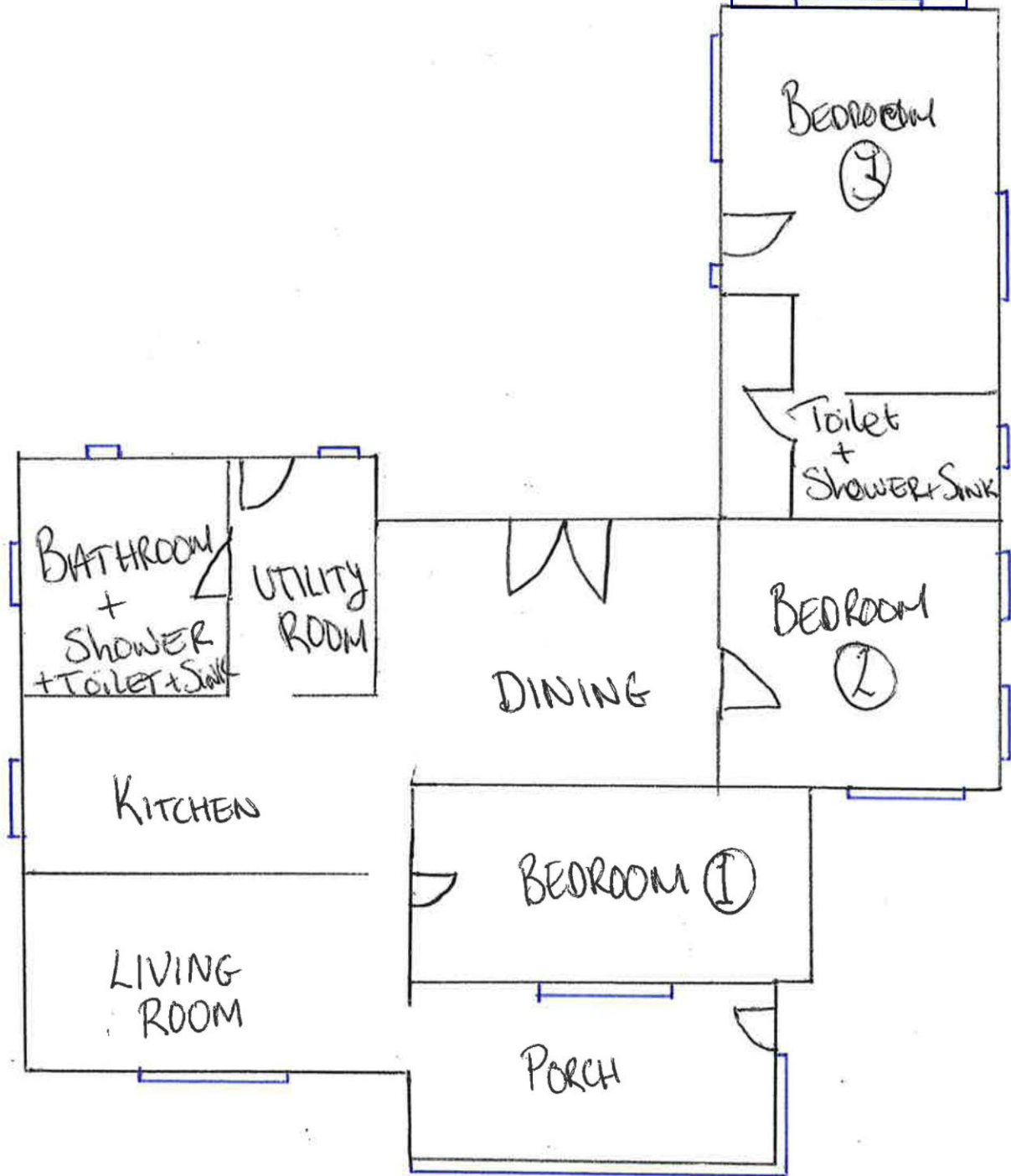
Mike Keane

RETENTION AND PROPOSED DEVELOPMENTS AT 86 ETWELL STREET

DRAWING TITLE
SITE PLAN
GENERAL ARRANGEMENT DRAWINGS

DRAWN 20/07/2018	CHECKED GC	SCALE 1:20 @ A1	
UPDATED	REV	(APPEND TO AS ONLY)	
CAD FILE WD 1101.dwg	DRAWING N° A100		
STATUS			

DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. ALL ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH CONSULTANTS' DRAWINGS.



WINDOW LOCATIONS

FLOOR PLAN 86 ETWELL STREET

About the property

TOWN OF VICTORIA PARK

Received: 28/03/2018

Due to the proximity to the bus (across the road) and train station, Albany Hwy café strip and Curtin university to name a few, this property is in a fantastic location. It is also only a short drive to the City, South Perth and other tourist attractions. Our plan is to use the property as a holiday house / short term accommodation aimed to cater for groups between 4 to 6 people or families who would benefit from staying in a house environment.

Visitors will have access to a full kitchen and laundry which is not normally available in traditional hotels and this will be appealing for families especially the ones with young children. With a minimum stay of 2 days we aim to encourage longer stay bookings and attract family groups by offering facilities for families like enclosed garden / cooking/ comfortable bedrooms and toys for children. The house itself consists of 2 bedrooms, bathroom and two sitting room areas. There is a laundry, kitchen, open plan dining and living room. It has the capacity to park 4 or more vehicles in the driveway. The maximum occupancy for the house is 6 people.

OPERATING STRATEGY

All advertising and bookings are made online through sites such as Airbnb. When a booking is made, we receive a confirmation with the guests' name, email address and phone number as well as the total number of people who will be staying in the property. A registration form will be available to guest to complete upon check in and include the terms & conditions of the stay. Guests must read, understand and agree to the terms & conditions of the stay by signing and dating the form. A copy of the registration form is attached.

OBJECTIVES OF THE MANAGEMENT PLAN

- To provide an accommodation in a central location for travellers aimed for group between 4-6 people.
- Ensure the health and safety of guests while staying at the accommodation
- Minimise any potential adverse impact the guests may have on the amenity of the surrounding area.
- Included in the house is a Welcome booklet which contains house rules, safety notice and appliances manual. The safety and evacuation notice provides information on what to do during emergency.

MANAGEMENT STRATEGIES

Management

The property is managed by the owners, Hannah and Mike who live nearby (about 5 minutes 'drive). The owners' numbers will be provided to neighbours to ensure any issue can be addressed immediately as they arise.

Staff

Cleaning is done by the owners along with garden maintenance.

Noise Control

A copy of the house rules is provided to all guests which include noise restrictions and prohibition of any large gatherings or parties to be held in the house. We expect the noise to be the same as a standard residential rental. If a noise disturbance arises, the owners will request the guests to stop the disturbance or the authorities will be called.

Parking

There is parking for four (4) vehicles in the driveway.

TOWN OF VICTORIA PARK
Received: 28/03/2018

Health and Safety

- The property is fitted with RCD and smoke alarms
- There is a fire blanket in the kitchen within arm's reach of the gas stove
- Owners will have a register of all guests with phone numbers in case of emergency

Hygiene and Comfort

- All food storage and preparation is in the kitchen and dining area only. Kitchen bin is provided with extra bin liners available.
- Bathroom has a lined bin.
- The house is cleaned thoroughly at the end of each guests' stay
- There is washing machine, clothes line and pegs available.
- Linen and towels are cleaned by the owners to ensure consistency.
- The house has an evaporative air conditioning unit which services all living areas and bedrooms.

Security

- The entry door to the house has a dead lock apart from the standard lock.
- All other external doors are lockable from the inside.
- Only registered guests are allowed in the house, unapproved visitors are not allowed to stay in the house.
- The house and contents are fully insured with public liability insurance for short term tenancy only.
- Police and emergency numbers are provided to guests.

Complaint Management

Owners will distribute their phone numbers and email address to all adjoining neighbours. Community members can contact the owners on these numbers 24/7 should they have any complaint/queries regarding the operation of the short-term accommodation or the guests. They will also be given a copy of the complaint management form. Members of the community can direct all complaints to the owners by completing the complaint management form. The owners will investigate the complaint and respond to the complaint as soon as possible or within 24 hours. Owners will maintain a complaint register to develop strategies to prevent reoccurrence.

Compliance

The management of the house will always be operated in accordance to the requirement of the health act and local council regulations.

Etwell Street Registration Form**TOWN OF VICTORIA PARK**
Received: 28/03/2018

Title Ms/ MRS/ MR	
First Name	
Family Name	
Home Address	
City	
State	
Postcode	
Phone Number	
Email	
Type of ID	
Arrival Date & ETA	
Departure Date & ETD	

Terms and conditions of stay:

- ☐ Check out is 12 noon. Late check out will result in a full day charge.
- ☐ The loss of key shall be charged at the cost of \$30 per key.
- ☐ Smoking is not permitted anywhere inside the building, penalty applies.
- ☐ Under no circumstances may the number of persons residing in the house exceed the maximum number of guests confirmed at the time of booking. Management have a right to refuse any extra persons.
- ☐ No party, loud noise or large gatherings allowed. Management have a right to evict or refuse stay if this is not respected.
- **Due to noise restrictions, strictly no visitors and no noise after 10PM**
- ☐ Any illegal or inappropriate behaviour may result in instant eviction without any warning in this case there will be no refund. Mike & Hannah has a legal obligation to report any illegal activity to the police.
- ☐ The house is rented and occupied at the sole risk of the tenant. Mike & Hannah, its proprietors, employees and/or agents assumes no responsibility for any injury, loss or damage of money, valuables and/or any other properties belong to you, or any other claim whatsoever that may arise during your stay.
- ☐ You shall be liable and must pay in full prior to your departure for any loss and/or damages to property and/or facilities caused by you or any other person staying with you.
- ☐ **By signing this registration card, I have read, understood and hereby accept the terms & conditions of my stay.**

SIGNATURE: X _____ DATE: _____

_____/_____/_____

Safety and Emergency Information

Fire

The house is fitted with smoke alarms, if the alarms are activated then immediately investigate the source of the smoke. In case of fire there is a fire blanket hanged in the cupboard next to the gas stove which can be used to smother fires. Please make yourself with the method of use described in the front of the pack.

If the fire is too large to extinguish then immediately evacuate all occupants and make your way to the street verge muster area. Ensure all occupants are present and have vacated the unit. Call 000 and notify them of the fire. Please also advise the owners who will assist and notify any occupants of the adjoining units.

Police

Should you require police attendance the local police number is **13 14 44** (In risk to life or injury call **000**)

Medical

For life-threatening situation please dial **000** and request an ambulance

To see a GP, the nearest medical centre is:

Victoria Medical Group – 734 Albany Hwy East Victoria Park

Ph: 9473 7888

Opening hours: Monday-Friday 8am-6pm

Park Medical Group – Unit 2, 779 Albany Hwy, East Victoria Park

Ph: 9452 9999

Opening hours: Mon – Fri 8.30 am – 5pm, Sat/Sun/Public holiday: 9am – 12pm

If you require a GP after hours, you can call a GP to attend to the house that will be bulk billed if you have Medicare.

After hours GP number: 13 74 25 / 1300 000 362

Pharmaceuticals

The nearest pharmacies in the area are:

Soul Pattinson Chemist – 779 Albany Hwy East Victoria Park

Ph: 9361 1072

Opening hours: Monday- Saturday: 7am – 10pm, Sunday: 9am – 9pm

Botts Compounding Pharmacy – 1098 Albany Hwy, St James

Ph: 9458 1515

Opening hours: Monday-Sunday 8am – 11pm

Utilities

If there is any issue with Water, Gas or Electricity requiring the service to be turned off, the main switch locations are:

- Water: Main water tap is located between the front pedestrian gate and the right-hand side driveway as you look at the road from the property. Looking in from the road it is located between the pedestrian gate and left hand side driveway gate underneath the front wall.
- Electricity: Main switch board is located outside the front door to the left as you exit.
- Gas: Main switch is located on the footpath between the garage and the house on the left-hand side of the house as you are looking in from the road.

**11.4 No. 4-10 (Lot 4) Hayman Road and No. 145-165 (Lot 5) Hillview Terrace, Bentley
– Masterplan for Rowethorpe Village**

Rowethorpe Village



Part A: Masterplan

NOVEMBER 2017

COPYRIGHT STATEMENT 2017

© Chaney Architecture Pty Ltd

All rights reserved. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act 1968 (Cth), no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of Chaney Architecture Pty Ltd.

No express or implied warranties are made by Chaney Architecture Pty Ltd regarding the information and analysis contained in this report. In particular, but without limiting the preceding exclusion, Chaney Architecture Pty Ltd will not verify, and will not assume responsibility for, the accuracy and completeness of information provided to us.

This report has been prepared with particular attention to our Client's instructions and the relevant features of the subject site. Chaney Architecture Pty Ltd accepts no liability whatsoever for:

1. a third party's use of, or reliance upon, this report;
2. Use of, or reliance upon, this report in relation to any land other than the subject site; or
3. The Client's implementation, or application, of the strategies recommended in this report.

Direct all inquiries to:

Chaney Architecture

Studio 5, 307 Murray Street Perth WA 6000

All correspondence to:

PO Box 7974 Cloisters Square WA 6850

Phone: 08 9322 7768

Email: contact@chaneyarchitecture.com

Web: www.chaneyarchitecture.com

PROJECT DETAILS

CLIENT

Uniting Church Homes, t/a Juniper a
Uniting Church Community

PREPARED BY

Chaney Architecture

CONSULTANT TEAM

Project Management:
James Turnbull

Architecture & Urban Design:
Chaney Architecture

Landscape & Urban Design:
Marion Fredriksson Design

Planning:
Planning Solutions

Traffic & Transportation:
Kleyweg Civil Traffic Transport

Civil Engineer:
Wood & Grieve Engineers

Electrical Engineer:
Brand CDEP

Hydraulic Engineer:
Hydraulics Design Australia

Community Consultation:
Creating Communities



MARION FREDRIKSSON DESIGN.



JAMES TURNBULL
ARCHITECT

The Rowethorpe Village Masterplan comprises the following three documents:

Part A: Masterplan

Sets out the aim and objectives, development framework and requirements of the Masterplan, and indicative staging and implementation strategy

Part B: Background Analysis

Provides background and supporting information.

Part C: Technical Appendices

Includes technical appendices.

Part A: Masterplan

	Foreword	1
	Executive Summary	2
1.0	Introduction	4
1.1	Overview	5
1.2	Land Description	5
1.3	Status of Masterplan	5
2.0	Masterplan	6
2.1	Aim & Objectives	6
2.2	Design Principles	8
2.3	Masterplan Overview	10
2.4	Precincts	12
2.5	Development Requirements	24
2.6	Staging	42
2.7	Implementation	44

FOREWORD

Rowethorpe is a masterplanned residential village notable for its established garden landscapes and generally low-density housing and accommodation. The village accommodates a range of housing types and options and provides its residents with a comprehensive breadth of services and amenities. At over twelve hectares, it is also a large and highly accessible residential village that is located right next to Western Australia's largest University.

The Rowethorpe Village Masterplan maps out a renewed vision for a much loved and highly valued retirement and aged care community in the heart of Perth's southern suburbs. The Masterplan sets out principles and objectives that are designed to protect and enhance the green landscape character of the existing village and deliver a higher quality environment and generally improved amenity for its residents and their visitors.

The Masterplan has also been structured to support Juniper's ongoing mission to provide a broad range of housing options on the Rowethorpe site. The structure and organisation of the Masterplan reflects Juniper's goals of equity, access and opportunity for all of its residents and their families and friends.

In the course of the Masterplan's development, residents have provided detailed feedback regarding their hopes and aspirations for Rowethorpe. This input has been invaluable in developing a more nuanced and inclusive plan and strategy for the site that supports both the more immediate needs of today's residents as well as the projected needs of future residents of Rowethorpe Village.

The last masterplan undertaken on the Rowethorpe site was completed in 2004. That masterplan successfully guided development over more than a decade of significant change. More recent and dramatic shifts in demand, needs and expectations for a centrally located residential village present a new and very different framework for development at Rowethorpe in 2017.

This Masterplan is not a blueprint, rather it is a framework for development over the next two to three decades. It illustrates the capacity of the Rowethorpe Village to adapt over time. It enables Juniper to accommodate many more residents in different forms of retirement living and residential care living whilst maintaining and improving Rowethorpe's intrinsic and highly valued landscape and community qualities. The Masterplan provides managers and development teams, now and into the future, with a robust and adaptable vision and set of design principles to guide development initiatives and plans.

JUNIPER'S VISION:

A good life for all our people.

JUNIPER'S MISSION:

*To enhance the independence,
spiritual fulfilment and
enjoyment of life of older
people through care,
accommodation and support
services.*

EXECUTIVE SUMMARY

This Masterplan guides the long-term growth of Juniper's Rowethorpe Village in Bentley, Western Australia. It is designed to be used in the assessment of planning applications for development of Rowethorpe Village. It supersedes the previous Masterplan dated October 2004.

The aim of this Masterplan is to create a socially sustainable village.

The Masterplan arranges Rowethorpe Village into six precincts, and provides objectives and development requirements for each precinct.

The Masterplan provides an indicative ultimate yield that is consistent with the R40 density of the site, as indicated on the following table:

Land Use	Current Yield	Masterplan Yield
Residential care beds	257	284
Independent living units	210	555
Community and commercial floorspace (m)	N/A	6, 600



Figure 1: Aerial View of Site



Figure 2: Preliminary Concept Sketch of Rowethorpe Village Centre

1.0 INTRODUCTION

1.1 OVERVIEW

The Masterplan guides the long-term growth of Juniper's Rowethorpe Village in Bentley, Western Australia.

The Masterplan:

- › Sets the long-term strategic direction for the future planning and development of Rowethorpe Village. The Masterplan will be used as a basis for strategic planning activities and studies prepared by the Western Australian Planning Commission (WAPC) and the Town of Victoria Park (Town) for Rowethorpe Village and its immediate surrounds.
- › Provides guidance for incremental development of Rowethorpe over the long term.
- › Incorporates outcomes from engagement with the Rowethorpe Village community.
- › Sets out a vision for Rowethorpe to be developed as a socially sustainable village.
- › Has been developed on the basis of eleven guiding design principles, including a 'People First' approach to planning and urban design.
- › Sets out the aim and objectives, staging requirements and development requirements of the Masterplan, and accompanying plans.

1.2 LAND DESCRIPTION

This Masterplan applies to Rowethorpe Village, comprising Lot 4 (4-10) Hayman Road and Lot 5 (145 - 165) Hill View Terrace, Bentley.

More generally, Rowethorpe Village is made up of the land bounded by Hayman Road to the southwest, Marquis Street to the southeast, Hill View Terrace to the east, Adie Court to the northwest and the Bentley Park aged care complex to the north.

1.3 STATUS OF MASTERPLAN

The Masterplan guides future planning and development of Rowethorpe Village. Development consistent with this Masterplan will be 'deemed to comply', reducing the administrative burden on the Town and providing certainty to Juniper and its community regarding future planning and development.

The Masterplan supersedes the previous Masterplan dated October 2004 that was adopted by Council on 28 September 2004.

Pursuant to clause 67(zb) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, this Masterplan is a relevant consideration for applications for development approval at Rowethorpe Village. However, nothing in this Masterplan binds the Town or any other authority in the consideration of applications for development approval.



Figures 3 -5: The People First Approach



Figure 6: Rowethorpe Village Masterplan

2.0 MASTERPLAN

2.1 AIM & OBJECTIVES

The aim of this Masterplan is to create a socially sustainable village for existing and future residents.

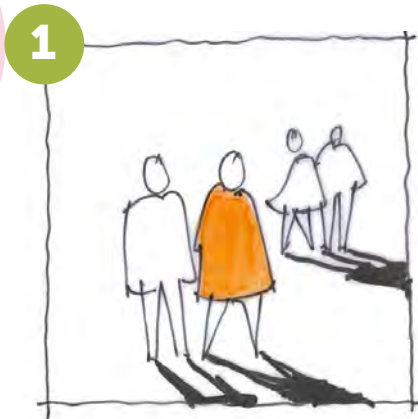
To implement this aim, the objectives of this Masterplan are to:

- Improve residential care, and lifestyle services and facilities;
- Increase and diversify residential accommodation opportunities;
- Respond to community expectations;
- Provide a holistic and seamless staged development;
- Maximise outcomes, while minimising the impact on residents and the community; and
- Deliver cost-effective living to residents, while also ensuring financial sustainability.

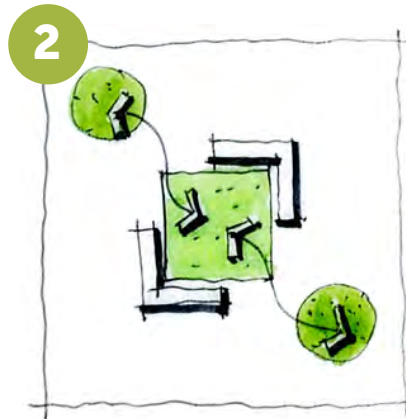


Figure 7-8: Rowethorpe Village Lifestyle Services

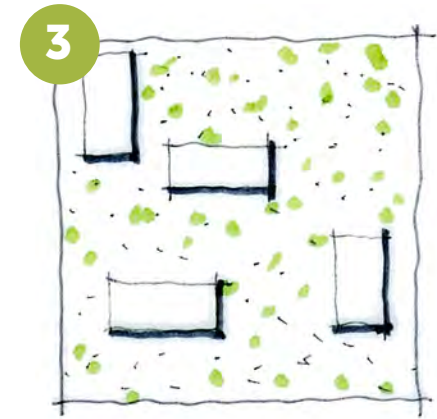




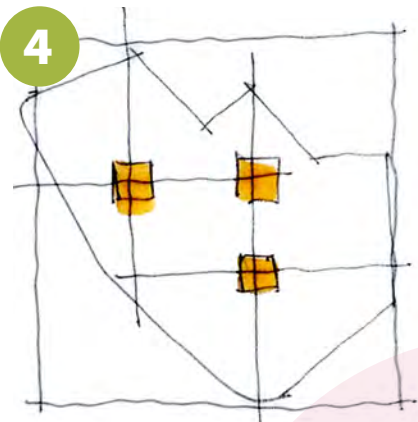
~PEOPLE FIRST~



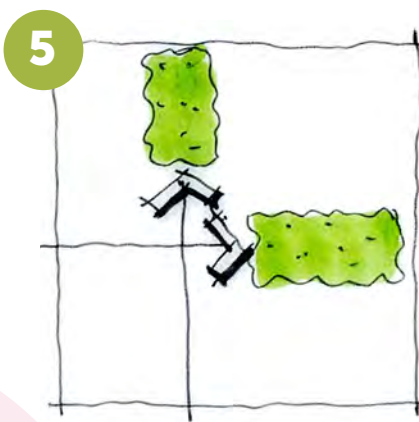
~A GREEN VILLAGE CENTRE~



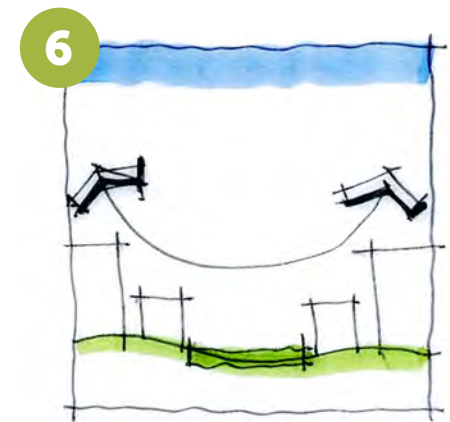
~BUILDING IN A PARKLAND~



~SIMPLE SITE STRUCTURE~



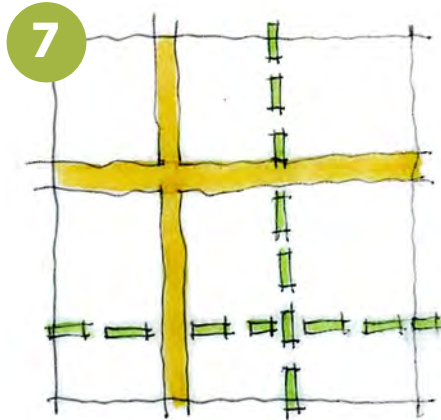
~GREEN TERMINATION FOR
MAJOR ROADS~



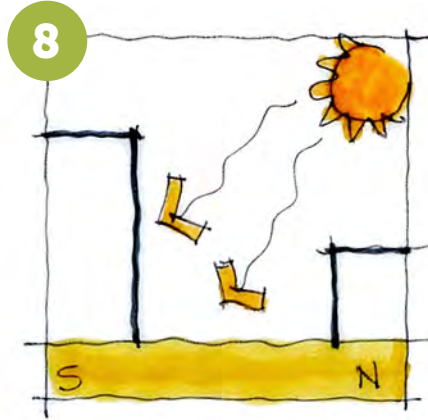
~HEIGHT AT PERIPHERY~

Figure 9: Rowethorpe Village Design Principles

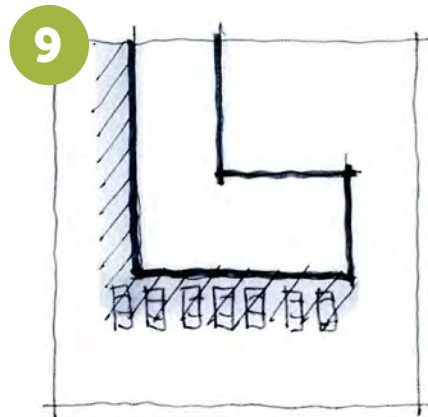
2.0 MASTERPLAN



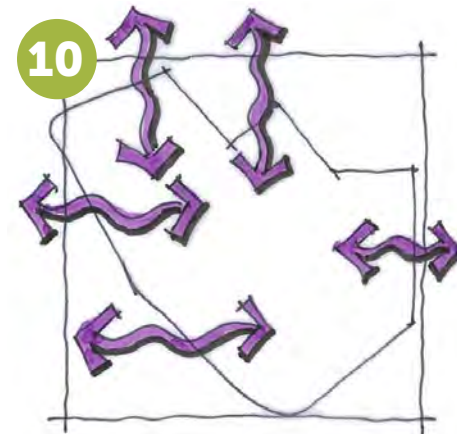
~SEPARATE ROADS & PEDESTRIAN PATHS~



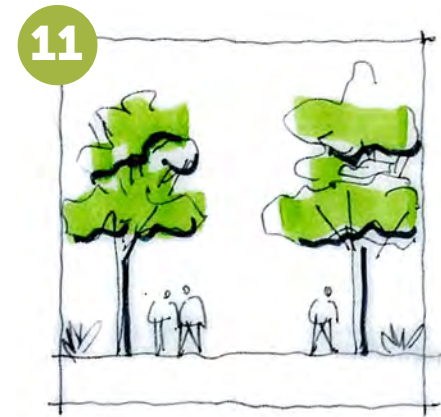
~SOLAR ACCESS TO STREETS & SHARED SPACE ~



~SHADED SOUTH ZONES FOR SERVICE & PARKING~



~LINKS TO EXTERNAL ACTIVITIES~



~GREEN & SHADED PEDESTRIAN LINKS~

2.2 DESIGN PRINCIPLES

Eleven design principles have been developed to inform the Masterplan. The design principles respond to the Masterplan's aim and objectives and reflect the ethos of 'people first' and social sustainability. These principles have been guided and further informed by comments received from the Rowethorpe community during extensive consultation. A detailed site analysis has also informed the formulation and application of these principles.

The design principles are intended to provide a reference point for future planning and decision-making. Referencing these principles will ensure that changes over the long term will be made to a common set of values. Every new development, planning or design decision will build on the long-term aspirations for the Juniper Rowethorpe development, as reflected in the eleven guiding design principles.



Figure 10: Rowethorpe Village Masterplan - Annotated

2.0 MASTERPLAN

2.3 MASTERPLAN OVERVIEW

The Masterplan has been designed to guide the redevelopment of the Juniper Rowethorpe site at Bentley for the next 30 years. The planning strategies and principles enunciated in the masterplan will ensure that the site is not overdeveloped and that the quality and qualities of the landscape and public realm remain important attributes of the site in the long term.

The Masterplan has a simplified road structure that creates large development parcels, allowing maximum flexibility for the long term development and staging. The new structure clarifies and simplifies the organization of the site, with regular road alignments that relate to site entrances and key site developments and open space.

The Masterplan has established a broad organisational structure with Residential Care facilities consolidated together in the South and East of the site, a new Village Centre established in the heart of the site and the remainder of the site, to the north and west allocated for Independent Living. Recreation and community facilities are generally consolidated within the Village Centre with secondary recreational and community hubs within the Independent Living precincts.

The Masterplan recognises the value and quality of the landscaped character of the site in its current form, and mature vegetation is retained where possible. The Masterplan defines landscape spaces more clearly than is currently the case, with defined uses and improved opportunity for sense of 'ownership'.

The scale of new development is generally 3-5 levels, with the opportunity for some taller developments of up to 8 levels. Lower buildings will be consolidated around the Village Centre to create a personal scale and to maintain winter sun access into the central open space.

Both Hayman Road site entrances and the Adie Court entry are retained in their current location. The access to Hill View Terrace has been moved from its current location on the northern site boundary to a more central site location.

The Masterplan proposes a new path network for gophers, electric carts and pedestrians that is separated from the main road network. This path network will connect all major activities and facilities within the site as well as external site. The intention is to create an environment that will promote and support incidental meetings and gatherings, supporting a community environment.

The requirements for the future planning and development of this Masterplan are addressed in the following sections, which consider:

- › Precincts
- › Development requirements
- › Staging
- › Implementation



Figure 11



Figure 11b: Indicative Street View East Towards Village Centre

2.0 MASTERPLAN

2.4 PRECINCTS

The Masterplan is arranged into the following precincts:

- i. Village Centre
- ii. Residential Care Precinct
- iii. Villa Precinct - West
- iv. Villa Precinct - Central
- v. Apartment Precinct - West
- vi. Apartment Precinct - East

These precincts are indicated in the Precinct Plan, refer to Figure 12.

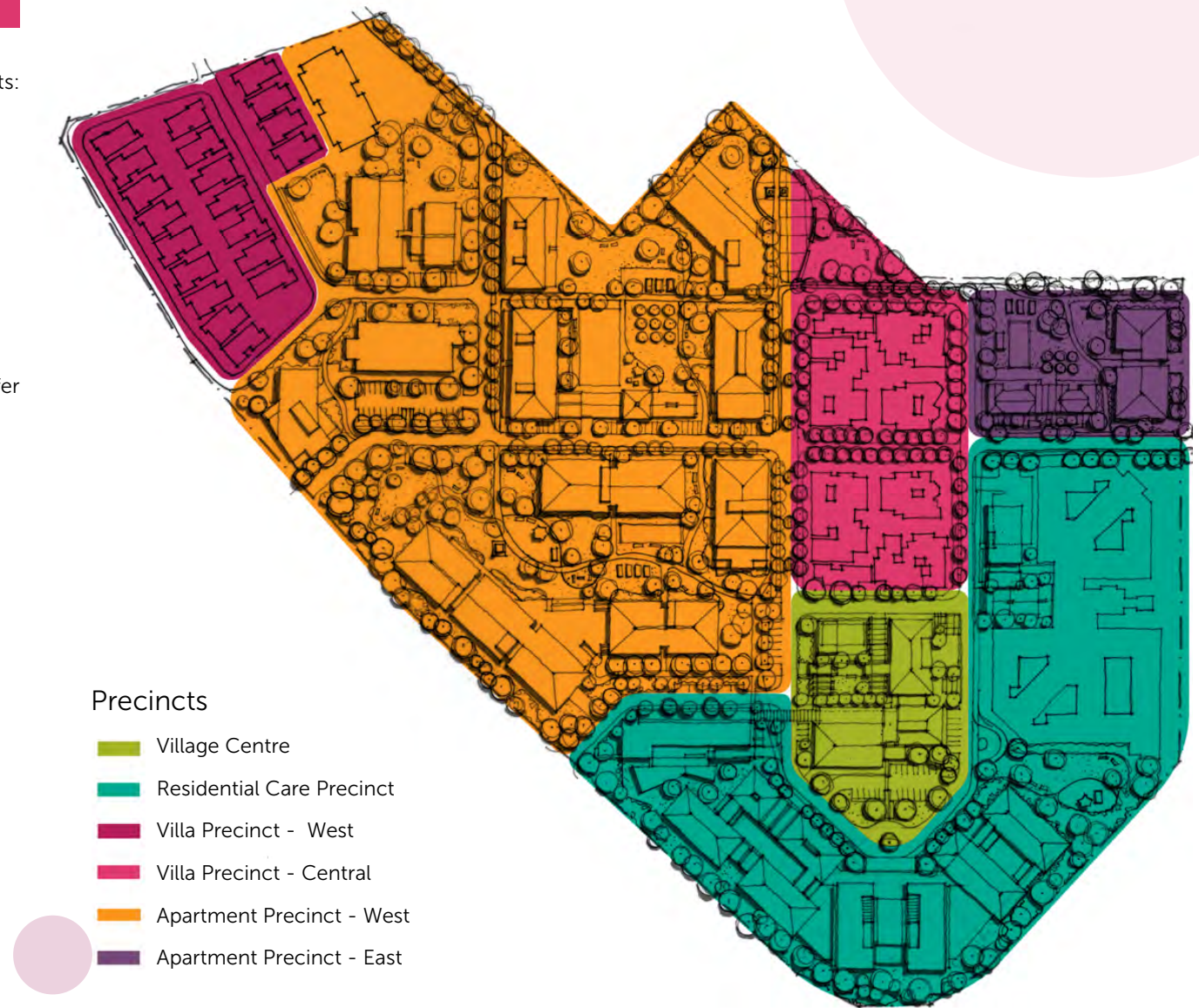


Figure 12: Rowethorpe Village Precinct Plan

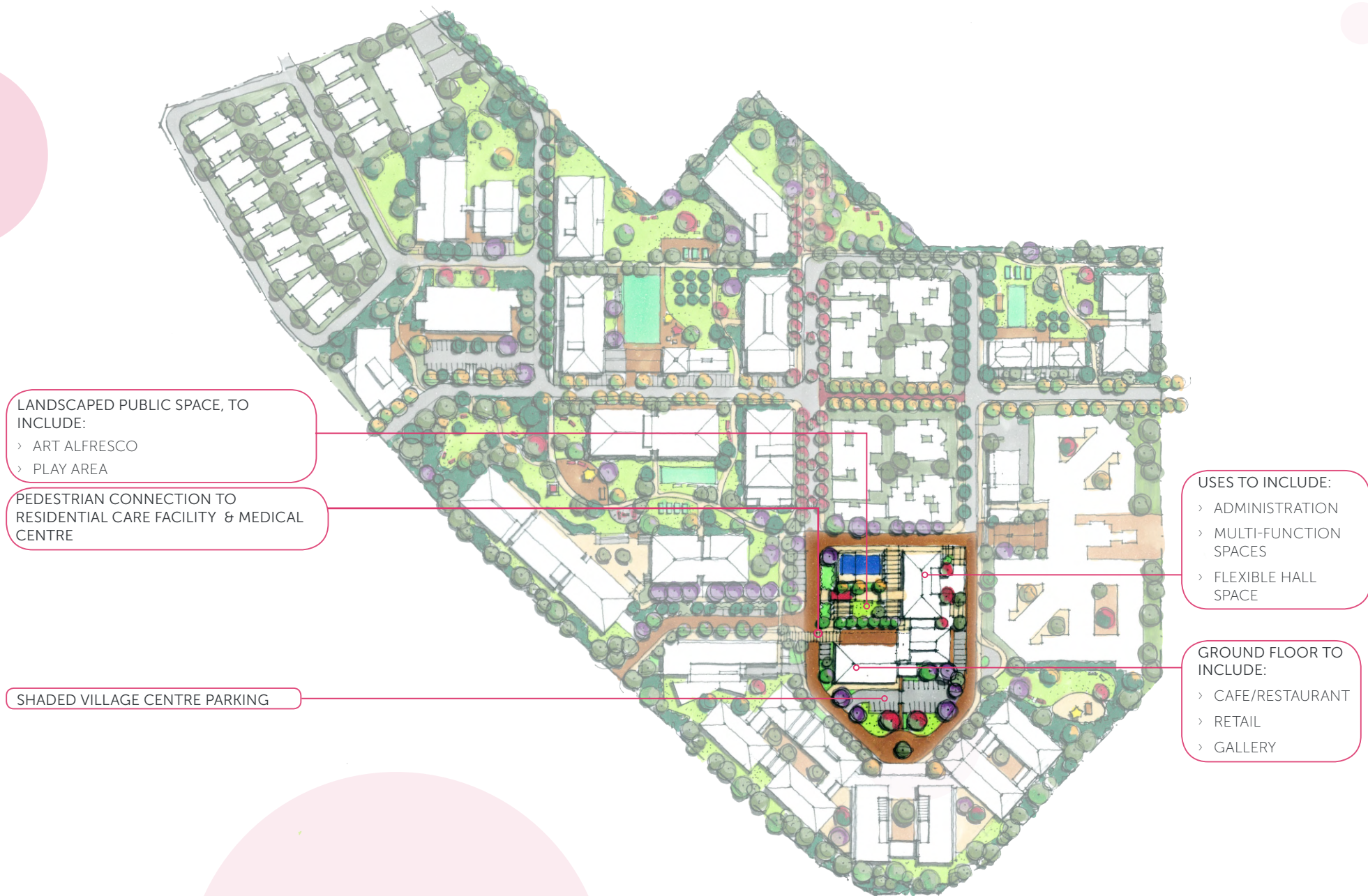


Figure 13 Village Centre Precinct Plan

2.0 MASTERPLAN

2.4.1 VILLAGE CENTRE PRECINCT

CURRENT SITUATION

Community facilities are currently scattered across the Village. The bowling green and adjacent chapel are well-utilised, but do not have adequate service facilities to support their use.

The cafe is central to the site and well utilised by residents and staff, however is not easy to find and has a poor relationship to the adjacent play and outdoor space. Other community facilities, including medical suites, the pharmacy and activity spaces are located in different precincts across the site.

Activities in the existing hall are generally well attended and interest often exceeds the hall capacity. There are many small activity groups that run activities at the centre.

Other recreational facilities including the bowling green and a new clubhouse will be reconstructed in the western side of the village, maintaining ready access to these facilities for more independent residents and creating a second activity hub in the village.

OBJECTIVES

A new community and activity centre will form the heart of the developed village. The chosen site is adjacent to the Residential Care precinct, providing equitable access to all residents and their families. The Village Centre will accommodate a wide range of functions and amenities and act as the most important and active meeting place of the village. The new site entry road alignment will provide a clear link from Hayman Road to the Village Centre.

The objectives for the Village Centre precinct are to:

- › Create a centre of consolidated community activities and an active village hub
- › Create a village centre that engages all ages.
- › Provide choice and diversity in recreational activities

and in dining, in line with community expectations.

- › Encourage use by the broader community and allow opportunities for activity groups to utilise indoor and outdoor spaces.
- › Maximise flexibility of community facilities.
- › Create a space for staff and residents to formally and informally engage and interact.
- › Include a diversity of uses such as worship space, cafe/restaurant, administration, gymnasium, flexible hall/ activity spaces, children's play, pharmacy, retail, and provide for possible additional uses such as gallery, hairdresser, etc.
- › Collocate recreation and other facilities to allow sharing of support infrastructure.
- › Locate administration in the village centre so it becomes the first 'port of call' for visitors.
- › Provide a commercial kitchen configuration that allows for a diversity of dining options

REQUIREMENTS FOR FUTURE DEVELOPMENT

Future planning and development shall have regard for the Village Centre concept and the following requirements:

- › Delivery of Village Centre concept and elements will be preceded by earlier development stages including both independent living units and residential care facilities
- › Buildings in the Village Centre will be designed as low-rise (typically 1-2 storeys) and have regard to above objectives.

A character and landscape statement and a palette of materials and colours is to be prepared to establish a set of principles for the character of the Village Centre precinct. All future development in the precinct shall have regard to this statement and palette of materials.



Figure 14: Dining Amenities

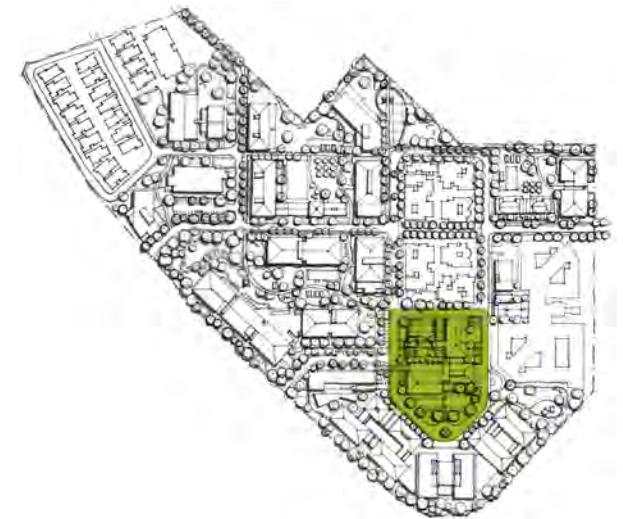


Figure 15: Village Centre Location Plan



Figure 16: View from Village Centre, looking South towards the proposed Residential Care Precinct

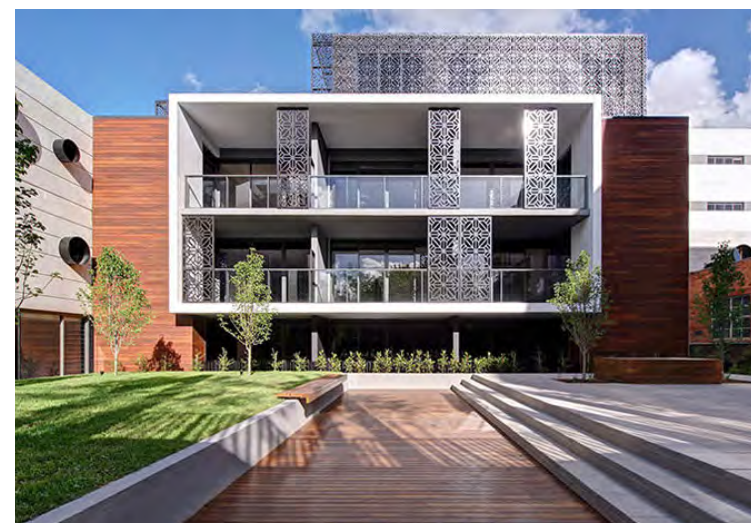


Figure 17a : Indicative Scale of Built Form (2 - 4 storey), Malvern Hill VIC.

2.0 MASTERPLAN

2.4.2 RESIDENTIAL CARE PRECINCT

CURRENT SITUATION

Rowethorpe Village currently accommodates four residential care facilities: Annesley; Cygnet; Trinity; and Hilltop. Some of the facilities, in particular Hilltop and Trinity, are obsolete and have reached the end of their economic life. The redevelopment of these residential care sites presents a major opportunity to consolidate and modernise residential care facilities.

OBJECTIVES

A Residential Care precinct, co-located with Village Centre administrative, community, retail and recreation functions, provides opportunity to consolidate and expand residential care facilities at Rowethorpe Village. The major development site at Hilltop can be developed in stages.

REQUIREMENTS FOR FUTURE DEVELOPMENT

Residential care facilities will be constructed to a height of 2-3 storeys for the residential and high care wings, and up to an anticipated height of 4 levels for the administration wing.

A character and landscape statement and a palette of materials and colours is to be prepared to establish a set of principles for the character of the Residential Care precinct. All future development in the precinct shall have regard to this statement and palette.



Figure 17c : Indicative residential care amenities

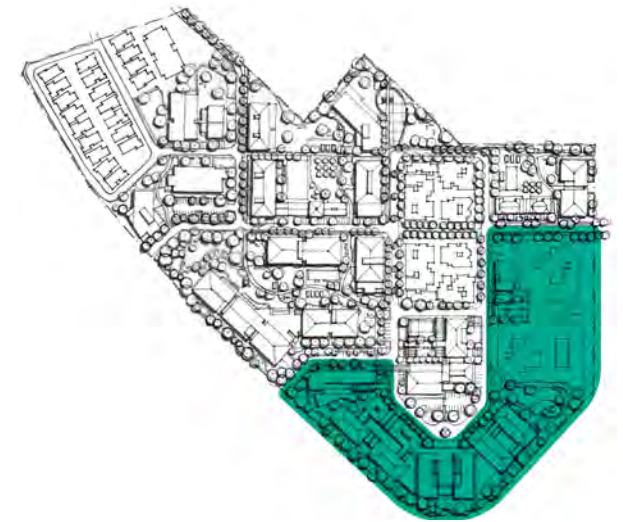


Figure 18: Residential Care Precinct Location Plan



Figure 17b : Annesley Entry to Hill View Terrace

2.0 MASTERPLAN

2.4.3 VILLA – WEST PRECINCT

CURRENT SITUATION

The Villa – West precinct is characterised by single-level independent living units constructed between 2001 - 2005. This more recent residential development was based on traditional suburban street patterns and alignments and delivered attractive and 'normalised' streets and village environments for Rowethorpe Village residents. These dwellings will be retained over the medium to long term to maintain an appropriate mix and choice of dwelling types within the village.

The amenity of existing streets could further be improved with the addition of some street or front garden tree planting to provide additional shade and landscape character to the streetscape within this precinct.

OBJECTIVES

The Villa – West precinct provides for the retention of newer single-level independent living units, and their integration into the Masterplan movement network better linking the precinct with the Village Centre.

The Villa West precinct will form part of a more integrated independent living zone that will include a second hub of community facilities incorporating the repositioned bowling green, a new clubhouse, a consolidated native garden and new independent living apartment buildings.

The creation of a second activity hub within Rowethorpe will expand recreational options for residents and provide a more accessible meeting place and recreational centre for residents in the western side of the village.

REQUIREMENTS FOR FUTURE DEVELOPMENT

Existing villa accommodation will be retained and upgraded as required. New apartment buildings will be positioned and oriented to minimise over-looking of existing residential villas. New works will include landscape buffers between new apartment buildings and existing villa accommodation.



Figure 19 : Existing Villa Precinct - West

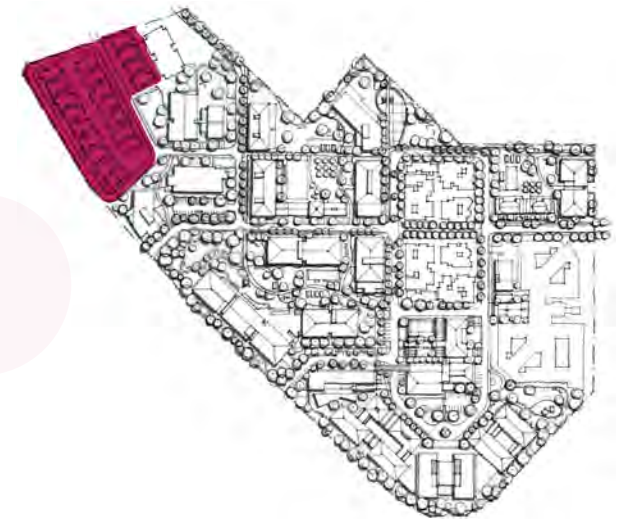


Figure 20: Villa West Location Plan

2.4.4 VILLA – CENTRAL PRECINCT

CURRENT SITUATION

The Villa – Central precinct is characterised by terrace-style single and two-level units. The character streetscape and landscape qualities of the precinct are held in high regard by the Rowethorpe community.

The Masterplan includes a long-term strategy to develop an additional east-west pedestrian link to complete the extension of Jenkins Avenue as a major pedestrian and part-vehicular link across the site. This extension will occur late in the development staging of the site, but will complete the creation of a much more coherent and easily navigated village for Rowethorpe residents.



Figure 20b: View down the Boulevard

OBJECTIVES

The retention of more recent terrace-style units in this precinct is encouraged. Existing development should be upgraded as required. New development should be complementary to the existing built form.

The proximity of the Villa – Central precinct to the Village Centre enhances the attractiveness of this precinct. Any new development should seek to integrate with the Village Centre precinct.

REQUIREMENTS FOR FUTURE DEVELOPMENT

Retain and upgrade the existing units.

Remove central community building and units to create a new East/West site linkage for pedestrians and gophers. There may be an opportunity for this to become a road link in future.

A character and landscape statement and a palette of materials and colours is to be prepared to establish a set of principles for the character of the Villa - Central precinct. All future development in the precinct shall have regard to the character and landscape statement and palette of materials and colours.



Figure 20c: Existing cafe on the Boulevard



Figure 21: Existing Cafe

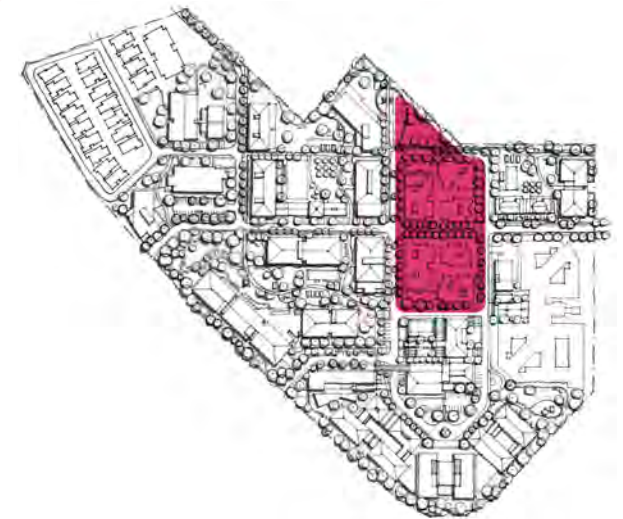


Figure 22: Villa Central Precinct Location Plan



RECREATION HUB AMENITIES, INCLUDING:

- › NEW BOWLING GREEN
- › NEW CLUB HOUSE
- › PUBLIC FOOD GARDENS
- › CHILDREN'S PLAY AREA
- › RECREATION AREA
- › COVERED SHADE
- › EXERCISE FACILITIES
- › BBQ FACILITIES & FAMILY GATHERING
- › ART
- › NEW CHAPEL

NATIVE GARDEN

APARTMENT WEST AMENITIES HUB, INCLUDING:

- › PUBLIC FOOD GARDENS
- › CHILDREN'S PLAY AREA
- › RECREATION AREA
- › COVERED SHADE
- › EXERCISE FACILITIES
- › BBQ FACILITIES & FAMILY GATHERING
- › ART
- › LANDSCAPING & GARDENS

Figure 23a: Apartment West Precinct Location Plan - Public Amenities

2.0 MASTERPLAN

2.4.5 APARTMENT – WEST PRECINCT

CURRENT SITUATION

Rowethorpe Village is predominately developed with low-level independent living units. Apartment units, including Ron Wilson House, are examples of a successful form of development accepted by residents.

OBJECTIVES

The area west of the Village Centre and Villa – Central precincts has been identified as an area suitable for redevelopment for low-rise and mid-rise apartments.

Development of this precinct also provides an opportunity to reconfigure and simplify the movement network within the village, which currently is difficult for residents and visitors to negotiate.

This precinct will include a new recreation hub, including a bowling green and clubhouse facility.

REQUIREMENTS FOR FUTURE DEVELOPMENT

Built form is to be generally consistent with one of the following residential building typologies:

i. Independent Living Apartments (mid-rise)

This building type will range from a minimum of three levels (plus podium car parking) up to an anticipated maximum height ranging of six levels of residential accommodation.

This residential building type is typically oriented with apartments facing east-west to ensure that all residents can enjoy direct sunlight into their apartments, and to minimise the overshadowing impact of taller buildings on public spaces and streets.

ii. Independent Living Apartments (low-rise)

Low-rise apartments (up to three levels) will be serviced by lift access and will typically be oriented with apartments facing north-south.

Upper floor access to these apartments will include semi-enclosed access corridors to enable cross ventilation to all dwellings.

Car parking to this dwelling type will typically be provided within shared at-grade carports located adjacent to the apartment building.

Development shall be designed to incorporate the following elements:

- › Minimise of road and driveway crossings to pedestrian/gopher paths.
- › Maximum northern sun to apartments.
- › Staging of development that minimises disruption to existing residents.
- › Maximum retention of mature vegetation to retain landscape character.
- › Shared community outdoor spaces with a diversity of uses and facilities.
- › Maximised solar access into the public realm.

A character and landscape statement and a palette of materials and colours is to be prepared to establish a set of principles for the character of the Apartment - West precinct. All future development in the precinct shall have regard to the character and landscape statement and palette of materials and colours.



Figure 23b: Existing Bowling Green

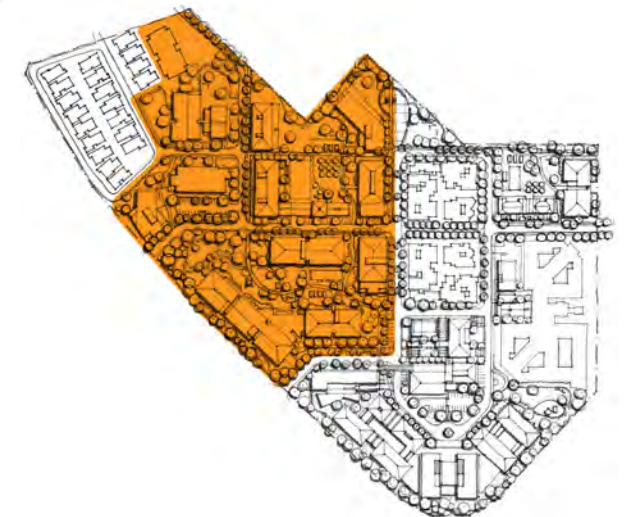


Figure 24: Apartment West Precinct Location Plan



Rudolfsson Alliker Associates Architects



Lifecare Facility, Joslin SA - Indicative Scale



Rudolfsson Alliker Associates Architects



Figure 25 (top): Affinity Village Community Centre -
Figure 26 (bottom): Resident Amenities



Living Choice Fullarton Retirement Village, SA

Figure 27 -28: Indicative Development Scale



Rudolfsson Alliker Associates Architects

Figure 29 - 30: Aged Care Village, Sydney - Indicative
Apartment Style and Landscaping

2.0 MASTERPLAN

2.4.6 APARTMENT – EAST PRECINCT

CURRENT SITUATION

The northeast corner of Rowethorpe Village currently suffers from a poor interface to the boundary with Bentley Village. The access road linking the Village with Hill View Terrace is narrow and has limited outlook.

OBJECTIVES

To provide an improved interface between the Villa – Central precinct, Hill View Terrace and Bentley Park.

REQUIREMENTS FOR FUTURE DEVELOPMENT

Redevelopment should include improved pathways, frontage relationships and extensions of the proposed road and pedestrian pathway network.

Built form is to be generally consistent with one of the following residential building typologies:

i. Independent Living Apartments (mid-rise)

This building type will range from a minimum of three levels (plus podium car parking) up to an anticipated maximum height of four levels of residential accommodation.

This residential building type is typically oriented with apartments facing east-west to ensure that all residents can enjoy direct sunlight into their apartments, and to minimise the overshadowing impact of taller buildings on public spaces and streets.

ii. Independent Living Apartments (low-rise)

Low-rise apartments (up to three levels) will be serviced by lift access and will typically be oriented with apartments facing north-south.

Upper floor access to these apartments will include semi-enclosed access corridors to enable cross ventilation to all dwellings.

Car parking to this dwelling type will typically be provided within shared at-grade carports located adjacent to the apartment building.

Development shall be designed to incorporate the following elements:

- › Minimised road and driveway crossings to pedestrian/gopher paths.
- › Maximum northern sun to apartments.
- › Improved interface with the Villa – Central precinct, Hill View Terrace and Bentley Park, and improve the aspect along the vehicle access link at Hill View Terrace.

A character and landscape statement and a palette of materials and colours is to be prepared to establish a set of principles for the character of the Apartment - East precinct. All future development in the precinct shall have regard to the character and landscape statement and palette of materials and colours.



Figure 31: View North-east along Swancare boundary

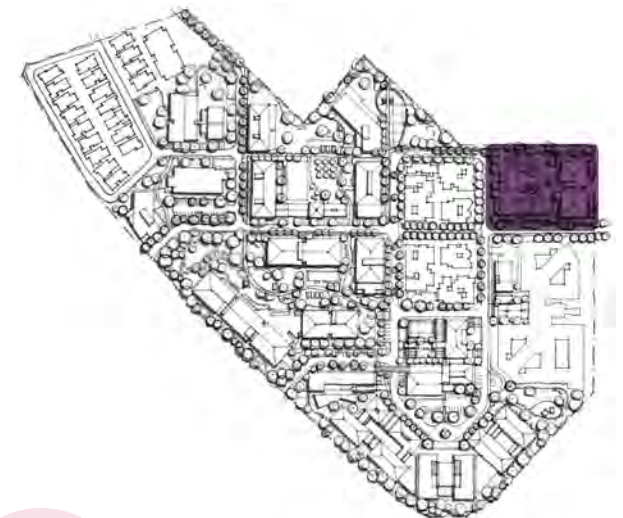


Figure 32: Apartment West Precinct Location Plan

Image: Christopher Frederick Jones



Figure 33: Constance Street Affordable Housing By Cox Rayner Creates Active Spaces For People To Interact And For Incidental Meetings.

2.0 MASTERPLAN

2.5 DEVELOPMENT REQUIREMENTS

2.5.1 SOCIAL SUSTAINABILITY

CURRENT SITUATION

The long-term redevelopment of Rowethorpe Village presents an opportunity to improve the social sustainability of the Village, consistent with Juniper's vision, mission, and guiding principles.

OBJECTIVES

To improve the social sustainability of Rowethorpe Village by:

- › Reorganising and clarifying internal movement paths
- › Strengthening neighbourhood links
- › Consolidating and collocating community services and facilities
- › Improving the range of recreational and health and well-being facilities and services within the village

The following elements of the Masterplan are intended to support the long-term sustainability of the village:

Accessibility

Two overall planning initiatives will enhance the accessibility of the site:

- The partial reorganisation of the internal street network will establish a village that is easier for residents and visitors to move around and to navigate.
- All new streets, pedestrian and gopher paths, and residential accommodation sites will be designed to deliver well integrated universal access outcomes

Neighbourhood Links

The proposed street layout improves linkages to the adjacent Bentley Park and consolidates Tranby Way as the formal and primary entry point. The Masterplan layout retains Jenkins Avenue as a second entry point from Hayman Road and improves vehicular and pedestrian access from Hill View Terrace to the east.

Community Services and Facilities

The future village will include two activity centres. The main village centre will contain a range of community facilities and services and will be located in close proximity to both independent living and residential care accommodation.

A second activity hub located to the north and west of the village centre will include the bowling-green and clubhouse as well as the new chapel.

The two new activity centres will underpin the long-term social sustainability of the village by providing collocated and complementary community facilities readily accessible to village residents and their guests.

Health and Wellbeing

A number of initiatives support the health and wellbeing of residents:

- › Planned increase in recreational opportunities
- › Design of the public realm and movement network to encourage opportunities for incidental meetings
- › Increase choice and diversity in activities including food and beverage offerings
- › Create spaces for gathering and incidental meetings

Education and Training

The creation of a village hub that incorporates training and education facilities will further consolidate Juniper's developing relationship with nearby Curtin University.

REQUIREMENTS FOR FUTURE DEVELOPMENT

All development proposals shall provide a statement demonstrating how the social sustainability objectives of the Masterplan are achieved.



Figure 34: Increased cultural opportunities



Figure 35: Increased recreational opportunities



Figure 36: Existing Vegetation Character - eucalyptus



Figure 37: Existing Vegetation - Camphor Laurel Tree



Figure 38: Existing Vegetation



Figure 39: Vegetation Character

2.0 MASTERPLAN

2.5.2 LANDSCAPE

CURRENT SITUATION

The landscape is a recognised and highly valued attribute of this site and provides great amenity for the residents. The site is currently well vegetated with a mix of native and non-native plants, and is relatively unstructured. The mature tree canopy provides shade and green relief, habitat for birds and insects and screening from and into the development from adjacent roads and properties. Shrub planting is a mix of natives and exotic species.

Rowethorpe Village is largely developed with low-scale buildings in a landscaped setting. Gardens and established vegetation provide landscaped entries to Rowethorpe, some of which extend into heart of the village. This includes The Boulevard, which is an outstanding example of a treed avenue.

The landscaped spaces are largely open to the public. Some spaces suffer from a lack of purpose or ownership, often resulting in under-utilisation. Where gardens are clearly private, they are generally well-loved and maintained.

The topography of the Village is relatively flat with mostly gentle gradients rising from a low point adjacent to Hayman Road near the Curtin Bus Station. Site levels rise to the west and east to a peak at Hilltop Lodge, and levels fall towards Hill View Terrace to the northeast.

The street network is convoluted, and does not support the level of standard of legibility expected for a retirement and residential care village.

OBJECTIVES

- › Provide an external environment that supports higher density apartment living
- › Maximise the benefit of existing mature vegetation
- › Optimise the use of public spaces through landscape design
- › Provide seasonal change/interest
- › Use planting as a way-finding, site-ordering tool
- › Use vegetation as a memory trigger
- › Focus water use and maintenance on intensive-use areas
- › Provide access to food gardens for resident use
- › Provide diversity of vegetation and spatial character
- › Support health and well-being through exercise, incidental meeting and community gathering opportunities



Figure 40: Native Bird Garden



Figure 41: Residents Flower Garden



Figure 42: Liquid Amber - Potential Transplant Species



Figure 44: Example Transplant Species



Figure 46: Heritage Trees



Figure 43: Existing Jacaranda Tree for Transplant



Figure 45: Significant Tree - For Retention



Figure 47: Trees for Retention - Hayman Street Entry

2.0 MASTERPLAN

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Develop a whole-of-site landscape approach that identifies examples of existing landscaping which might be considered worthy of retention (to be investigated further at development application stage), establishes a plant and material palette, defines streetscape character and hierarchy, and defines key spaces and functions.
- › Develop detailed landscape concepts in conjunction with building and infrastructure design for individual precincts at each stage of development.
- › Maximise retention of mature trees. Prior to each design phase, engage an arborist to assess trees for opportunity for transplantation, health, longevity and appropriateness for the intended location. Where trees cannot be retained, but could be transplanted, allow adequate time for preparation for transplantation.
- › Prior to demolition of gardens, consider transplantation of shrubs. Many of the shrubs are exotic and can be moved. Where they are not considered worthy of retention, allow residents to take unwanted plant stock for their personal use.
- › Create a hierarchy of spaces - key site spaces, shared community courts and semi-private/private spaces
- › In addition to the central green space associated with the Village Centre, provide additional key landscape spaces, including the Native Garden and Reflection Garden, with green landscape outlooks at the end of major streets and vistas within the site.



Figure 48: Community Flower Gardens



Figure 50: Community Vegetable Garden



Figure 49: Bussleton Community Garden



Figure 51: Suburban Orchard



2.5.3 KEY SPACES AND CONNECTIONS

CURRENT SITUATION

The site is currently confusing to navigate. Roads do not follow consistent orientation and terminate without providing sight lines to spaces beyond.

The site has a sense of openness and expansiveness, however there is little order in the arrangement of open spaces and limited definition of their use.

The east and west sides of the site are currently disconnected, with a substantial level change and no obvious pedestrian or vehicle links.

Although there are many community uses on site, there is no clearly identifiable 'centre' of the site or clear sense of arrival at a village heart or centre.

OBJECTIVES

- › Establish a clearly identifiable heart for the development that is linked to the major site entry
- › Develop a hierarchy of access and open space
- › Develop key anchor public spaces arranged along clear sight lines
- › Create secondary shared public space within development zones
- › Clarify the sense of shared ownership over public space

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Develop the Village Centre at the heart of Rowethorpe as the primary gathering space.
- › At each stage of development, provide a network of open spaces generally in accordance with the Key Spaces diagram.

Figure 52: Rowethorpe Key Spaces Diagram

2.0 MASTERPLAN

2.5.4 ACCESS & MOVEMENT

CURRENT SITUATION

The existing internal road network includes well-landscaped streets with a mix of building setbacks. Older housing stock is generally set back from or unrelated to street alignments whilst more recent development has incorporated more traditional front gardens and setbacks typical of "New Urbanism" principles. Road alignments are north/south in the central development cell, with all other roads in varying alignments.

The site is currently confusing to navigate. Roads do not follow consistent orientation and terminate without providing sight lines to spaces beyond.

Pedestrian paths are generally adjacent to roads, however in many instances, pedestrians and gophers use road pavements. A number of existing pedestrian paths are too narrow to encourage easy and comfortable access, and there is no clear all-of site network for walking and exercise.



Figure 53: Existing Condition

OBJECTIVES

- › Establish a hierarchy of legible movement systems, including a major road network for cars, service vehicles and buses, a minor road network primarily for residents and a separate network for gophers/ electric carts and pedestrians.
- › Simplify road alignments into a north/south system for legibility and to optimise solar gain into dwellings and external spaces.
- › Improve east-west links, recognising the need to restrict 'rat-running' through the site.
- › Prioritise walking over vehicular movement.
- › Minimise road pavement widths to slow traffic and encourage walking and outdoor activities.
- › Orient roads to support optimal building and open space orientation
- › Incorporate integrated on-street parking for all new development
- › Establish overall site service vehicle strategy

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Retain appropriate emergency access throughout all stages of development.
- › Ensure all turning circles meet emergency access requirements on all 'emergency' access roads.
- › Determine road levels and gradients for the full masterplan network prior to first stage to ensure all-abilities access can be achieved throughout.
- › Establish service corridors on new road alignments.



Figure 54: Indicative Streetscape & Pedestrian Zone



Figure 55: Indicative Paving Treatments

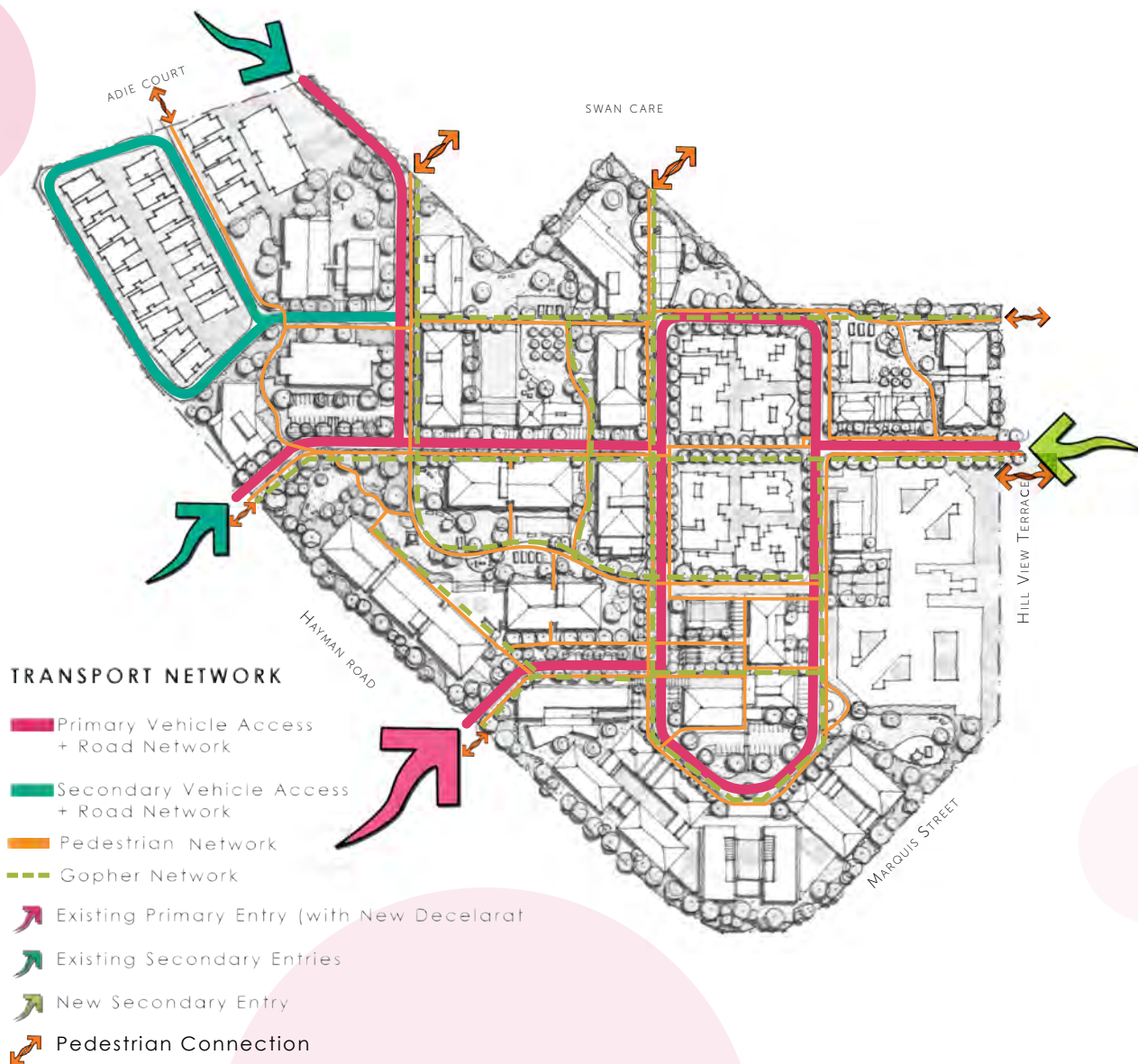


Figure 56: Rowethorpe Transport Network Diagram



Figure 57: Future Pedestrian East-West Link



Figure 58: Hayman Road Boundary

2.0 MASTERPLAN

2.5.5 EXTERNAL CONNECTIVITY

CURRENT SITUATION

The site has a number of perimeter boundaries on road frontages. The Hayman Road boundary is generally matches the levels of the existing street and is well vegetated, both within the site and verge, providing screening into and from within the site. The two major access points are clearly visible but lack a sense of hierarchy or definition. Much of the boundary is fenced with poorly defined pedestrian and service vehicle access points.

The site is well elevated and vegetated to the southern boundary. This section of the site is fenced, with poorly defined pedestrian access to the south-east corner.

To the east, the majority of development is elevated from Hill View Terrace, with boundary fencing at the upper level. Site access to the north-east corner of the site is ill-defined and reads as a laneway.

The northern site boundary abuts the Bentley Park village. A solid fence with a number of minor pedestrian openings currently forms the boundary. There is no effective or considered integration between the two developments, although a number of pedestrian links have been established between the two sites.



Figure 59: Hayman Road

OBJECTIVES

- › To create a more permeable and accessible site, whilst recognising issues around safety and security.
- › Integration between Rowethorpe and Bentley Park villages, particularly for pedestrians and gophers. Ideally, reduce extent of impermeable fencing and integrate open space.
- › Create clear links to Hayman Road and Curtin University to support site integration and maximise opportunities for the Medical Centre and Village Centre.
- › Create a hierarchy of site access points, clearly establishing the major entry at Tranby Way.
- › Incorporate a new western deceleration lane at the entry to Tranby Way.
- › Incorporate a new, integrated eastern deceleration lane at Tranby Way as part of the proposed dual carriageway works proposed for Hayman Road.
- › Develop a clear site entry to Hill View Terrace that is central to the site.
- › Develop a safer, more legible and more convenient road configuration at the main entry onto Hayman Road.
- › Improve safety of primary entry/exit points

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Engage with SwanCare Group to establish agreed linkages between Bentley Park and Rowethorpe Village.
- › Use reconfigured road configuration, planting and signage to define major entry point to Hayman Road.
- › Design entry character using planting and signage to establish entry hierarchy.
- › Coordinate improved traffic access initiatives at Tranby Way with the Town of Victoria Park, Main Roads and Curtin University.



Figure 60: Northern Boundary to Site



Figure 61: Hayman Road Site Boundary - Screening



Figure 62: Existing on street parking



Figure 63: Parking adjacent to Proposed Native Bird Garden



Figure 64: Existing Open Carport Parking

2.0 MASTERPLAN

2.5.6 CAR PARKING

CURRENT SITUATION

Car parking arrangements currently include predominantly on-grade parking for residential dwellings, a number of at-grade car parks for staff and visitors and some basement car parking in one of the newer apartment buildings.

OBJECTIVES

- › Minimise visual impact of external, podium and semi-basement car parking provision
- › Shade car parking to at-grade areas including carport structures to smaller residential parking zones and tree planting to public car parking areas
- › Smaller scale distributed car parking generally, including on-street parking
- › Integrated podium and semi-basement car parking to large scale, multi-level apartments .Parking to generally to be contained in building envelopes
- › Lower scale apartment and townhouse residential to include at-grade/ carport style parking
- › Other public and visitor parking areas to be located in areas shaded by larger scale apartment buildings
- › Provision for future flexibility, including car share, driverless cars and car charging stations

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › 1 car parking bay per ILU dwelling.
- › Minimum rates of car parking for other uses to be provided in accordance with the Town's Parking Policy. To maintain flexibility for changes in trends in aged care services over time, no maximum parking rate / parking cap should be applied to Rowethorpe Village.
- › Provide basement/semi-basement parking to multi-storey residential buildings.
- › Investigate opportunities for integration of basement car parking access across multiple building footprints.
- › Basement staff parking to residential care facilities.
- › On-grade/car port parking to two level dwellings and visitor parking.
- › On-grade parking located in shaded southern areas



Figure 65: Indicative Shaded Street Parking



Figure 66: Indicative Car Shade Structure



Figure 67 (left) and 68 (right): Springfield Age Friendly Community - a new dementia-friendly residential aged care and independent senior's living village, QLD



Figure 69: Aveo Community Centre - the village heart of Aveo Clayfield Village, Brisbane. By Marchese Partners



Figure 70: Springfield Age Friendly Community, QLD

2.0 MASTERPLAN

2.5.7 BUILT FORM

CURRENT SITUATION

A range of lower-scaled residential building types including closely spaced single storey villas and one and two storey hostels and apartments largely defines the existing character and scale of Rowethorpe Village. Currently there are just two larger scale buildings (>3 storeys) – the Charles Jenkins building and Ron Wilson House – located on the site.

Earlier development on the site was characterised by a generous balance of landscaped gardens and lower-scaled residential buildings.

More recent villa-style accommodation has delivered relatively dense building site coverage combined with attractive street landscaping and front gardens. Recently construction residential care facility development has been based on single level construction.

OBJECTIVES

- › Maintain the garden landscape qualities of Rowethorpe Village. Built form distribution and village layout to achieve 'buildings in parkland' landscape outcomes.
- › Expand residential population of Rowethorpe Village in the longer term
- › Maintain lower scaled development in and around the proposed new village centre
- › Minimise overshadowing on public spaces and streets
- › Residential apartments generally to have access to sunlight
- › Visual impact of car parking areas to be minimised
- › Cost of car parking areas to be minimised
- › Development staging will be based on tranches of approximately 20 dwellings
- › Encourage residents to be active and outdoors
- › Stimulate residents by their environment
- › Maximise opportunities for incidental meeting and social interaction

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Taller apartment buildings to generally orient east-west to minimise overshadowing and ensure double-loaded apartment buildings deliver access to sunlight to all apartments
- › Lower scaled apartment buildings (generally two levels) to orient north/south
- › Larger apartment buildings to incorporate semi-basement/ podium parking
- › Lower scaled apartments to incorporate 'on-grade'/ car port parking areas
- › Develop higher density independent living and residential care accommodation types that enable the maintenance of the village's existing garden character
- › Link residential courts with a network of pedestrian/ gopher paths
- › Create community shared spaces with a multitude of activities
- › Provide spaces with a diversity of scale, including intimate spaces as well as larger gathering spaces
- › Maximise winter sun and summer shade
- › Retain existing trees wherever possible and transplant removed trees/shrubs back into the landscape wherever possible and practical
- › Provide a range of passive and active recreation opportunities, such as: bocce court with shade shelter, children's play, community vegetable garden and orchard, fitness equipment, BBQs with seating and shade, grassed spaces for activities such as yoga, art and music.
- › Some stepping or form of articulation of the building form is required for the buildings on the periphery of the site.



- 6 levels
- 5 levels
- 4 levels
- 3 levels
- 2 levels

Figure 70B: Rowethorpe Village Masterplan Indicative Proposed Building Heights

2.0 MASTERPLAN

2.5.8 DENSITY & YIELD

CURRENT SITUATION

Rowethorpe Village is currently developed with 210 independent living units, equating to an average density of 16.7 dwelling units per hectare. Assuming an average of 1.5 people per dwelling, the estimated current population of independent living unit residents is 315. There are currently a total of 257 aged care places in the Annesley, Cygnet, Trinity and Hilltop facilities.

OBJECTIVES

The Masterplan provides for the eventual replacement of the majority of the existing buildings and infrastructure at Rowethorpe over a 30-year timeframe.

The number of dwellings and beds in Rowethorpe Village is to be increased, in a form which has regard to the locational attributes of the site, the strategic planning direction for sites located in specialised activity centres, and with the overriding intent of providing buildings in a landscaped setting.

A yield analysis has been undertaken for the purpose of this Masterplan. Nonetheless, given the Masterplan's long-term timeframe, it is likely development proposals will evolve over time to respond to circumstances that arise. As a result the yield analysis is indicative only. The yield in Table 1 has been used to inform investigations undertaken for this Masterplan.

REQUIREMENTS FOR FUTURE DEVELOPMENT

In order to maintain flexibility at the development application stage, no minimum or maximum development yields are prescribed.

LAND USE	YIELD	POPULATION (peak)
Low-rise ILUs (new build)	12 ILUs	
Medium-rise ILUs (new build)	477 ILUs	
John Wesley Low-rise ILUs (existing - Villa West Precinct)	20 ILUs	
Ron Wilson Mid-rise ILUs (existing - Villa West Precinct)	24 ILUs	
Jacaranda ILUs (existing - Villa Central Precinct)	24 ILUs	
TOTAL ILUs	555 ILUs	810 residents, 6 staff.
Annesley Residential Care Facility (existing - to be retained)	104	
Residential care facilities (new facility, Stage 2)	180	
TOTAL RCF BEDS	284 Places (6, 400 GFA Administration)	284 residents, 71 visitors, 71 staff
Community Facilities	3, 300 m ² GFA	41 visitors, 10 staff
Commercial & Mixed-Use	3, 300 m ² GFA	134 staff, customers, consultants, patients
TOTAL COMMUNITY/COMMERCIAL/MIXED-USE	6, 600 m² GFA	185

Table 1: Indicative Yield Analysis



Figure 70C: Benchmark project: Cardinal Freeman Retirement Village Redevelopment, Sydney

2.0 MASTERPLAN

2.5.9 SERVICE & INFRASTRUCTURE

CURRENT SITUATION

The Village is serviced from a 100mm domestic water service connection at Hill View Terrace. Only a small portion of the existing potable cold water infrastructure can be reused to accommodate the development proposed by the Masterplan.

Water Corporation domestic water pressure management could reduce boundary connections to 300kPa which would be insufficient to service apartments above RL 30.00 AHD.

The Village is serviced from a 150mm sewer boundary connection at Hill View Terrace. There is a large sewer pump station located within the Village which is nearing its life expectancy and is not capable of accommodating future load increases.

The downstream sewer pump station (Hill View Terrace PS7) is likely to need upgrading as development progresses.

ATCO natural gas mains are located in Adie Court, Hill View Terrace and Hayman Road. ATCO infrastructure exists through the Village, and existing galvanised iron pipes cannot accept increases in pressure and will need to be progressively replaced with PE pipes as development proceeds.

There is an existing fire service from a 205mm cast iron Water Corporation main located in Adie Court. Only a small portion of the existing fire service infrastructure can be reused and the existing system may not meet current requirements if subjected to hydrostatic testing. Fire pumps and tanks will be required.

Existing power is supplied by four transformers located at three substations through the site, with a total capacity of 3, 470 Amps/phase.

OBJECTIVES

- › Provide a strategy for the upgrade of infrastructure necessary to service the staged redevelopment of Rowethorpe Village.

REQUIREMENTS FOR FUTURE DEVELOPMENT

- › Maintain two domestic water connection points in the interim, so that new development can be serviced from Adie Court and disruption to existing developments serviced from the existing connection point on Hill View Terrace is minimised.
- › New domestic water infrastructure within the Village to include valved ring mains to allow works to be conducted on the water supply within minimal disruption to residents.
- › Developments with building heights above RL 30.00m AHD to be provided with cold water domestic pressurisation pumps with tanks.
- › Progressively replace existing natural gas pipes within the Village as development proceeds.
- › Provide fire pumps and tanks within the first stage of development with sufficient capacity to service the ultimate development scenario provided for by this Masterplan.
- › Develop a strategy and staging plan for the upgrade of sewer infrastructure in conjunction with Water Corporation and the project's hydraulic consultant to ensure there is sufficient capacity for development to progress.
- › All development shall be provided with soakwells to cater for a 1:10 year ARI event.
- › Progressively upgrade power in the Village as development progresses generally in accordance with Appendix 5.

2.5.10 RESOURCE CONSERVATION & ENERGY USE

CURRENT SITUATION

The existing development at Rowethorpe Village has been developed without any specific strategy around resource conservation or energy use.

OBJECTIVES

One of the objectives of this Masterplan is to deliver cost-effective living to residents.

REQUIREMENTS FOR FUTURE DEVELOPMENT

All developments are to demonstrate measures by which the design encompasses resource conservation principles and minimisation of energy use.

2.5.11 CONSTRUCTION MANAGEMENT

REQUIREMENTS FOR FUTURE DEVELOPMENT

Construction management measures are to be implemented to minimise disruption to existing residents.



Figure 71: Rowethorpe Village Masterplan Indicative Staging Diagram

2.0 MASTERPLAN

2.6 STAGING

The Masterplan will be implemented in a staged manner based on the following triggers and requirements.

- › Future demand for new Residential Care and Independent Living Units
- › The capacity to incrementally draw down residential numbers on redevelopment sites
- › The need and demand for a redeveloped village centre
- › Management arrangements to maintain existing operations, services and facilities during the construction of replacement facilities

Table 2 contains the requirements for future planning and development, which apply at certain stages of development.

This Masterplan does not prescribe staging of development. An indicative staging plan has been prepared for the ongoing redevelopment of Rowethorpe Village in accordance with this Masterplan. This staging plan is provided as a guide only, and it is expected development will be staged having regard to the corporate direction of Juniper, the need to upgrade infrastructure across the Village as development progresses, and having regard to Masterplan objectives including minimising impact on residents and the community.

Stage of development	Requirement
Prior to the first development	Develop a long-term sewer upgrade strategy for the site, in conjunction with the Water Corporation.
Prior to the first development	Obtain Water Corporation approval to install a secondary domestic water connection on Adie Court, with a view to connecting new developments to the Adie Court connection while minimising disruption to existing residents.
Prior to the first development	Develop a fire system strategy to resolve: › Location of fire tanks and pumps; › DFES appliance access through the Village; › Integrity of existing fire service pipework to be reused; and › Location of fire booster.
Prior to the first development	Incorporate fire tanks and pumps to service the ultimate development in the first building.
Prior to the first development	Prepare a plan for provision of Western Power electricity infrastructure to service the long-term development.
When upgrade of the southernmost access road to Hayman Road is proposed (or earlier if specifically proposed by Juniper)	Upgrade the intersection to include a 60m auxiliary right-turn lane to accommodate vehicles turning into Rowethorpe Village.
Where building heights above RL 30.00m AHD are proposed	Provide cold water domestic pressurisation pumps with tanks in accordance with Water Corporation requirements.
Where development (including access roads, paths or landscaping) is proposed adjacent to the common boundary with the Bentley Park village	Establish and agree with SwanCare Group Inc. on the location of shared path/gopher access points between Rowethorpe Village and Bentley Park.
Where development is proposed on low-lying land in the central portion of the Village	Development to be either be subject to earthworks to ensure a 1:100 year flood route to Hill View Terrace, or alternatively provide 1:100 year detention storage on-site.
Where development is proposed adjacent to Hayman Rd near the intersection with northern access road	Develop a landscaped area, incorporating a stormwater drainage swale for the Village.

Table 2: Future Planning And Development Requirements At Various Stages Of Development



Figure 73: Rowethorpe Village Masterplan

2.0 MASTERPLAN

2.7 IMPLEMENTATION



Stage 1 (approximately 5 years)



Stage 2 (approximately 8 years)



Stage 3 (approximately 10 years)



Stage 4 (approximately 10½ years)

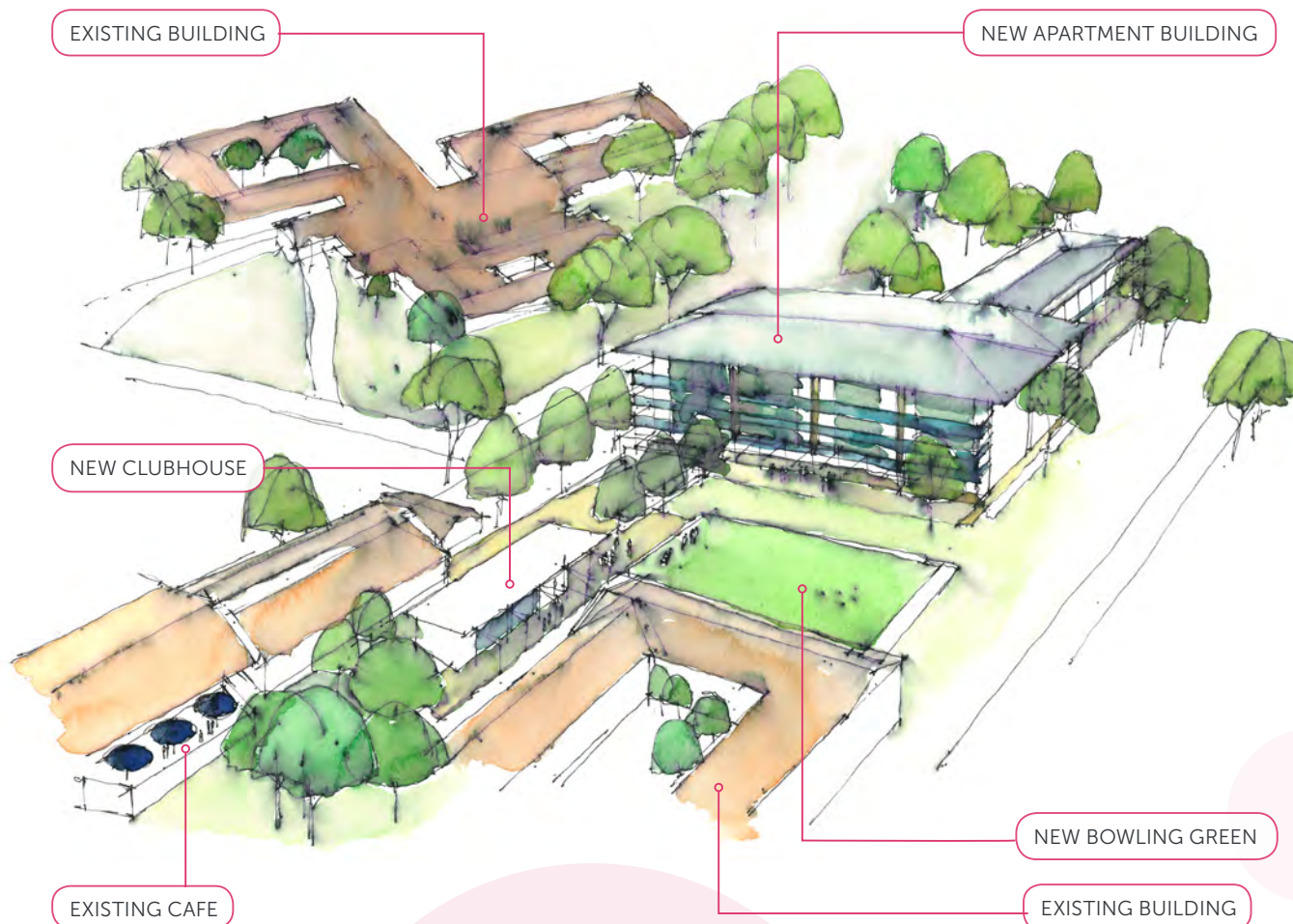


Stage 5 (approximately 10½ years)



Stage 6 (approximately 10½ years)

Figure 72: Rowethorpe Village Indicative Staging Overlays



2.7.1 STAGE 1

The proposed Stage 1 works set up the long-term upgrade of Rowethorpe Village to be a high quality, socially sustainable development. It delivers two new residential buildings and upgraded community and recreation spaces for existing residents. This development stage includes the first key community space, the Recreation Hub and the relocated and upgraded bowling green.

The reorganisation of this precinct will include a landscaped pedestrian link from Mayflower Gardens to Jenkins Avenue and increased street and visitor parking.

The focus and elements of the Stage 1 development phase were amended after community consultation and inputs from existing residents. A number of residents identified the need for a spread of community facilities and locations across the Rowethorpe site. The updated Masterplan maintains the primary village centre adjacent to the Residential Care Precinct but incorporates a second hub of community facilities including the bowling green and clubhouse. The new facilities also form part of a wider, linked community centre that includes the existing café located on The Boulevard.

KEY AMENITIES (COMMUNITY & RECREATION HUB):

- › Upgraded Bowling Club facilities
- › New cafe space
- › Additional Visitor Parking
- › The Rowethorpe Chapel

KEY SERVICES & INFRASTRUCTURE:

- › Stage 1 will require the installation of new water pumps and tanks to upgrade fire services and general water supply across the Rowethorpe site over the longer term.

Figure 74: Impression Of Stage 1 Redeveloped Recreation Hub, Including Bowling Green, Clubhouse and New ILUs.

2.0 MASTERPLAN

KEY ROAD ALIGNMENTS:

- › Portion of Rivergum Drive removed
- › Possible re-alignment of Jenkins Avenue
- › New north-south road link

ESTIMATED YIELD:

- › 2 x New Apartment Buildings located south and east of the existing Charles Jenkins Building.
- › Refurbished/redeveloped Charles Jenkins Building.

DEMOLITION & RELOCATION:

- › Relocated Lawn Bowls Facility
- › Relocated Chapel

THE ROWETHORPE CHAPEL

As part of the Stage 1 redevelopment of the existing Chapel and Bowling Green precinct, the Chapel will be temporarily located in temporary accommodation in the existing administrative hub at Rowethorpe.

Consistent with contemporary Uniting Church practice and philosophy, the Chapel will be accommodated as part of a multi-function space at the Sutton Centre. This multi-use philosophy will also carry through to the ultimate Chapel location in the Town Centre.

The Chapel retains an important place in the spiritual and ceremonial life of the Rowethorpe community. Important elements of the existing chapel including the beautiful stained glass windows and selected furniture pieces will be salvaged prior to the chapel's relocation, and will be integrated into the future Chapel/ multi-use space.

The Rowethorpe Chapel be relocated adjacent to the relocated lawn bowls facility and will have access to kitchen and bathroom facilities.



Figure 75: Stage 1



Figure 75c: Impression Of Stage 1 Redeveloped Recreation Hub, Including New Bowling Green, Clubhouse and Apartments (with future Stage 5 Apartment in background)

2.0 MASTERPLAN

2.7.2 STAGE 2A & B

Stage 2 delivers an expanded and upgraded residential care precinct for Rowethorpe Village. The expanded residential care facilities are critical to the social sustainability of the Village as a whole, as it will allow existing residents to transition to a higher level of care as needed, while ageing-in-place and maintaining a connection to a familiar place and community.

KEY AMENITIES (COMMUNITY & RECREATION HUBS):

- › Catering facilities
- › Landscaped forecourt, courtyards and garden areas
- › Respite care facilities

KEY SERVICES & INFRASTRUCTURE:

- › General upgrades to service and infrastructure

KEY ROAD ALIGNMENTS:

- › Preliminary civil works on new access road to the Village Centre precinct and RCF entry forecourt



Figure 76b: Impression of Stage 2 Residential Care Facilities



Figure 76: Stage 2 A & B



Figure 77: Stage 3

2.7.3 STAGE 3

Stage 3 incorporates the Village Centre and associated Medical Centre. The Village is located immediately adjacent to the primary residential care facilities, thereby enabling maximum access to the shared community centre for all residents of the Rowethorpe community.

KEY AMENITIES (COMMUNITY & RECREATION HUBS):

- › New Village Centre buildings and facilities including Function Space, activity rooms, gymnasium, café/restaurant and associated gardens and terraces
- › New Medical Centre
- › Pool and Facilities
- › Outdoor court

KEY SERVICES & INFRASTRUCTURE:

- › New civil works associated with re-graded roadworks to Jenkins Avenue extension; associated stormwater works

KEY ROAD ALIGNMENTS:

- › New extensions of Jenkins Avenue and The Boulevard

ESTIMATED YIELD:

- › 3,200m² GFA Village Centre facilities
- › 3,600m² Medical Facility

DEMOLITION/RELOCATION

- › Balance of existing central hub buildings including administrative and medical suites

2.0 MASTERPLAN

2.7.4 STAGE 4

Stage 4 delivers a large apartment block of Independent Living Units and a second key space for Rowethorpe Village, the Native Bird Garden and surrounding landscaped areas and paths.

KEY AMENITIES (COMMUNITY & RECREATION HUBS):

- › Native Garden & Path network
- › New signage to Main Entry on Jenkins Avenue (adjacent to Bird Garden)

KEY SERVICES & INFRASTRUCTURE:

- › Upgrade and integration of existing stormwater area adjacent to Jenkins Avenue entry. General services upgrades.

KEY ROAD ALIGNMENTS:

- › New landscaping along Jenkins Avenue entry road

ESTIMATED YIELD:

- › 1 x New Apartment Building

DEMOLITION/RELOCATION

- › Existing Residential Care Facility.

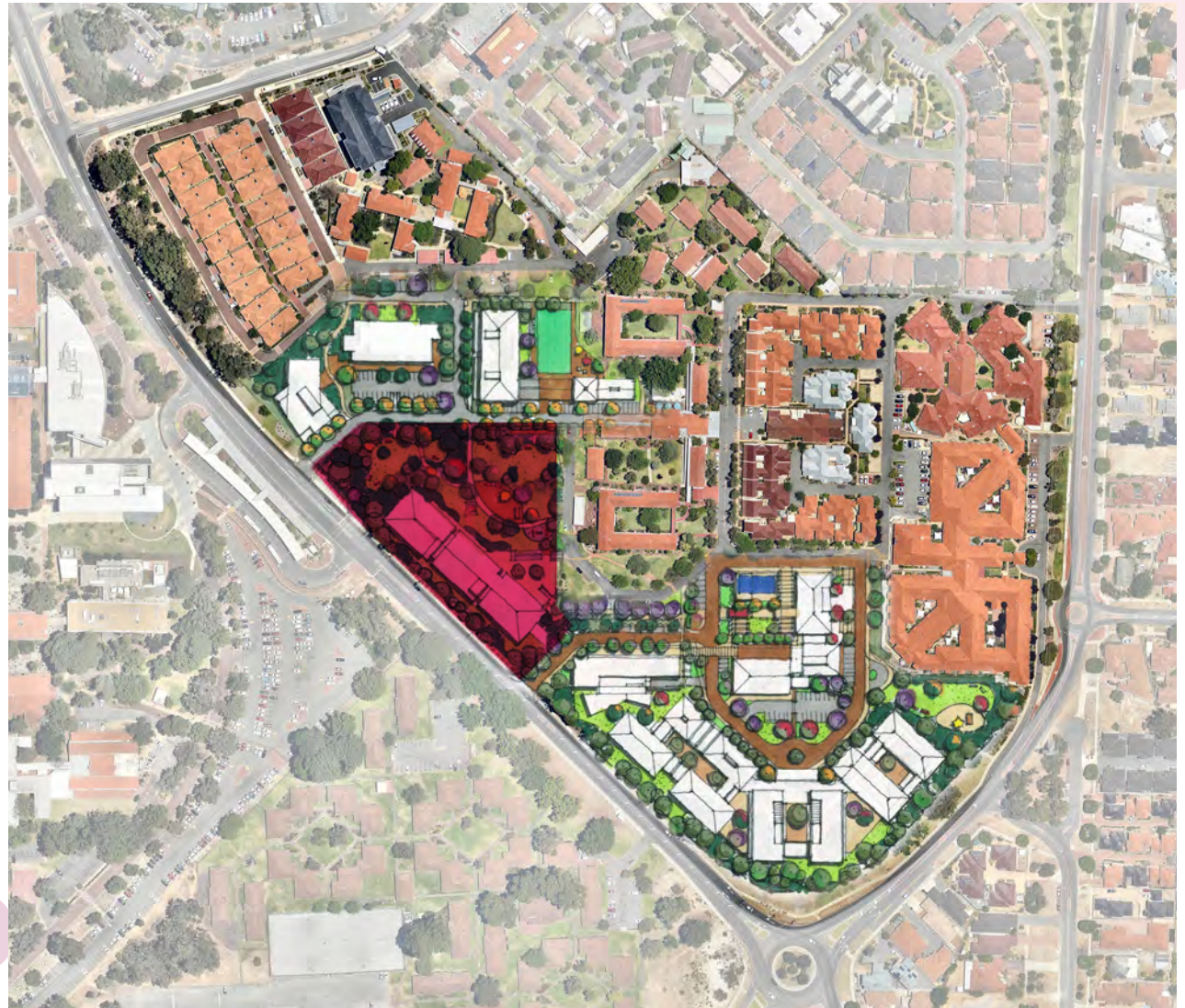


Figure 78: Stage 4



Figure 79: Stage 5

2.7.3 STAGE 5

Stage 5 includes the consolidation of the major independent living apartment precinct.

KEY AMENITIES (COMMUNITY & RECREATION HUBS):

- › Communal landscaped space and common facilities between Stage 3 and Stage 4 buildings, including pedestrian network.
- › Boule Court
- › Orchard
- › East-west pedestrian link through central villa precinct.

KEY SERVICES & INFRASTRUCTURE:

- › New civil works associated with re-configured Jenkins Avenue entry road and southern extension of The Boulevard

KEY ROAD ALIGNMENTS:

- › Removal of Rivergum Drive

ESTIMATED YIELD:

- › 3 x New Apartment Buildings

DEMOLITION/RELOCATION

- › Existing rental accommodation buildings (Terraces)
- › Duplex and Living and Learning Centre.

2.0 MASTERPLAN

2.7.6 STAGE 6

Stage 6 completes the northern perimeter of Rowethorpe Village and delivers significant additional dwelling capacity on the site, as well the Reflection Garden, one of the key spaces proposed for the reorganised Village.

KEY AMENITIES (COMMUNITY & RECREATION HUBS):

- › Communal landscaped spaces including Reflection Garden at northern termination of The Boulevard.

KEY SERVICES & INFRASTRUCTURE:

- › New civil works associated with re-graded roadworks to Wattle Avenue extension; associated stormwater works.

KEY ROAD ALIGNMENTS:

- › Western extension of Wattle Avenue, including roadworks and pedestrian pathways; removal of eastern entry road of Wattle Avenue.

ESTIMATED YIELD:

- › 5 x New Apartment Buildings.

DEMOLITION/RELOCATION

- › Existing apartment and townhouse dwellings.



Figure 80: Stage 6

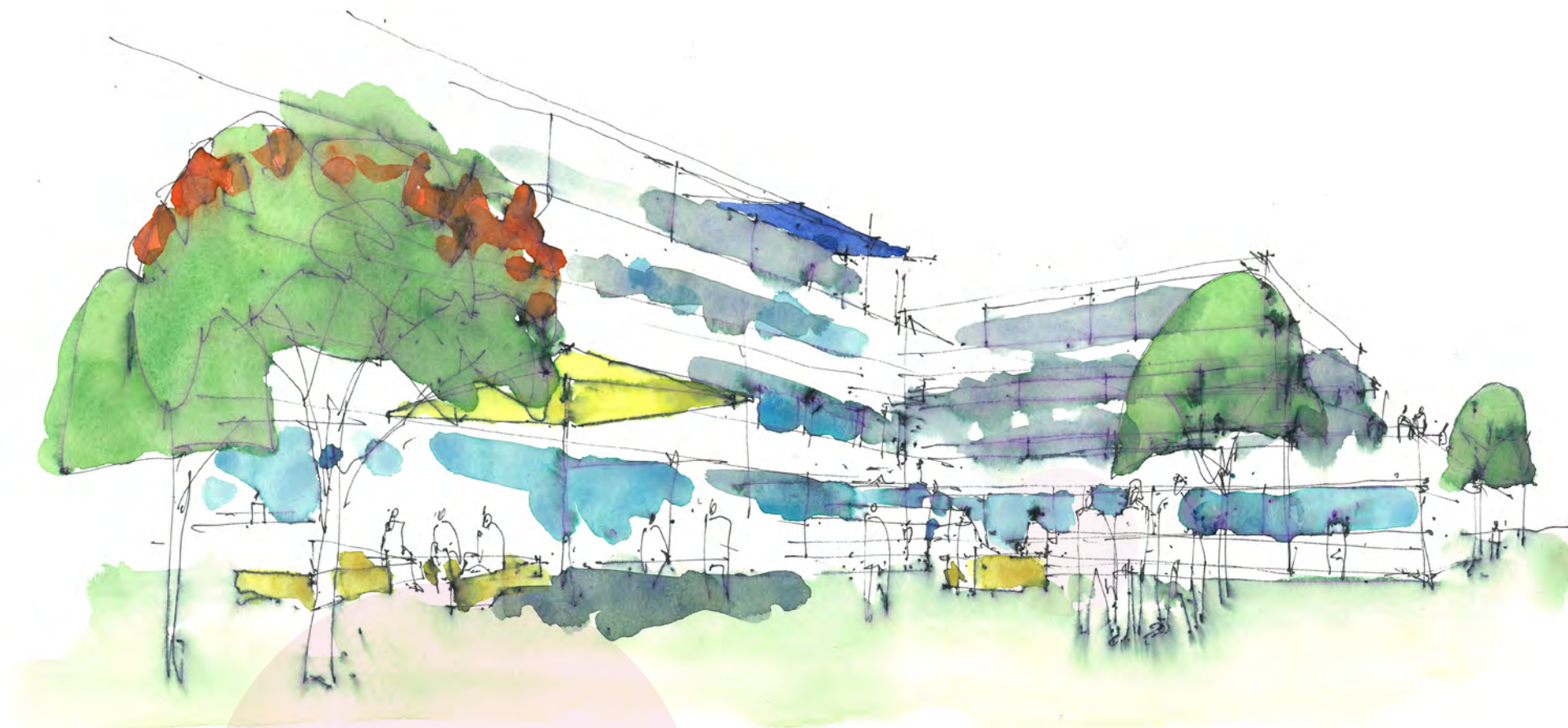


Figure 81: Shared Garden Concept Sketch

2.0 MASTERPLAN

2.7.7 IMPLEMENTATION

This Masterplan has been developed as a flexible development guideline that will enable Juniper to respond to changing conditions and needs on the Rowethorpe site over time. The Masterplan will not require amending for development proposals which depart from but remain generally consistent with the Masterplan.

Where a development proposes a significant change to the spatial layout of the Masterplan, a revised Masterplan will be required.

From time to time, planning authorities including the Town of Vitoria Park and WAPC may prepare planning instruments which apply to and affect Rowethorpe Village. Planning instruments which are anticipated to be prepared or amended include:

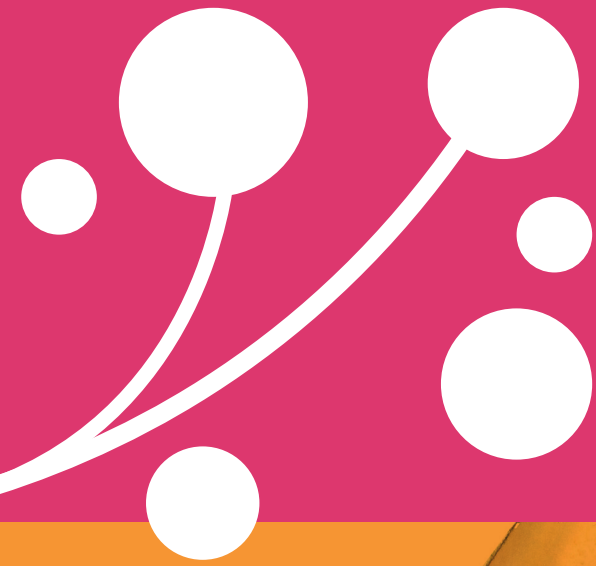
- › Bentley-Curtin Specialised Activity Centre Plan
- › Town of Victoria Park Local Planning Strategy and review of Town Planning Scheme No.1
- › Local planning policies, including Design Guidelines for Developments with Buildings above 3 Storeys

It is intended this Masterplan, which has been adopted by the Town, will be used to inform the strategic direction and content of planning instruments that apply to Rowethorpe Village. In this respect, proposed planning instruments should have regard to this Masterplan.

REPORT REVIEW RECORD

REV.	DATE	CHECKED
A	Feb 2017	Fred Chaney
		James Turnbull
		Mick Burke
		Vaughan Harding
B	Sept 2017	Fred Chaney
		James Turnbull
		Mick Burke

Rowethorpe Village



Part B: Background Analysis

NOVEMBER 2017

COPYRIGHT STATEMENT 2017

© Chaney Architecture Pty Ltd

All rights reserved. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act 1968 (Cth), no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of Chaney Architecture Pty Ltd.

No express or implied warranties are made by Chaney Architecture Pty Ltd regarding the information and analysis contained in this report. In particular, but without limiting the preceding exclusion, Chaney Architecture Pty Ltd will not verify, and will not assume responsibility for, the accuracy and completeness of information provided to us.

This report has been prepared with particular attention to our Client's instructions and the relevant features of the subject site. Chaney Architecture Pty Ltd accepts no liability whatsoever for:

1. a third party's use of, or reliance upon, this report;
2. Use of, or reliance upon, this report in relation to any land other than the subject site; or
3. The Client's implementation, or application, of the strategies recommended in this report.

Direct all inquiries to:

Chaney Architecture

Studio 5, 307 Murray Street Perth WA 6000

All correspondence to:

PO Box 7974 Cloisters Square WA 6850

Phone: 08 9322 7768

Email: contact@chaneyarchitecture.com

Web: www.chaneyarchitecture.com

PROJECT DETAILS

CLIENT

Uniting Church Homes, t/a Juniper a
Uniting Church Community

PREPARED BY

Chaney Architecture

CONSULTANT TEAM

Project Management:
James Turnbull

Architect & Urban Design:
Chaney Architecture

Landscape & Urban Design:
Marion Fredriksson Design

Planning:
Planning Solutions

Traffic & Transportation:
Kleyweg Civil Traffic Transport

Civil Engineer:
Wood & Grieve Engineers

Electrical Engineer:
Brand CDEP

Hydraulic Engineer:
Hydraulics Design Australia

Community Consultation:
Creating Communities

The Rowethorpe Village Masterplan comprises the following three documents:

Part A: Masterplan

Sets out the aim and objectives, development framework and requirements of the Masterplan, and indicative staging and implementation strategy

Part B: Background Analysis

Provides background and supporting information.

Part C: Technical Appendices

Includes technical appendices.

Part B: Background Analysis

1.0	Background	1
1.1	Background to Juniper	1
1.2	Background to Rowethorpe Village	3
2.0	Site & Context	5
2.1	Land Description	5
2.2	Location	5
2.3	Site	7
3.0	Community Engagement Summary	9
4.0	Planning Context	11
4.1	Strategic Planning Framework	11
4.2	Statutory Planning Framework	12
4.3	Other Documents & Studies	15



1.0 BACKGROUND

1.1 BACKGROUND TO JUNIPER

Juniper (also known as Uniting Church Homes) is a Christian, values driven, community benefit organisation that excels in social enterprise for the benefit of the whole Western Australian community. Juniper welcomed its first residents, as a church agency, in 1949. Today, Juniper is the 21st century iteration of a service provider that has proudly built on this history, experience and expertise to provide Western Australia's aging population with some of the most modern and forward thinking services available.

Juniper has more than 1,600 staff and 500 volunteers providing services to over 4,000 people, making it one of the state's largest aged care organisations. And, as a member of the Uniting Care network, Juniper has access to and connections with an Australia-wide care and support network.

The aim and objectives of the Masterplan are guided by Juniper's vision, mission, and guiding principles, and places primary emphasis on social sustainability.

JUNIPER'S MISSION:

To enhance the independence, spiritual fulfilment and enjoyment of life of older people through care, accommodation and support services.



JUNIPER'S VISION:

A good life for all our people.

JUNIPER'S PRINCIPLES:

- 1 We respect each person's physical, spiritual, emotional and social needs.
- 2 We empower each person to exercise choice and control over their lives.
- 3 We strive to enhance personal freedom and independent functioning.
- 4 We provide care services based on holistic needs assessment.
- 5 We encourage people to develop their spirituality.
- 6 We encourage people to engage with community to counter social isolation.
- 7 We respect each person's right to die with dignity and in peace.



Figure x: Rowethorpe, 1965



Figure 2: Rowethorpe, 1974



Figure 3: Rowethorpe, 1995



Figure 4: Rowethorpe, 2008

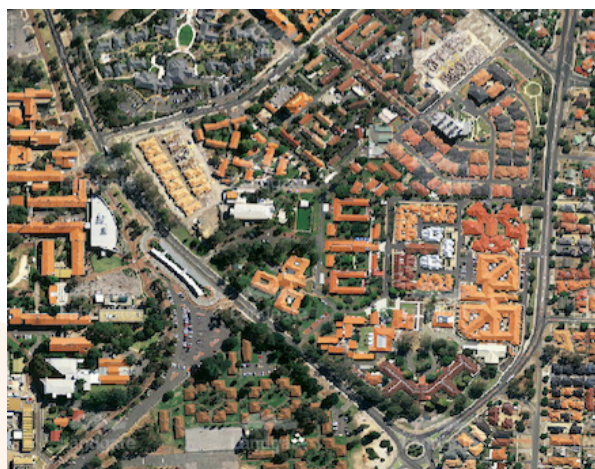


Figure 5: Rowethorpe, 2010



Figure 6: Rowethorpe, 2013

1.0 BACKGROUND

1.2 BACKGROUND TO ROWETHORPE VILLAGE

In the 1950s the Bentley area was developed with a pine plantation. A fire in 1957 provided the impetus for the redevelopment of the pine plantation lands.

In July 1961 C.M.M Homes (Inc) was granted Crown land in trust for the purpose of a hospital and aged peoples home, and development of Rowethorpe Village commenced shortly thereafter. Rowethorpe opened on 14 October 1961. By 1965 Hilltop Lodge had been constructed. A further grant of Crown land was entrusted to C.M.M. Homes in May 1966. Today, Rowethorpe Village comprises the full extent of the 1961 and 1966 Crown grants in trust.

In 1977 the Methodist Church merged with two other denominations to form the Uniting Church. Rowethorpe, like all Uniting Church aged care activities, continued to be independently operated until 1992 when Uniting Church Homes (Juniper) was formed.

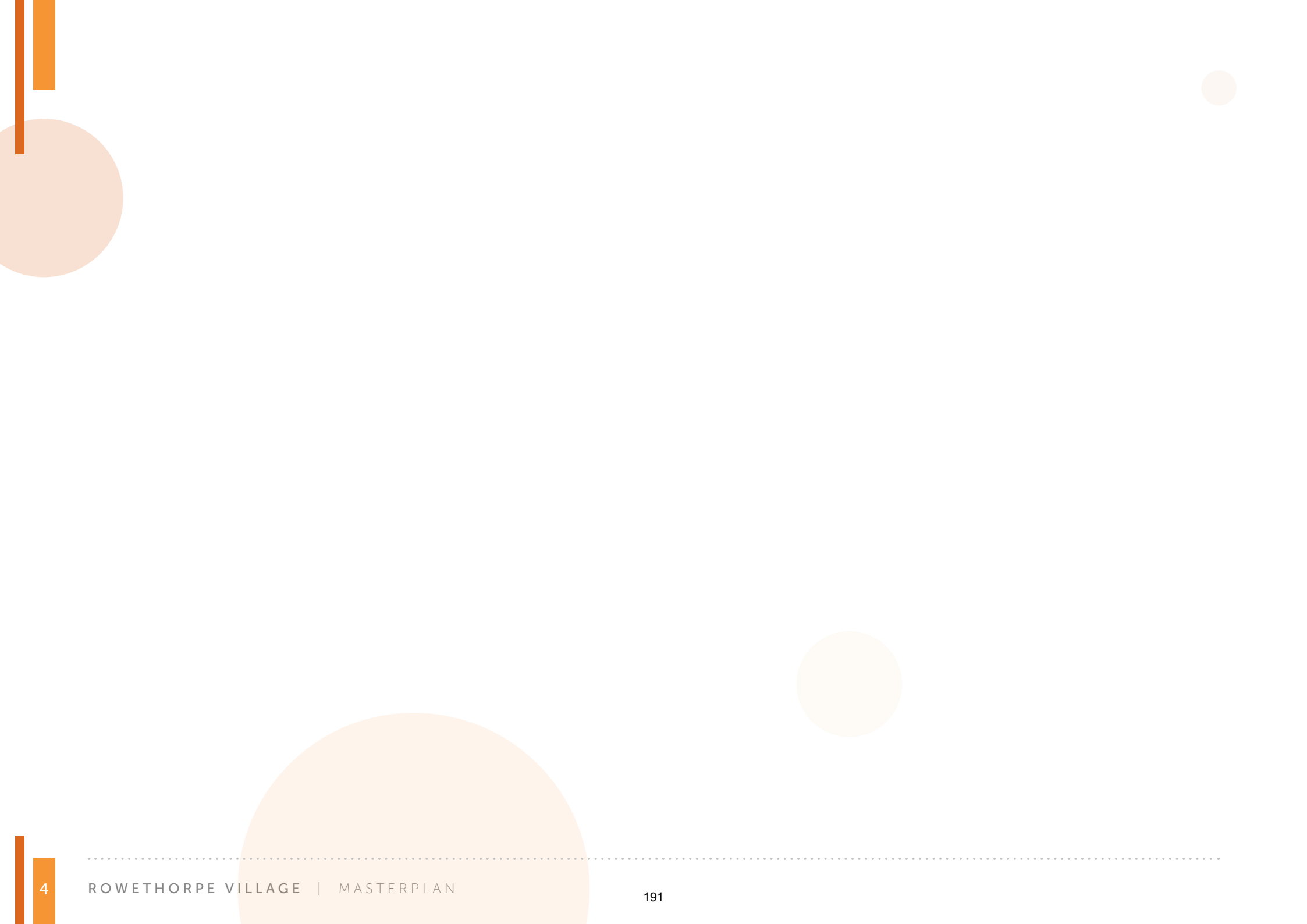
Over this period Rowethorpe Village had been progressively developed. By 1983 Trinity Hostel had been constructed; by 1995 Cygnet Hostel was constructed.

In 2004 Juniper prepared a Masterplan to provide a blueprint for future development on the site. Development of Rowethorpe Village progressed on the basis of the Masterplan.

The development anticipated by the 2004 Masterplan has now been completed.



Figure 7: 2004 Masterplan



2.0 SITE & CONTEXT

2.1 LAND DESCRIPTION

Table 3 describes the land comprising Rowethorpe Village. Both titles are subject to the conditions of the Crown grants in trust, being for the purposes of hospital and aged persons homes.

2.2 LOCATION

2.2.1 REGIONAL CONTEXT

Rowethorpe Village is in the Perth metropolitan area, approximately 7km southeast of the Perth city centre within the Bentley-Curtin Specialised Activity Centre.

Rowethorpe Village is 650m north of Manning Road; an arterial which links to Kwinana Freeway, Leach Highway, and Albany Highway. Hayman Road adjacent to the Village links with Canning Highway. Rowethorpe Village is directly adjacent to the Curtin University bus station, with frequent bus services to much of the Perth metropolitan area. As a result, Rowethorpe Village has unparalleled access to the wider metropolitan region.

2.2.2 LOCAL CONTEXT

Rowethorpe Village is opposite Curtin University, a campus providing tertiary education to more than 60,000 students. Curtin provides accommodation for students, and Vickery House, one such accommodation facility, is located on Hayman Road to the southwest of Rowethorpe Village.

Adjoining Rowethorpe Village’s northern boundary is the Bentley Park aged care facility. Bentley Park was developed in the same era as Rowethorpe Village, and is a major provider of aged care in the area.

The Boronia Pre-Release Centre for Women is located on the northern side of Adie Court.

A range of residential houses and land uses are located on the eastern side of Hill View Terrace and Marquis Street. An IGA convenience store is located on Hill View Terrace, a 250m walk to the southeast of Rowethorpe Village.

Lot	Plan / Diagram	Volume	Folio	Area m²
5	62154	1608	25	116, 740
4	62155	1608	24	9, 040
			Total:	125, 780

Table 3: Lot Details



Figure 8: Perth Context, Structure Plan

Image reference: Bentley-Curtin Specialised Activity Centre Draft Structure Plan (2016)



2.0 SITE & CONTEXT

2.3 SITE

2.3.1 LAND USE & CHARACTER

Rowethorpe is currently developed with a range of aged care accommodation units and related facilities. Juniper describes Rowethorpe as a multi-service campus comprising independent living and residential facilities and respite for carers, plus day therapy. Rowethorpe Village is developed with 257 residential care beds, 210 independent living units, and ancillary facilities. A detailed summary is included below.

AGED CARE FACILITIES

Rowethorpe includes four aged care facilities:

- › Annesley - a modern 104 bed, residential aged care facility offering high care, dementia care (high and low, including respite) and extra services, including a cafe. It is one of Juniper's flagship facilities with state-of-the-art amenities catering to different levels of care and accommodation.
- › Cygnet - a 42 place low care residential facility dedicated to the special needs of dementia care.
- › Trinity - a 52 place low level care facility with 1 respite place. Trinity comprises three houses set around a courtyard garden and with a central communal dining room near the front of the building.
- › Hilltop - a home with 59 private rooms, communal dining and gardens which are open to the wider Rowethorpe village.

RESPIRE CARE

Respite care services are available at Rowethorpe, which includes Hakea, a dementia-specific low-care respite for carers facility, which offers home-style residence with 6 self-contained units set around a shared lounge and dining area.

TRAINING CENTRE

The Juniper Simulation Centre, located at Ron Wilson House in the northwest portion of the Village, is an education and training facility run in partnership with Curtin University. The Centre enables students to

develop their knowledge and skills before they embark on careers in aged care or health services.

INDEPENDENT LIVING UNITS

ILUs are comprised of attached and detached and ILUs in apartment configuration, including the following:

- › Ron Wilson House: 16 one and two bedroom self-contained apartments with secure residents' parking.
- › Wesley Villas: 20 three bedroom, two bathroom detached villas with laundry and single or double automatic garage.
- › Jacaranda Ridge: 19 three bedroom villas and 4 three bedroom townhouses (two storey) residences with semi en-suite bathroom, additional powder room, laundry and single or double automatic garage.
- › Centenary Apartments: 23 two bedroom & study apartments with semi en-suite and balcony (upper) or terrace garden (lower).
- › Centenary Cottages: 4 one bedroom self-contained duplex cottages.
- › Wattle Close: 12 one bedroom self-contained duplex and triplex cottages.
- › North and South Terrace: 48 one bedroom self-contained apartments (upper or lower).
- › Rivergum Apartments: 12 one bedroom self-contained apartments.
- › Rivergum Cottages: 4 one bedroom self-contained duplex cottages.
- › The Boulevard: 4 two bedroom self-contained duplex cottages.
- › Tranby: 43 single self-contained apartments.

COMMUNITY SERVICES

Juniper's community services division is based at Ron Wilson House. The division provides support for more than 1,800 people living in their own homes.

COMMUNITY FACILITIES

These facilities are available for use by residents:

- › Community centre with craft room, library and lounge, where community activities occur. The community centre is in the centre of the Village, and is developed with ILUs adjoining it on all sides.
- › Terrace Café.
- › Lawn bowls, located to the west of the centre of the Village.

MEDICAL FACILITY

The Rowethorpe Medical Centre, located on Hilltop Drive, is a not-for-profit medical practice providing medical practitioner and pharmaceutical services to Juniper, the Rowethorpe community and the wider public. The practice is open part-time on weekdays and has three doctors.

CATERING SERVICES

The Catering Centre which currently services Rowethorpe is located on Hilltop Drive. The centre prepares 900 meals per day for residents and also supplies the three existing café outlets on the site. The need to prepare fresh home style meals on site will increase into the future.

2.3.2 TOPOGRAPHY

Rowethorpe Village has varying topography. A highpoint is located at Hilltop, near the corner of Hayman Road and Marquis Street. Low points are located in the northeast corner adjacent to Hill View Terrace and in the southwest portion of the site near the norther access road's intersection with Hayman Road.



Figure 9: Community Open Day

3.0 COMMUNITY ENGAGEMENT SUMMARY

Juniper appointed specialist community consultants, Creating Communities, to engage with Rowethorpe's residents, staff and families in October-November 2015. A range of activities were held, including a series of workshops and a survey of residents and staff. This process gave everyone the opportunity to have a say on the future direction and development of their village.

Through this process, Juniper obtained feedback on a range of key areas, including the best aspects of Juniper Rowethorpe, key priorities for the future, and ideas for improvements.

The consultation findings provided by Creating Communities informed early Masterplan concepts, which were presented for viewing and discussion with the planning team at a Community Open Day on Friday 19 February 2016. A booklet with information, frequently asked questions and answers and the findings from the workshops and survey were presented as part of the open day.

Feedback from the Community Open Day was collated and analysed by Creating Communities, and an updated consultation report was provided to Juniper. This feedback provided the foundations for further review and refinements of the Masterplan. A team of specialist urban designers and architects were also engaged to develop the concept ideas.

In September 2016 the draft of the final plans was presented to residents at a second Community Open Day. Feedback from this second open day was collated and analysed by Creating Communities, and an updated consultation report was provided to Juniper.

Stakeholder feedback was overwhelmingly supportive of Juniper's initiative to create a village which will continue the success of Rowethorpe into the next 40 years.

For a copy of the community consultation panels, please refer to Appendix 1.



Figure 10 - 11: Community Open Day



Figure 12 - 13: Community Open Day





Figure 14: Local Context

Image reference: Bentley-Curtin Specialised Activity Centre Draft Structure Plan (2016)

4.0 PLANNING CONTEXT

4.1 STRATEGIC PLANNING FRAMEWORK

4.1.1 DIRECTION 2031 & BEYOND

The Western Australian Planning Commission (WAPC) published Directions 2031 and Beyond (**Directions 2031**) in August 2010. The Directions 2031 vision is that by 2031, Perth and Peel people will have created a world class livable city: green, vibrant, more compact and accessible with a unique sense of place. The Masterplan is consistent with this vision, concentrating modern residential aged care facilities in a highly accessible location.

Directions 2031 established a hierarchy of activity centres including specialised centres, serving a specialised role around major institutions. Bentley/Curtin is identified as a specialised centre.

4.1.2 SUB-REGIONAL STRATEGY

The draft Central Metropolitan Perth Sub-Regional Strategy (draft Sub-Regional Strategy), published in August 2010, identifies the aging population is likely to increase demand for aged care services over the next 20 years and supply from private sector is declining, which is likely to result in an increased shortage of aged care beds in appropriate places, lower quality of service, and greater pressure on government to provide more of these services through hospitals and other care systems at a far greater cost.

The draft Sub-Regional Strategy requires local governments to identify future aged care requirements through their local planning strategies.

4.1.3 DRAFT BENTLEY-CURTIN SPECIALISED ACTIVITY CENTRE STRUCTURE PLAN

The Department of Planning, in consultation with the Department of Commerce, state and local government, Curtin University, landowners, and tenants, has recently released the Bentley-Curtin Specialised Activity Centre Structure Plan (Structure Plan) for public comment.

The draft Structure Plan identifies the subject site for Residential (aged/dependent persons), intended to accommodate special residential functions for aged and dependent people including ancillary and complementary uses.

The Village is also located within the Special Use and Environment precinct under Part 5 of the draft Structure Plan, which advocates for an increased density and intensity of development and building heights up to six storeys. The proposed Rowethorpe Village masterplan is generally consistent with these built form outcomes, proposing development of between 2 - 8 storeys.

Part 4.5 of the draft Structure Plan recommends a car parking strategy be implemented as the transport network evolves, incorporating measures including the capping of non-residential car parking for the Special Use and Education precinct. It is important the Structure Plan recognises and provides for non-residential car parking at Rowethorpe Village which is required for in-home care staff (which require access to cars to attend customers' homes) and after-hours aged care staff (who often work during hours when no public transport is running).

The draft Structure Plan provides for communal open space and sporting facilities in Rowethorpe Village which may be accessible by the public. Security is an important consideration for Juniper and the residents of Rowethorpe, and it is therefore inappropriate to encourage the general public to use these open spaces and facilities.

4.1.4 LOCAL PLANNING STRATEGY

The Town had commenced the preparation of a local planning strategy; however, in 2014 progress ceased after the State Government had announced its intent to undertake local government reform. It is understood the Town recommenced preparation of the local planning strategy in 2016.

4.1.5 INTEGRATED MOVEMENT NETWORK STRATEGY

The Town's Integrated Movement Network Strategy (IMNS) was prepared in June 2013 to guide the promotion, management and development of an integrated multi-modal movement network to 2031. The IMNS identifies a number of actions relevant to Rowethorpe Village, including:

- › Deliver scheme to duplicate Hayman Road to increase capacity.
- › Deliver safety schemes at key local intersections including Lawson St / Marquis St / Hayman Rd
- › Work with State Government to introduce transit priority along Oats Street and Hill View Terrace.
- › Work with DoP in establishing off-street parking caps for development in Regional and Local Activity Centres, based on WAPC Guidelines, master planning and structure planning.
- › Adopt reduced parking requirements within the TPS that reflect public transport accessibility, availability of public parking and requirements for end-of-trip facilities.
- › Support provision of off-road cycle paths on Hayman Road, Kent Street and Manning Road as part of the Bentley / Curtin Specialised Centre.
- › Develop incentives for retrofitting end-of-trip facilities and cycle parking within existing buildings.

4.2 STATUTORY PLANNING FRAMEWORK

4.2.1 METROPOLITAN REGION SCHEME

Rowethorpe Village is zoned Urban under the Metropolitan Region Scheme (MRS). The masterplan is consistent with the MRS.

Under the WAPC's Resolution RES 2015/01, development proposals located wholly or partially within a specialised centre require determination by the WAPC pursuant to clause 32 of the MRS unless the development complies with an activity centre structure plan which has been endorsed by the WAPC.

4.2.2 STATE PLANNING POLICY 3 - URBAN GROWTH & SETTLEMENT

The overall aim of State Planning Policy 3 Urban Growth and Settlement (SPP3) is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating growth and change. SPP3 promotes building on existing communities to improve services and enhance the quality of life in those communities, but does not contain any provisions relating to the provision of residential aged care facilities.

4.2.3 STATE PLANNING POLICY 3.1 - RESIDENTIAL DESIGN CODES

State Planning Policy 3.1 Residential Design Codes (R-Codes) applies to the development of residential development providing accommodation on a permanent basis across Western Australia.

The R-Codes provides density controls based on density codes applied via local planning schemes. For example, based on a density code of R40 Rowethorpe Village could be developed with:

- › 857 aged or dependent persons grouped dwellings (for example, ILUs); or

- › 75,468m² plot ratio floor area of multiple dwellings (apartments), equivalent to approximately 950 apartments with an average floor area of 80m²; or

- › a combination of the above.

The Masterplan provides for the long-term development of Rowethorpe which is consistent with the overall yield limitations generally applicable under the R40 density code.

4.2.4 DESIGN WA

Design WA is a state government initiative to ensure good design is at the centre of all development in Western Australia. A draft set of documents have been released for public comment including draft State Planning Policy 7 – Design of the Built Environment, and draft Apartment Design Policy. The Apartment Design Policy will replace Part 6 of the R-Codes.

The development envisaged by this Masterplan is consistent with the D3 Higher Density Detached streetscape pattern, described as “higher density precinct with landscape character”, in Table 1 of the draft Apartment Design Policy.

The Design WA suite of documents promote development which is consistent with the aim and objectives of the Masterplan.

4.2.5 STATE PLANNING POLICY 4.2 - ACTIVITY CENTRES FOR PERTH AND PEEL

State Planning Policy 4.2 Activity Centres for Perth and Peel expands on the hierarchy of activity centres provided by Directions 2031, and requires the preparation of an activity centre structure plan for a specialised centre.

SPP4.2 requires the application of a regulatory and parking fee system for a specialised centre. Given the specialised services which are provided for aged care at Rowethorpe Village, it is necessary for employees and volunteers of the facility to be provided with access to on-site parking; imposing a fee on parking would require costs to be passed onto clients and would be contrary to Directions 2031 which seeks to lower the future costs of aged care.

4.2.6 TOWN PLANNING SCHEME NO.1

Rowethorpe Village is zoned Special Use: Residential and Special Facilities under the provisions of the Town's Town Planning Scheme No.1 (TPS1), and is located in P13 Curtin Precinct.

Precinct Plan P13 applies to Rowethorpe Village, and includes the following standards for development:

- › Permitted uses are residential accommodation for aged persons (and uses ancillary to this primary use and to the care of aged persons such as recreational facilities, hospital care and consulting rooms, local shops, and restaurants) and specialised public services. All other uses are prohibited.
- › Maximum building height of 15m, except for within 15m of Hill View Terrace and Marquis Street where a 6m street setback and a building recession plane applies.
- › Development generally as per the R40 density code in accordance with the R Codes.
- › Landscaping to surround and blend new development with existing is of extreme importance.

4.0 PLANNING CONTEXT

- › Car parking must be provided on-site and screened from view from the street and adjacent residential areas.
- › Access via existing driveways; new entry points to adjoining roads will be discouraged.

With the exception of land use permissibility, the above development requirements / standards are capable of variation where it can be demonstrated the variation achieves the objectives of TPS1 and Precinct Plan P13.

4.2.7 LOCAL PLANNING POLICY 4.12 - DESIGN GUIDELINES FOR DEVELOPMENTS WITH BUILDINGS ABOVE 3 STOREYS

The Town's Local Planning Policy 4.12 - Design Guidelines for Developments with Buildings above 3 Storeys sets the planning and design framework for any development incorporating buildings which are at least 3 storeys or 11.5m in height. The Policy provides a set of guidelines for various design elements, and requires development applications are accompanied with a design report including a statement of how the guidelines have been met.

The Policy also makes provision for the review of development proposals by the Town's Design Review Group; an independent panel of experienced and qualified professionals from the disciplines of architecture, urban design, landscape architecture, building services and energy usage. This Masterplan has been prepared with input from the Design Review Group.

4.2.8 LOCAL PLANNING POLICY 5.1 – PARKING POLICY

The Town's Local Planning Policy 5.1 Parking Policy (Parking Policy) outlines the Town's approach to parking facilities. The Parking Policy provides for minimum car parking in accordance with Table 4.

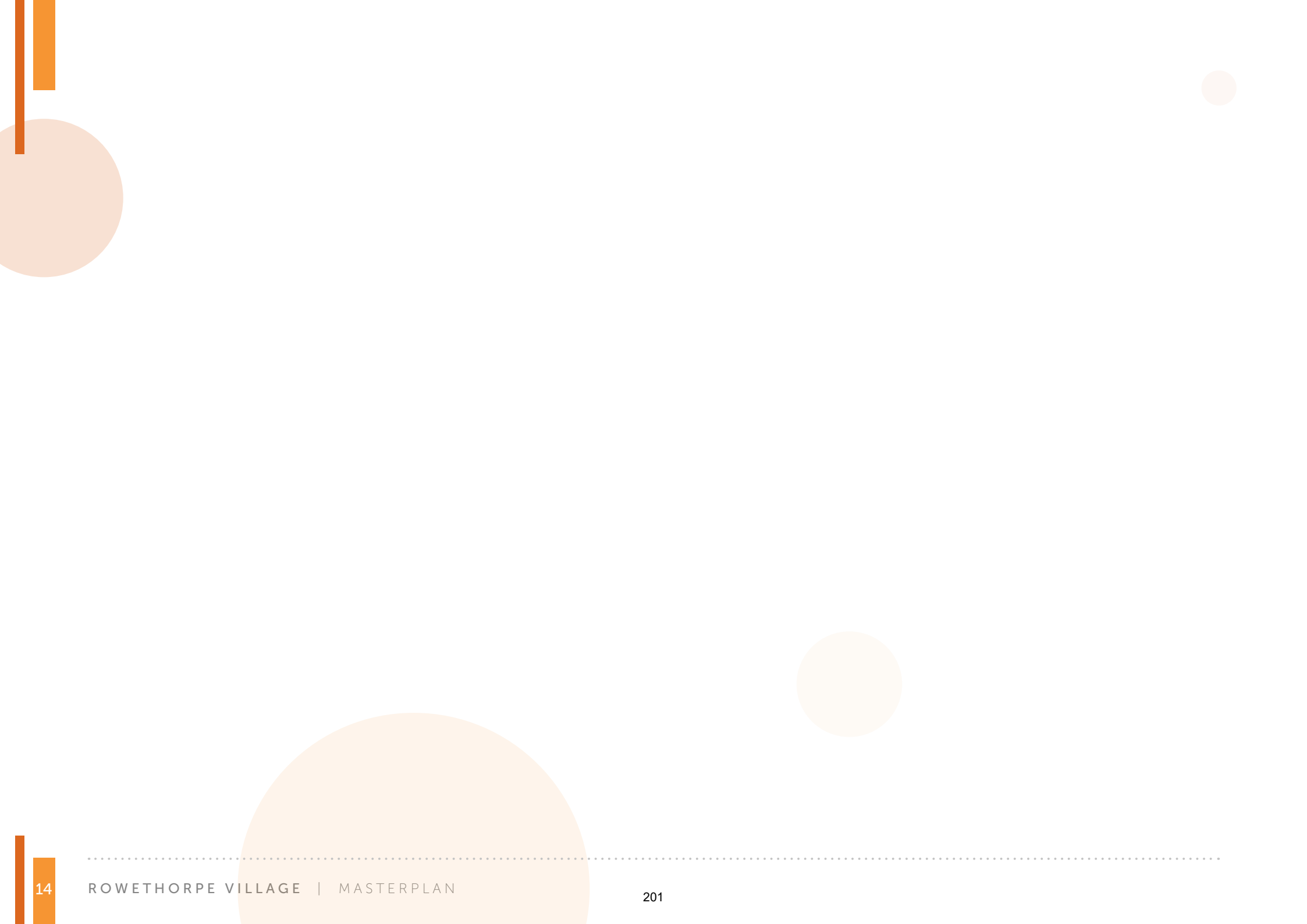
The Parking Policy provides for reciprocal parking, where a parking facility serves separate uses and where the demand for parking will not coincide.

4.2.9 MUNICIPAL HERITAGE INVENTORY

There are no places of cultural heritage significance identified by the Town's Municipal Heritage Inventory at Rowethorpe.

LAND USE	CAR PARKING REQUIRED
Health clinic, medical consulting rooms, veterinary clinic	4 per consulting room
Hospitals administration, consulting rooms, treatment rooms/ areas	1 for every 40 square metres of net floor area
Public assembly, night clubs, theatres and cinemas	1 for every 4.5 square metres of net floor area
Restaurant	1 for every 4.5 square metres of sit down dining area
Commercial accommodation (e.g. hotel, motel, private hotel, lodging house, hostel, serviced apartments)	1 for every bedroom or one for every 3 beds provided whichever is the greater
Institutional home/ nursing home	1 for every 40 square metres of net administration/ office floor area and consulting/treatment areas, plus 1 for every 3 beds provided
Child care facilities	1 bay for every 5 children
Residential uses	As per the R-Codes

Table 4: Car Parking Rates Under the Town's Parking Policy



4.0 PLANNING CONTEXT

4.3 OTHER DOCUMENTS & STUDIES

4.3.1 ROWETHORPE VILLAGE MASTERPLAN

A masterplan was prepared for Rowethorpe Village by Roberts Day in 2004, and was adopted by Council on 28 September 2004.

The objectives of the 2004 Masterplan were to:

- › Provide a 'blueprint' for the site, indicative of future development requirements;
- › Enable the staged redevelopment and refurbishment of Rowethorpe;
- › Rationalise vehicular and pedestrian movements;
- › Rationalise open space within Rowethorpe and improve communal facilities and spaces; and
- › Create an improved interface with the surrounding community.

The 2004 Masterplan provided for development over an 8-10-year timeframe. The 2004 Masterplan has been largely implemented, and will be replaced by the proposed new Masterplan for Rowethorpe Village.

4.3.2 GREATER CURTIN MASTERPLAN

The Greater Curtin Master Plan (GCMP) defines a vision for the Bentley campus of Curtin University, and provides the guiding design principles and supporting spatial layers that are the blueprint for Greater Curtin. The GCMP estimates that by 2031 Greater Curtin will attract 73,000 visitors daily and house a total of 20,000 residents.

One of the key components of the GCMP is the inclusion of a transit spine through the campus, intended to accommodate transit centrally in the campus, and a bus interchange in the northern part of the campus. This would entail the downgrade and possible removal of the existing bus station on Hayman Road opposite Rowethorpe Village.

The GCMP also provides for a new bus-enabled street along the southeast boundary of the campus and north of Canning College / Vickery House, terminating in an intersection on Hayman Road opposite Rowethorpe Village. The GCMP identifies the intersection with Hayman Road as 'higher order traffic control likely to be required'.

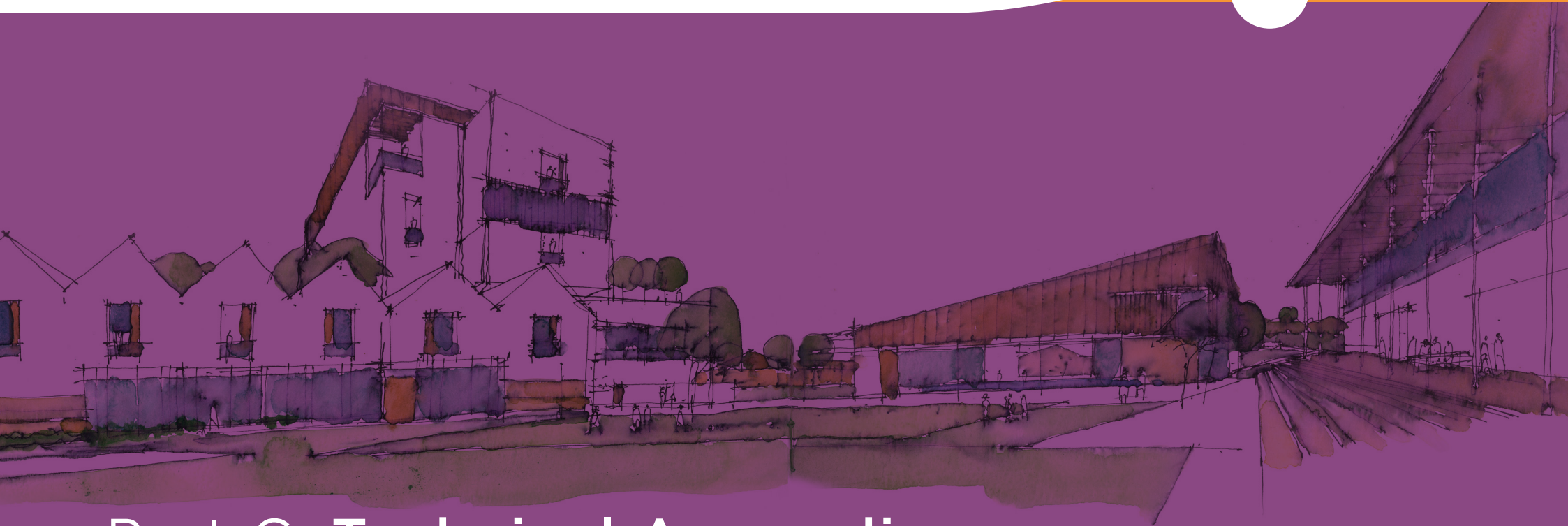
5.3.3 2008 BENTLEY PARK MASTERPLAN

The 2008 Bentley Park Master Plan prepared for the SwanCare Group Inc. landholdings at Bentley Park included facilities directly adjoining Rowethorpe Village's northern boundary. The 2008 Bentley Park Master Plan was approved by Council in November 2008.

The 2008 Master Plan included a pedestrian connection to Rowethorpe near the eastern end of the shared boundary. There is also an opportunity for a second pedestrian link with Rowethorpe adjacent to the caravan parking area near the western end of the shared boundary.

In 2015 SwanCare Group commenced the preparation of a new Master Plan to replace the 2008 version. This Master Plan was not finalised, nor was it formally lodged with Council for adoption. Nonetheless, the draft Master Plan retained pedestrian access with Rowethorpe Village in the same two locations as per the 2008 Master Plan.

Rowethorpe Village



Part C: Technical Appendices

NOVEMBER 2017

COPYRIGHT STATEMENT 2017

© Chaney Architecture Pty Ltd

All rights reserved. Other than for the purposes of and subject to the conditions prescribed under the Copyright Act 1968 (Cth), no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of Chaney Architecture Pty Ltd.

No express or implied warranties are made by Chaney Architecture Pty Ltd regarding the information and analysis contained in this report. In particular, but without limiting the preceding exclusion, Chaney Architecture Pty Ltd will not verify, and will not assume responsibility for, the accuracy and completeness of information provided to us.

This report has been prepared with particular attention to our Client's instructions and the relevant features of the subject site. Chaney Architecture Pty Ltd accepts no liability whatsoever for:

1. a third party's use of, or reliance upon, this report;
2. use of, or reliance upon, this report in relation to any land other than the subject site; or
3. the Client's implementation, or application, of the strategies recommended in this report.

Direct all inquiries to:

Chaney Architecture

Studio 5, 307 Murray Street Perth WA 6000

All correspondence to:

PO Box 7974 Cloisters Square WA 6850

Phone: [08 9322 7768](tel:0893227768)

Email: contact@chaneyarchitecture.com

Web: www.chaneyarchitecture.com

PROJECT DETAILS

CLIENT

Uniting Church Homes, t/a Juniper a
Uniting Church Community

PREPARED BY

Chaney Architecture

CONSULTANT TEAM

Project Management:

James Turnbull

Architect & Urban Design:

Chaney Architecture

Landscape & Urban Design:

Marion Fredriksson Design

Planning:

Planning Solutions

Traffic & Transportation:

Kleyweg Civil Traffic Transport

Civil Engineer:

Wood & Grieve Engineers

Electrical Engineer:

Brand CDEP

Hydraulic Engineer:

Hydraulics Design Australia

Community Consultation:

Creating Communities

The Rowethorpe Village Masterplan comprises the following three documents:

Part A: Masterplan

Sets out the aim and objectives, development framework and requirements of the Masterplan, and indicative staging and implementation strategy

Part B: Background Analysis

Provides background and supporting information.

Part C: Technical Appendices

Includes technical appendices.

Part C: Technical Appendices

Appendix 1: Community Consultation	1
A1.1 Information Update	2
A1.2 Open Day	8
Appendix 2: Traffic & Transport Report	11
Appendix 3: Hydraulics Services Report	21
Appendix 4: Preliminary Civil Service Study	31
Appendix 5: Electrical Inputs	33

PLANNING FOR THE FUTURE

THE VISION FOR JUNIPER ROWETHORPE IN 30 YEARS TIME

Since Juniper Rowethorpe opened its doors in the 1960s, this unique and welcoming community has developed a proud reputation as a premier retirement living location where you can find friendship and independence in a secure setting and attractive environment.

Facilities and services at Juniper Rowethorpe have continued to evolve over the years to ensure our residents receive a modern, high-quality service.

With a focus on continual improvement, it is proposed to develop a masterplan to set the future direction of Juniper Rowethorpe over

the next decades - ensuring we can cater for the needs and aspirations of our current and future residents.

Masterplanning is not new to Juniper Rowethorpe. A masterplan was also established in 2004 and delivered many of the modern amenities and accommodation units we see today. We are hoping that the positive developments that occurred through the planning process over a decade ago can also be achieved this time around.

Ultimately, Juniper believes that a well-considered masterplan will assist us to ensure that an optimal outcome is achieved.

Beginning in late 2015, we completed extensive community consultation, to obtain feedback on initial concept designs from residents and staff. Our team considered all the feedback

received in the development of the draft masterplan.

Thank you to everyone who was able to be involved in the initial consultations.



KEY PRINCIPLES UNDERPINNING THE DEVELOPMENT OF THE MASTERPLAN

The following principles provide the foundation for the masterplan development and should be referred to when viewing and discussing the draft masterplan:

- Improving residential care, and lifestyle services and facilities
- Increasing and diversifying residential accommodation opportunities
- Responding to community expectations
- Providing a holistic and seamless staged development
- Maximising outcomes, while minimising impact on residents and the community
- Delivering cost-effective living to residents, while also ensuring financial sustainability

HOW WE ENGAGED WITH YOU



Juniper appointed specialist community engagement consultants, Creating Communities, to undertake the first phase of engagement with Rowethorpe's residents, staff and families in late 2015. We held a range of engagement activities, including workshops and a survey, to provide the opportunity for everyone to have their say on the future direction and development of their village.

Through these initial activities we obtained feedback on a range of areas, including: the best things about Juniper Rowethorpe, the priority areas for the future and ideas for improvement.

We used this feedback to develop initial concept designs, which were displayed at a Community Open Day in February 2016. Residents, staff and families provided further feedback at this Open Day, which was used to inform the development of the draft masterplan.

The next steps are to:

- 1 Provide draft masterplan designs for viewing and discussion at a Community Open Day on Thursday 22 September. (Drop in any time and chat with the planning team on Thursday 22 September from 9.30 – 11.30am or 3.00 – 5.00pm at the Sutton Community Centre.)
- 2 Analyse the feedback from the Open Day and refine and finalise the masterplan.
- 3 Provide access to the final masterplan to residents and stakeholders.
- 4 Develop an implementation plan that includes a clear outline for how residents and stakeholders will be kept informed of the process.

We would like to reiterate that the masterplanning process is not about taking quick action. The masterplan sets the direction for the evolution and revitalisation of the village for the coming decades. We are undertaking a well-thought out and properly considered approach to planning for the current and future lifestyle needs of Rowethorpe's residents. The implementation of the masterplan will take some time and any changes to facilities may take many years.

2 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

4 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

Figure x: Juniper Rowethorpe Draft Masterplan 2046 Information Update Page 1 to 3

APPENDIX 1: COMMUNITY CONSULTATION

CREATING COMMUNITIES

A1.1 INFORMATION UPDATE

Creating Communities presented the 'Information Update' package (pictured below) to the community in October 2016.



WHAT WE HEARD FROM YOU

KEY FINDINGS FROM THE EARLIER PHASES OF CONSULTATION

According to the Residents' Survey, the best things about Juniper Rowethorpe are:



SURVEY
FEEDBACK

- 1 Security and safety
- 2 Staff and management
- 3 Sense of community and belonging
- 4 Accommodation standards

According to the Residents' Forums, the best things about Juniper Rowethorpe are:



COMMUNITY
FORUM
FEEDBACK



COMMUNITY & PEOPLE

- Friendly, welcoming and/or caring
- Quality of staff and management
- Sense of community, friendship, belonging and/or the people
- Peaceful, tranquil and quiet
- Residents generally like living at Juniper Rowethorpe



COMMUNAL FACILITIES & GROUNDS

- Safe and secure
- Gardens, trees, greenery, grounds and surroundings
- Doctor's Surgery and/or Medical Centre
- Bowling Club
- Terrace Café and/or catering



ACCOMMODATION

- Accommodation standards
- Spacious, airy and/or natural light
- Residents generally like their accommodation



SERVICES

- Allied Health Services (e.g. Physiotherapist, Podiatrist, Psychologist, Clinipath)
- Public transport links and/or bus services

According to the Residents' Survey, the top 4 areas identified for future attention are:



TRANSPORT,
TRAFFIC
MANAGEMENT,
ROADS & PARKING



INCREASING
ACCOMMODATION
CAPACITY



GARDENS AND
GROUNDS



MODERNISING
FACILITIES &
AMENITIES

Residents' most common ideas for improvement are:

TRANSPORT IDEAS

- Install traffic lights at main entrance
- Provide more parking, such as underground or multistorey facility
- Improvements to traffic management, roads and transport generally

ACCOMMODATION IDEAS

- Provide more/better designed storage
- Better designed units, including larger rooms and better temperature control measures
- Improve bathroom and laundry design and amenity
- Better / more lighting in rooms
- Keep up with demand for accommodation and beds/care
- Increase number of residents
- More resources to support additional residents

COMMUNAL FACILITIES AND GROUNDS IDEAS

- Improve existing facilities and provide more shared recreation facilities, including a Club House
- Improve existing paths and provide more walkways (flat, wider)
- Onsite swimming / hydrotherapy pool
- Provide amenities in the Chapel, including kitchen, bathroom and storage
- Enhance/maintain Bowling Club
- Enhance/maintain gardens and grounds
- Modernising facilities and amenities, including Charles Jenkins
- Co-location and centralisation of key services



6 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 7

Figure x: Juniper Rowethorpe Draft Masterplan 2046 Information Update Page 5 to 7

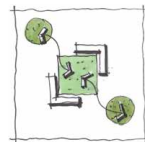
DESIGN VALUES FOR THE DRAFT MASTERPLAN 2046

A GOOD LIFE FOR ALL PEOPLE

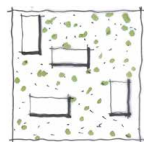
The Design Values set out the guidelines for the draft masterplan and future planning at Juniper Rowethorpe.



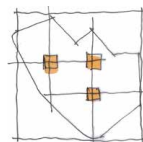
People first



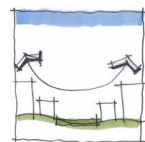
Create a green Village Centre



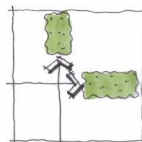
Buildings in a parkland



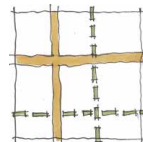
Create simple site structure



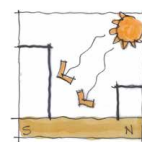
Focus building height away from Village Centre



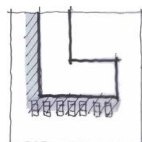
End major roads with green space



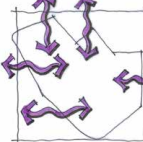
Separate roads and pedestrian pathways



Ensure sun shines into streets and shared spaces



Use shaded South zones for service and parking



Create links to connect site to external activities



Pedestrian links to be green and shaded



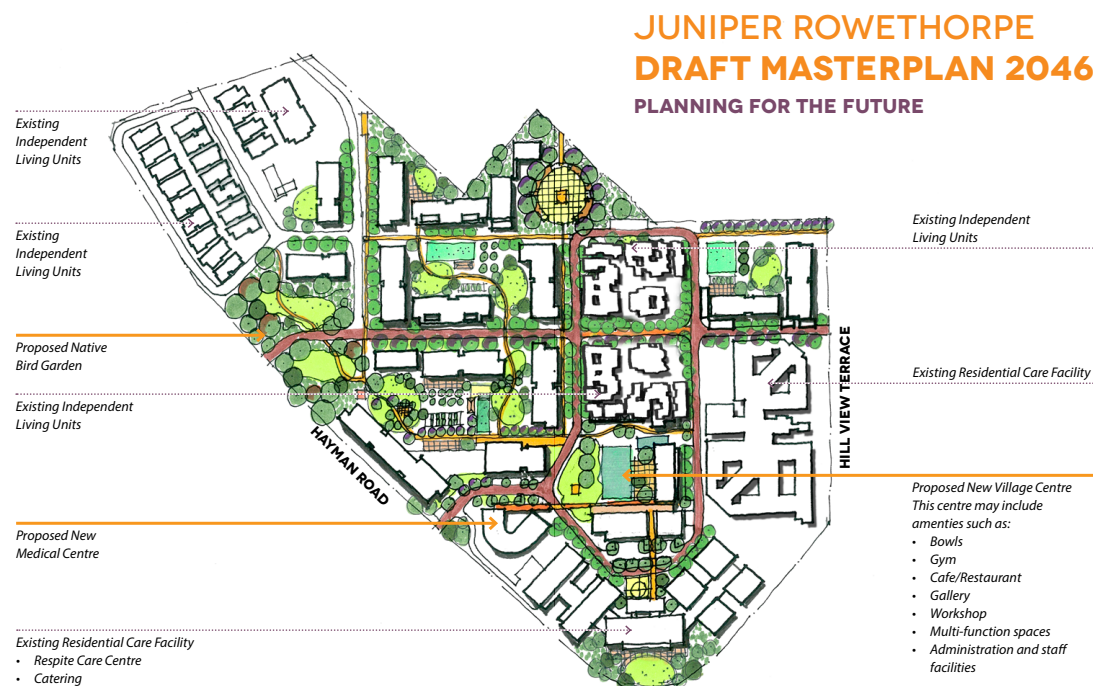
8 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 9

Figure x: Juniper Rowethorpe Draft Masterplan 2046 Information Update Pages 8, 9, 12

APPENDIX 1: COMMUNITY CONSULTATION

CREATING COMMUNITIES



10 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 11



FREQUENTLY ASKED QUESTIONS

This section provides answers to a range of questions you may have about the proposed masterplanning process.

Q. How have Juniper consulted with residents, stakeholders and community and how has my feedback been used to develop the draft masterplan?

A. From October 2015 to February 2016, we underwent an extensive community consultation phase, during which we heard from over 400 residents and over 140 staff. Our team considered all the feedback received in the development of the initial concept designs.

It is important to remember that there are a variety of views from across the many residents and staff regarding the future development of Rowethorpe.

The greatest influence on our planning comes from feedback that is common among a number of people.

Our team also needs to consider a range of other factors when deciding on plans for the future of Rowethorpe. These include the projected costs to undertake any future facility developments, achieving best value from capital expenditure, possible impacts to residents' services and site management issues. A critical outcome is to develop plans that will ensure Rowethorpe maintains a quality and affordable lifestyle for all residents in the years to come.

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 13

Figure x: Juniper Rowethorpe Draft Masterplan 2046 Information Update Pages 10, 11, 13

Q. Who designed the draft masterplan?

A. The draft masterplan is being completed by a team of specialists experienced in the design of aged care and retirement living facilities. This team is guided by the Juniper Leadership Team, and includes Chaney Architecture. The draft masterplan has been informed by the initial consultation with residents, staff and families.

Q. What are the benefits to residents and the community of a masterplan being done and how will having more residents benefit those here currently?

A. Upgrading Juniper Rowethorpe to cater for existing and new residents will assist in ensuring the long-term sustainability of the village, including underpinning the viability of community facilities and services. Accommodating additional residents and creating improved infrastructure will also help to support social diversity and enhance the villages atmosphere.



14 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

Q. What type and style of accommodation is being considered? Are multi-level buildings in the masterplan? If so, how many storeys and how will these buildings integrate with the features of Juniper Rowethorpe?

A. The quality of the newer Independent Living Units at Juniper Rowethorpe is very high. A key outcome of the masterplanning process is to improve the quality and quantity of apartment-style retirement living in particular. The process will inform the size and configuration of any new accommodation and the number of floors that are appropriate at different locations across the site.

The application of the masterplan Design Values will limit the height of apartment blocks. The distance of separation between buildings, proximity from the Village Centre, and the height of adjacent buildings will be considered by Juniper when determining suitable building heights or number of storeys. Applying the Design Values to the Charles Jenkins precinct it is likely that a new building will be of similar height to the existing.

It is likely that Hilltop and Trinity Care Facilities will be replaced with a single new multi-storey residential care facility on the current Hilltop site.



Q. When will the masterplan be implemented and will development be phased over time?

A. The masterplan provides a vision for Juniper Rowethorpe in 30 years time. The masterplan sets the direction for the evolution and revitalisation of the village for the coming decades. We are undertaking a well-thought out and properly considered approach to planning for the current and future lifestyle needs of Rowethorpe's residents. The implementation of the masterplan will take some time and any changes to facilities may take many years.

We will be developing an implementation plan that includes a clear outline for keeping residents and stakeholders informed of the process.

It is envisaged that the preliminary projects may commence in early 2017, with the overall timeframe stretching over many years.

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 15

Q. What is the situation for potential new residents if the place they wish to lease/purchase is identified for redevelopment?

A. Once finalised, existing and new residents will be able to view the masterplan. We will engage directly with any affected residents to ensure that a suitable solution is found to meet their needs when the time comes.

Q. How is the maintenance and enhancement of gardens and green space being addressed in the draft masterplan?

A. Gardens and green space is one of the unique features of the Juniper Rowethorpe community, and we aim to maintain and enhance this in the future. Providing usable green spaces is a long-term aim for the village – and taller building forms provide the greatest potential for enhancing the scale and amenity of the gardens.

Our planning team has listened to feedback indicating the need to preserve the gardens and green space. Several of the design values that guide the masterplan reflect this, including creating shared green spaces in between buildings, a range of park areas and a Village Centre focused on green space and gardens.



16 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

Figure x: Juniper Rowethorpe Draft Masterplan 2046 Inofmation Update Page 14 to 16

APPENDIX 1: COMMUNITY CONSULTATION

CREATING COMMUNITIES

Q. Will there be more caravan parking available?

A. There will be no provision for caravan parking at Juniper Rowethorpe. Juniper will liaise with individual residents who are currently enjoying the benefit of the temporary caravan parking bays. Juniper is considering alternative opportunities to provide caravan parking.

Q. What will happen to the Chapel?

A. We understand that the Chapel is highly-valued by a number of residents as a place of worship and space for community to gather. We are considering how to best integrate the Chapel into the future of the village and are taking into account residents suggestions.

Q. What will happen to the Charles Jenkins facility?

A. The feasibility of re-purposing the Charles Jenkins building for use as independent living apartment accommodation has been examined and it is not viable to achieve the circulation, energy efficiency and space requirements. The building will be demolished when the site is required for a future apartment development.



GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 17

Q. What will happen to the bowling green?

A. We understand that the bowling green is currently an important place to gather with friends and neighbours and participate in outdoor activities. The draft masterplan proposes the presence of a bowling green in the Village Centre.

As is shown in the draft masterplan, it is envisaged that the Village Centre will include a range of shared indoor and outdoor multi-purpose spaces for activities. Ultimately any activities proposed are subject to the needs of the residents.

Q. What will happen to the residential care facilities?

A. There is a growing demand for residential aged care services in the Western Australian community and Juniper has a strategic intent to grow its capacity for service delivery. Juniper intends to replace Trinity and Hilltop Care Facilities with a new high care facility.

Q. Will there be a Club House and swimming pool?

A. As is shown in the draft masterplan, the Village Centre will be a hub for the community and include a range of shared indoor and outdoor multi-purpose spaces for activities.

Currently, no decision has been made about whether a swimming pool will be provided.

Q. Will any buildings be demolished as part of the masterplan? If yes, how will this be managed?

A. In general, it is not viable to make alterations to an older building to bring it up to contemporary accessibility and energy efficiency standards. The proposed building locations in the draft masterplan are generally replacing existing buildings.

The masterplan sets out a long term vision for Juniper Rowethorpe with the work being undertaken in stages over a long period of time. If the site of any building that is currently occupied is required for an imminent new construction then those residents affected will be provided with equivalent alternative accommodation. Juniper will continue to apply its "no disadvantage" test where residents are offered alternative accommodation of the same or better standard than their current home.

Any demolition works will be closely managed to limit any disruption or impact on residents and our neighbours.

Q. Are any parts of the site heritage listed?

A. Juniper Rowethorpe is not heritage listed. However, Juniper is proud of its long history on the site spanning over 50 years and seek to respect and acknowledge this through the draft masterplan.



18 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

Q. Will any trees be removed as part of the masterplan?

A. We understand how important the trees and gardens, and the bird life they attract, are to our residents, families and staff. As shown in the draft masterplan, we have sought to maintain and enhance the green spaces and garden areas across the village.

Throughout the masterplanning process Juniper is committed to retaining significant trees where feasible, relocating mature trees where it is practical, and providing new trees both to replace any that may be lost and to add additional greenery where warranted.

Q. How will Juniper maintain safety and security during the construction of the new facilities and when will construction begin?

A. The sense of safety and security has been identified as one of the best things about living at Juniper Rowethorpe and we will make every effort to maintain this. We will implement strategies to ensure that security is not compromised by construction activities.

The masterplan sets out a long-term vision for Juniper Rowethorpe, therefore the construction of new facilities will be staggered over a long period of time. Initial construction works may commence in early 2017.



Q. How will traffic and pedestrian access be maintained during construction?

A. Every effort will be made to ensure that facilities and services can still be accessed during construction works. To help minimise disruption to residents and visitors, special traffic and pedestrian management plans will be developed as required.

Q. Will I still be able to access all the services on site during construction?

A. We understand how important and convenient our on-site services are for residents, and it is not expected that the first stage of the masterplanning process will impact any of these.

As the masterplan progresses, every effort will be made to ensure that services can be accessed and there is minimal disruption to daily lives.

Q. Will existing residents have to contribute to funding the masterplan and will there be any cost increases to live at the village?

A. Existing residents will not make any financial contribution to the masterplan, nor will there be any fee increases for existing residents as a result of the masterplan. If the number of independent living dwellings increases there will be more people to contribute to the 'fixed costs' of operating the village so there may well be a cost reduction in real terms over time.

Fees and charges payable for Residential Care are closely regulated by the Commonwealth and this will not be affected by the masterplan.

Q. Will the final masterplan be available for residents to view?

A. Once finalised, the masterplan will be available for existing and prospective residents, families and community to view.

Q. Will Juniper keep residents informed of what is going to happen and how can I find out more information?

A. Juniper are committed to ongoing communication with residents about the masterplanning process. Residents and family members will be kept informed as the process unfolds and before any development activities occur.

FOR MORE INFORMATION ABOUT THE MASTERPLANNING PROCESS, PLEASE CONTACT:

James Turnbull
6363 6311
james@jamesturnbull.com.au

Will Singer
6363 6311
william.singer@juniper.org.au

GENERAL INFORMATION AND FREQUENTLY ASKED QUESTIONS 19

Creating Communities
100 Jersey Street, Jolimont WA 6014
PO Box 544, Wembley WA 6913

www.creatingcommunities.com.au
Phone: +61 (8) 9284 0910
info@creatingcommunities.com.au

Creating
Communities

ABN 74 087 567 644

EVENT/PROJECT TITLE Juniper Rowethorpe Open Day
DATE & TIME Thursday 22 September
9.30am – 11.30am and 3.00pm – 5.00pm
LOCATION Sutton Community Centre, Juniper Rowethorpe
EVENT MANAGER Elena Cope, Creating Communities
0437 286 646
TEAM ATTENDING Kim Wiltshire, Creating Communities
0421 415 285
Linda Smith, Juniper
6363 6303 / 0423 845 405
James Turnbull, Juniper
0412 053 597
Fred Chaney, Chaney Architecture
0409 047 612

EVENT SCHEDULE

ITEM	DETAILS	RESPONSIBLE	TIME ALLOCATED
01 Set up	Elena to arrive at 8.15 - 8.30am. Set up easels, display boards, information booklets, feedback forms and feedback box. (Easels being delivered previous day) CCA to bring all required materials, including name tags for team.	Elena Cope (CCA)	8.30am
02 Masterplan team arrive	Masterplan team to arrive.	James Turnbull Fred Chaney	9.00am
03 Session 1 9.30 – 11.30am	Session 1 Team to record anecdotal feedback and answer resident questions. CCA to ensure all residents receive Booklet and Feedback Form. CCA to record attendance numbers.	All	9.30 – 11.30am
04 Reset for Session 2	Reset display for second session.	CCA	11.30 – 11.45am
05 Break	Break between Session 1 and Session 2. Boardroom in the Administration Centre available for use.	All	11.45am – 2.45pm
06 Return to display	Team to return to display ready for Session 2	All	2.45pm
07 Session 2 3.00 – 5.00pm	Session 2 Team to record anecdotal feedback and answer resident questions. CCA to ensure all residents receive Booklet and Feedback Form. CCA to record attendance numbers.	All	3.00 – 5.00pm
08 Pack down	CCA to pack down display. CCA to collect completed Feedback Forms and Anecdotal Feedback sheets. Extra Booklets, Feedback Forms and Display Boards to go to the Administration Centre. Easels to be collected by 5.30pm.	CCA	5.00 – 5.30pm

PAGE 1



**JUNIPER ROWETHORPE:
PLANNING FOR THE FUTURE**
DRAFT MASTERPLAN 2046 OPEN DAY
SEPTEMBER 2016

HAVE YOUR SAY ON THE DRAFT MASTERPLAN 2046

RESIDENT AND COMMUNITY FEEDBACK FORM

Let us know what you think about the draft masterplan that was available to view at the Open Day.

Please note your responses are anonymous and you will not be identifiable. All feedback is being collected by independent community engagement specialists Creating Communities.

I am a: (Please tick)

- ☐ Independent Living Resident
- ☐ Residential Care Resident
- ☐ Family member or friend of a resident
- ☐ Staff member
- ☐ Local community member
- ☐ Other, please state: _____

If you are a resident, please select how long you have lived at Rowethorpe:

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 5-10 years
- ☐ 10-15 years
- ☐ 15 years or more

PLEASE TURN OVER THE PAGE

What do you like most about the draft masterplan?

Design Values

Shared Residential Gardens

Village Centre

Transport, Traffic
Management and Roads

What issues or suggested improvements do you have for the draft masterplan?

Design Values

Shared Residential Gardens

Village Centre

Transport, Traffic
Management and Roads

Do you have any other general comments or feedback?

THANK YOU FOR YOUR FEEDBACK.
Please return this form to the box provided at the Open Day, or hand in to the Administration Centre by Thursday 6 October 2016.

Figure x: Juniper Rowethorpe Open Day Run Sheet

Figure x: Juniper Rowethorpe Open Day Feedback Form

APPENDIX 1: COMMUNITY CONSULTATION

CREATING COMMUNITIES

A1.2 OPEN DAY

Creating Communities conducted an Open Day for the Draft Masterplan on the 22nd of September, 2016. The event schedule, presentation panels and feedback form are included here for reference.

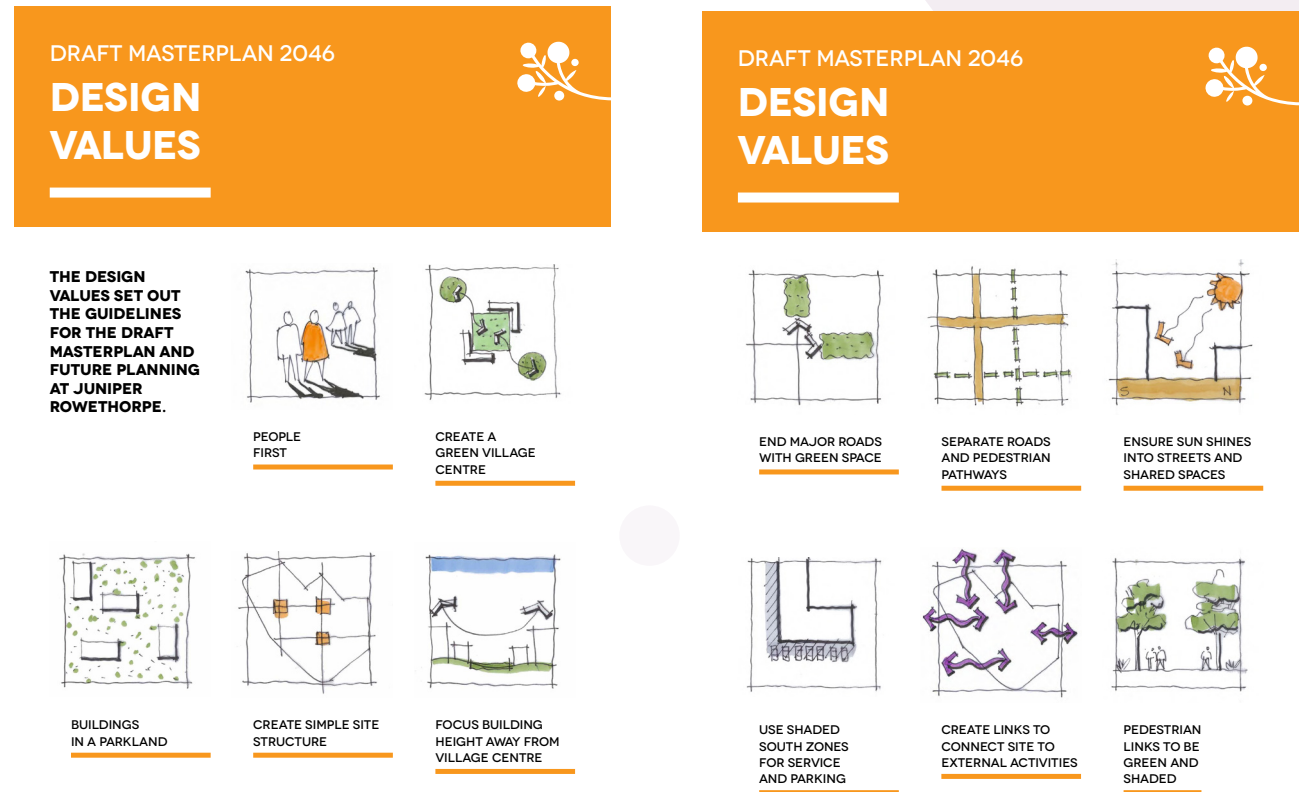
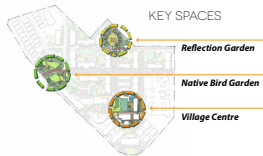


Figure x: Juniper Rowethorpe Open Day Presentation Panels 1 - 2



KEY

- PRIMARY VEHICLE ACCESS
- SECONDARY VEHICLE ACCESS
- GOPHER/BUGGY/PEDESTRIAN PATHS

EXISTING ENTRY

EXISTING ENTRY

HUYMAN ROAD

MAIN ENTRY (EXISTING)
NEW DECELERATION LANES

PROPOSED ENTRY

MILL VENTURE

CONCEPT SKETCH

- Extend Jenkins Avenue to meet The Boulevard
- Create a new traffic access to Hill View Terrace
- Remove Wattle Close access to Hill View Terrace
- Partially realign Centenary Drive
- Extend Almond Drive and The Boulevard to create a loop road
- Retain existing entry locations to Hayman Road
- Partially realign Christmas tree Avenue

- Restaurant/cafes with commercial kitchen
- Pharmacy
- Retail such as super deli
- Exhibition space
- Administration office
- Training
- Flexible activity spaces
- Hairdresser and beautician
- Gymnasium
- Worship space

9

APPENDIX 1: COMMUNITY CONSULTATION

CREATING COMMUNITIES

DRAFT MASTERPLAN 2046

SHARED RESIDENTIAL GARDENS



DESIGN GOALS

- Create a shared open garden space with a range of activities
- Provide intimate spaces as well as large spaces
- Maximise winter sun and summer shade
- Maximise opportunities for incidental meeting and social interaction

The proposed community spaces may include the following:

- Bocce court with shade shelter
- Community herb/vegetable garden and orchard
- Fitness equipment
- Children's play
- BBQs with picnic tables and shade shelter
- Grassed spaces for outdoor activities such as art/yoga/music
- Gopher/walk path link

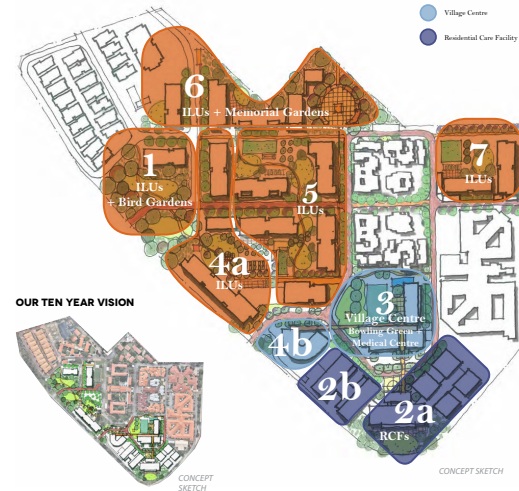
DRAFT MASTERPLAN 2046

IMPLEMENTING THE MASTERPLAN



The draft masterplan sets out the vision for Juniper Rowethorpe in 30 years' time. The proposed timeframe is in draft stages only, and any changes will take place over a long period of time.

- Key
- Independent Living Units
 - Village Centre
 - Residential Care Facility



OUR TEN YEAR VISION



DRAFT MASTERPLAN 2046

WHAT WE HEARD FROM YOU



HOW WE ENGAGED WITH YOU

- 12 FORUMS
RESIDENTS & STAFF
- 3 SURVEYS
- 1 OPEN DAY

FEEDBACK FROM
428
RESIDENTS

FEEDBACK FROM
145
STAFF

The best things about Juniper Rowethorpe, according to the Residents' Forum:



COMMUNITY & PEOPLE



COMMUNAL FACILITIES & GROUNDS



ACCOMMODATION



SERVICES

The top 4 areas identified for future attention, according to the Residents' Survey:



TRANSPORT, TRAFFIC MANAGEMENT, ROADS & PARKING



INCREASING ACCOMMODATION CAPACITY



GARDENS AND GROUNDS



MODERNISING FACILITIES & AMENITIES

Figure x: Juniper Rowethorpe Open Day Presentation Panels 6-8

06.12.2016

Our Ref: KC00540.000 L02 TT1

Attn: Mr James Turnball

Re: Rowethorpe, Juniper Estate, Victoria Park
Proposal for Traffic and Transport Input into Master Planning Process

Dear James,

KCTT have been requested to provide a traffic and transport input into master planning process for the future development of Rowethorpe Estate project under KC00540.000 Rowethorpe, Juniper Estate, Victoria Park.

Phase 1 – Traffic and Transport Input into Master Planning Process

- Investigation into Curtin's proposed future bus routes (likely to be within campus with decommissioning of Hayman Road facility), future access from the campus with signalised intersection onto Hayman road
- Liaison with relevant authorities regarding proposed new Curtin access.
- Review design team's suggestions for internal road layouts.
- Review of car parking strategy as required.

1. Existing Situation and External Traffic Networks

The development is located in Bentley, under the jurisdiction of Town of Victoria Park. Juniper Rowethorpe is a premier retirement living location in a secure 13 hectare setting of attractive landscaped gardens, open spaces and facilities. Juniper Rowethorpe offers a range of configurations including one, two and three bedroom villas, units or apartments as well as various activities including lawn bowls, fitness groups and residents' clubs and community centre with its craft room, library, lounge and activity areas.

Proposed Masterplan guiding future development at Rowethorpe, Juniper Estate with proposed land uses as noted in Table 1 below.

Table 1 - Quantities of Land Uses in proposed Masterplan

Land use	Yield	Population (peak)
New Terrace ILUs*	84 apartments ILUs*	126 residents
New Medium Rise ILUs*	412 apartments ILUs*	618 residents
Wesley Villas Terrace ILUs* to be retained	20 ILUs*	30 residents
Ron Wilson mid-rise product to be retained	24 ILUs*	36 residents
TOTAL ILUs*	540 ILUs*	810 residents (assume on average up to 1.5 tenants per apartment) 6 staff
Annesley Residential Care Facility (to be retained)	104 places	104 residents
New residential care facilities (new Hilltop)	180 places	180 residents
TOTAL RCF BEDS	284 places	284 residents 71 visitors / 71 staff

Traffic and Transport Input into Master Planning Process KC00540.000 Rowethorpe, Juniper Estate, Victoria Park

kctt

	6,400 GFA administration	
Community Facilities	3,320m ² GFA (3 buildings over two levels)	41 visitors +10 staff
Commercial / Mix Uses	3,350m ² GFA (3 levels)	134 (staff, customers, consultants, patients)
TOTAL COMMUNITY / COMMERCIAL / MIXED USES	6,670m² GFA	185

Note* - ILUs (Independent Living Units)

The subject site is surrounded by Adie Court to the northwest, Hayman Road to the west and southwest, Hill View Terrace to the east, Marquis Street to the southeast and neighbouring properties to the northeast. Rowethorpe, Juniper Estate has multiple internal roads, including: Centenary Drive, Fraser Grove, Mayflower Gardens, Christmas Tree Avenue, Jenkins Avenue, Tranby Way, Rivergum Drive, The Boulevard, Wattle Avenue, Almond Drive, Hakea Place and Banksia Rise. Internal streets have a sign posted speed limit of 15kph and are classified as "shared zone" used by both pedestrian and vehicles to ensure safety of both tenants as well as visitors.

Hayman Road is a two way, two lane road (four lane road in the vicinity of intersections) divided by a chevron median classified as Significant Urban Local Road / Distributor A by Main Roads WA with a sign posted speed limit of 60 kph. The road pavement is approximately 10 meters wide. Pedestrian paths are provided on the both sides of the road reservation adjacent to the subject development. No on-street parking is allowed within the road reservation. Buses No 30, 34, 70, 72, 75, 100, 101, 284, 998, 999 run through Hayman Road.

Adie Court is a two way, two lane road divided by a chevron median classified as Urban Local Road / Access Road by Main Roads WA with a speed limit of 50 kph in the vicinity of the subject site. The road pavement is approximately 7.5 meters wide. Pedestrian paths are provided on both sides of the road reservation adjacent to the subject development. No on-street parking is not allowed within the road reservation. Buses No 72, 75, 284, 998 and 999 run through Adie Court.

Hill View Terrace is a two way, two lane road divided by a colored median classified as Significant Urban Local Road / Distributor A by Main Roads WA with a speed limit of 60 kph. The road pavement is approximately 14 meters wide. Pedestrian paths are provided on both sides of the road reservation adjacent to the subject development. No on-street parking is not allowed within the road reservation. No buses run through Hill View Terrace adjacent to the subject site.

Marquis Street is a two way, two lane road divided by a colored median classified as Significant Urban Local Road / Distributor A by Main Roads WA with a sign posted speed limit of 60 kph. The road pavement is approximately 10 meters wide. Pedestrian paths are provided on both sides of the road reservation adjacent to the subject development. No on-street parking is not allowed within the road reservation. Bus No 34 run through Marquis Street adjacent to the subject site.

The table 2 below shows the most recent available traffic data for the surrounding network. The following information was obtained from Main Roads WA and Town of Victoria Park.

Table 2 - Traffic Volumes for Roads Adjacent to the Subject Site

Road Name	Functional Classification	Location of Traffic Count	Vehicles Per Day (VPD)	Vehicles per Peak Hour (VPH)	Heavy Vehicle %	Year	Legal Speed Limit
-----------	---------------------------	---------------------------	------------------------	------------------------------	-----------------	------	-------------------

APPENDIX 2: TRAFFIC & TRANSPORT REPORT

KLEYWEG CIVIL TRAFFIC TRANSPORT

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



	/ Road Hierarchy						
Marquis Street	Significant Urban Local Road / Distributor A	Holder Street to Hayman Road*	12,435	n.a.	n.a.	Jun 2014	60 kph
		Hayman Road to Earl Street*	1,085	n.a.	n.a.	Jun 2014	
Hayman Road	Significant Urban Local Road / Distributor A	North of Marquis Street	16,255	AM 07:30 – 1,578 PM 16:30 – 1,458	9.1	Apr 2016	60 kph
		Adie Court to Marquis Street*	16,761	n.a.	n.a.	May 2013	
		Allen Court to Adie Court*	15,258	n.a.	n.a.	May 2014	
		Kent Street to Brodie Hall Drive	7,928	n.a.	n.a.	May 2013	
Adie Court	Urban Local Road / Access Road	Hayman Road to Cul De Sac*	1,138	n.a.	n.a.	Jun 2014	50 kph
Hill View Terrace	Significant Urban Local Road / Distributor A	South of Albany Highway	12,733	AM 08:00 – 1,066 PM 16:30 – 1,122	5.6	Apr 2016	60 kph
		South of Berrick Street	12,839	AM 07:45 – 537 PM 16:45 – 1,127	n.a.	Apr 2014	
		South of Boundary Road	11,703	AM 08:00 – 1,071 PM 16:30 – 1,084	n.a.	Feb 2007	
		Reen Street to Jarrah Rd*	11,286	n.a.	n.a.	Dec 2014	
Berwick Street	Significant Urban Local Road / Distributor A	South of Langer Street	15,012	AM 08:00 – 1,360 PM 16:30 – 1,426	4.8	Jun 2016	60 kph
Jarrah Road	Significant Urban Local Road / Local Distributor	Hill View Terrace to Pallitt Street*	2,103	n.a.	n.a.	Nov 2014	50 kph
		Pallitt Street to Pinedale Street*	2,009	n.a.	n.a.	Nov 2014	
Lawson Street	Significant Urban Local Road / Distributor A	North of Manning Road	20,573	AM 08:15 – 1,658 PM 16:30 – 1,872	7.3	Apr 2016	60 kph
Centenary Avenue	Significant Urban Local Road / Distributor A	South of Manning Road	18,466	AM 07:30 – 1,654 PM 16:45 – 1,731	2.6	May 2014	70 kph
Manning Road	Significant Urban Local Road / Distributor A	East of Lawson Street	27,846	AM 11:45 – 1,840 PM 16:00 – 2,253	4.3	Jun 2016	70 kph
		West of Centenary Avenue	31,553	AM 07:30 – 2,362 PM 16:30 – 1,630	n.a.	Jul 2013	

Note* - The following traffic volumes have been obtained from Town of Victoria Park IntraMaps.

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



Formal peak hour data has been recorded and is shown in Table 2. An analysis of available traffic data within 400 metres of the proposed development suggests: -

Hayman Road (North of Marquis Street):

- AM peak occurs in period 07:30-08:30. Traffic volumes in the AM peak are approximately 9.7% of total daily volumes;
- PM peak occurs in period 16:30-17:30. Traffic volumes in the PM peak are approximately 8.97% of total daily volumes.

1.1 Crash Data

The following table has collated the applicable crash data from the Main Roads WA database for crashes and incidents for roads adjacent to the subject site between the 1st January 2011 and 31st December 2015.

Table 3 - Crash Data

Road Name	Road Hierarchy	Functional Classification	Speed Limit	Crash Statistics
Adie Court (0.00 to 0.52)	Access Road	Urban Local Road	50 kph	Total of 5 incidents: • 1 Medical • 4 PDO Minor MR Type: • 3 Involving Parking • 1 Involving Pedestrian • 1 Other / Unknown
Hayman Road* (1.30 to 1.92)	Distributor A	Significant Urban Local Road	60 kph	Total of 61 incidents: • 5 Medical • 37 PDO Major • 19 PDO Minor MR Type: • 7 Involving Overtaking • 1 Involving Parking • 1 Involving Pedestrian • 2 Entering /Leaving Driveway • 50 Other / Unknown
Hayman Road (SLK 1.92) & Marquis Street (SLK 0.00) & Lawson Street	Distributor A / Distributor A	Significant Urban Local Road / Significant Urban Local Road	60kph/ 60kph/ 60kph	Total of 42 incidents: • 3 Medical • 30 PDO Major • 9 PDO Minor MR Type: • 3 Involving Overtaking • 39 Other / Unknown
Marquis Street* (0.00 to 0.26)	Distributor A	Significant Urban Local Road	60 kph	Total of 55 incidents: • 1 Hospital • 3 Medical • 36 PDO Major

				15 PDO Minor MR Type: 3 Involving Overtaking 52 Other / Unknown
Marquis Street (SLK 0.14) & Hill View Terrace	Distributor A / Distributor A	Significant Urban Local Road / Significant Urban Local Road	60kph/ 60kph	Total of 2 incidents: 2 PDO Minor MR Type: 2 Other / Unknown
Marquis Street (SLK 0.26) & Holder Street & Hill View Terrace	Distributor A / Local Distributor / Distributor A	Significant Urban Local Road / Significant Urban Local Road / Significant Urban Local Road	60kph/ 50kph/ 60kph	Total of 11 incidents: 1 Hospital 6 PDO Major 4 PDO Minor MR Type: 11 Other / Unknown

Note* - The number of crashes and incidents for intersections along analysed sections of road are included in the number of crashes and incidents for analysed sections of road.

The above table represents a comprehensive list of the local road environment and the total volume of crashes in the 5 years between 2011 and 2015.

KCTT have reviewed extensively the crash data above. To provide commentary to the volume of accidents in these locations, it is important to compare against a metropolitan benchmark. KCTT have reviewed the likelihood of incidents on Intersection of Hayman Road, Marquis Street and Lawson Street.: -

- Intersection of Hayman Road, Marquis Street and Lawson Street:**
 - Killed and Serious Injury (KSI) Crashes (Fatality + Hospital) = 0 per every 5 years;
 - All Crashes = 42 per every 5 years.

To compare the rate of incidents at this location with the metropolitan network average, Main Roads WA uses a criterion called Crash Rate / MVKT (million vehicle kilometres travelled). The calculations for MVKT are shown below:

- Intersection of Hayman Road, Marquis Street and Lawson Street:**
 - Approximately 29,000 VPD
 - VKT (5-year period) = 29,000 * 365 * 5 yrs * 0.4km = 21.170 MVKT
 - KSI Crash Rate = 0 per 21.170 MVKT = 0.00 crashes / MVKT
 - All other crash Rate = 42 per 21.170 MVKT = 1.984 crashes / MVKT

Therefore, the crash rate on the intersection of **Intersection of Hayman Road, Marquis Street and Lawson Street** is 42 incidents per 21.170 million kilometres travelled or equivalent to an incident rate of 1.984 crashes / MVKT. These rates of crashes are lower than the network average of 7.69 crashes / MVKT over the 5-year period.

The crash rate for KSI crashes at the intersection of **Hayman Road, Marquis Street and Lawson Street** is 0 incident recorded in the 5-year period per 21.170 million kilometres travelled or equivalent to an incident rate of 0.00 crashes / MVKT. This crash rate is lower than the network average of 0.37 over the 5 years.

The following table shows the Crash Density and Crash Rates on Metropolitan Local Roads as obtained from Main Roads WA on the 16th October 2014 by email request: -

CRASH DENSITY AND CRASH RATE ON METROPOLITAN LOCAL ROADS NETWORK ONLY				
	ALL CRASHES		KSI CRASHES (FAT+HOS)	
	DENSITY ALL CRASHES/KM over 5 years	CRASH RATE/MVKT	DENSITY KSI CRASHES/KM over 5 years	CRASH RATE/MVKT
LOCAL - MIDBLOCK	3.62	1.17	0.18	0.06
LOCAL - ALL	7.69	2.54	0.37	0.12

NOTE: BASED ON 5-YEARS DATA FOR THE PERIOD 2009 TO 2013.

The comparative analysis shows that the accident rate at the intersection of **Hayman Road, Marquis Street and Lawson Street** is approximately 25% of the Local – All Crash Rate / MVKT. Therefore, KCTT believe this location does not raise any outstanding safety concerns.

1.2 Planning of the future networks

The subject site will be under direct influence of the new Bentley-Curtin hub. Reconfiguration of the public transport will see the bus port on Hayman Road opposite the subject site downgraded as most of the services will be directed internally to the campus.

Realignment of Brand Drive on Curtin site is imminent however it is conditioned by the future design of Art and Science precinct. Preliminary designs should be available by the end of 2016.

Hayman Road will be upgraded to a dual carriageway on sections where single carriageway abuts the subject site. At this stage timing of this upgrade is unknown.

2. Vehicular Access and Parking Requirements

The proposed Rowethorpe, Juniper Estate fronts and offers 2 direct vehicular access to / from Adie Court to the northwest, 2 direct vehicular access to / from Hayman Road to the south west and Hill View Terrace to the east. There are a total of 6 access/egress points to the proposed site, including five existing and one new proposed access/egress point.

2.1 Vehicle Parking Requirements

Vehicle parking requirements are stipulated in Town of Victoria Park Town Planning Scheme No 1, Local Planning Policy 23 Parking Policy. Given there is a variety of uses proposed, applicable rates can be considered following: -

- Institutional Home / Nursing Home:** 1 for every 40 square metres of net administration/office floor area and consulting/treatment areas, plus 1 for every 3 beds provided;
- Public Assembly:** 1 for every 4.5 square metres of net floor area;
- Shop:** 1 for every 10 square metres of retail floor area;
- Office / Administration:** 1 for every 40 square metres of net floor area;
- Health clinic, medical consulting rooms:** 4 per consulting room;
- Hospitals administration, consulting rooms, treatment rooms/ areas:** 1 for every 40 square metres of net floor area.
- Restaurant:** 1 for every 4.5 square metres of sit down dining area;
- Residential** – in accordance with R Codes.

APPENDIX 2: TRAFFIC & TRANSPORT REPORT

KLEYWEG CIVIL TRAFFIC TRANSPORT

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



Clause 5.3.3 On-site Parking Provision (section A3.1) of the Residential Design Codes provides guidance on the minimum requirements for parking provisions for developments of multiple dwellings with a coding of less than R30:-

- Aged persons' dwelling - 1 parking space per dwelling,
- Parking for visitors - 0.25 parking spaces per dwelling.

Parking requirements in the Town of Victoria Park's Planning Scheme refer to a situation where each use is independent from other uses. It should be taken into account that all non-residential uses will be predominantly utilised the elderly residing of the village therefore the parking requirement should be reciprocally reduced.

Since aged or dependent persons' dwellings are generally smaller than conventional dwellings, and the occupants do not usually have a high car ownership ratio, the R-Codes under deemed-to-comply clause 5.1.1 C1.4i of the R-Codes allow the reduction of the site area by one-third of that provided for by the R-Code applying to the site and clause 5.3.3 provides for reduced car parking standards. In most cases visitors' car parking for single houses (low density development) can be accommodated in the driveway or street (via on-street/verge parking where permitted).

The table below shows the minimum car parking requirements for the proposed development which has been calculated in accordance with the Town of Victoria Park Town Planning Scheme No 1, Local Planning Policy 23 Parking Policy and provides justifications for reduction in these parking rates due to reciprocity of uses between various land-uses proposed for the site.

Table 4 - Car Parking Requirements

Land Use	Requirement	Unit / Yield	Total
Independent Living Units	1 parking space per dwelling (From the "State of Australian Cities Conference 2013, Sustainable Housing in Aged Care Facilities, Kate Ringvall, Julie Brunner, School of Built Environment, Curtin University" 75% of households own a vehicle.)	540 ILUs	(540)* 405
Residential Care Facility	1 for every 40 square metres of net administration/office floor area and consulting/treatment areas	App 300m ²	8
	1 for every 3 beds provided	284 residents	95
Community Facilities	1 for every 4.5 square metres of net floor area (Allow 50% for reciprocal parking as majority of users will be residents. 50% allowance for parking allows for 1 in 2 guests being visitors to the subject site)	3,320m ² GFA 1,992m ² NLA**	(442)* 221
Commercial / Mix Uses	1 for every 40 square metres of net floor area (Allow 50% for reciprocal parking as majority of users will be residents. 50% allowance for parking allows for 1 in 2 guests being visitors to the subject site)	3,350m ² GFA 2,010m ² NLA**	(50)* 25
Total			(1,135)*

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



	754
--	-----

Note - the number represents cumulative value – no reciprocity between the land uses has been taken into account.*

*Note** - The NSW RTA Guide states that "as a guide, about 75% of the gross floor area is deemed gross leasable floor area". KCTT estimate that NLA is 60% to 80% of GFA depend on development location and uses. Therefore, KCTT use a multiplier of 60% GFA to derive the value of NLA (Net Lettable Area) for subject development, which was used for further calculation.*

According to the Draft Bentley-Curtin Specialised Activity Centre Structure Plan, recently released for public comments by The WAPC, Special use and Education Precinct (which includes and Rowethorpe, Juniper Estate) existing non-residential parking bays are approximately 1,296. The volume of parking in the area is proposed to increase by 2031 to 1,342 parking bays. Rowethorpe masterplan requires a total of 349 non-residential parking bays which is approximately 26% of the cap.

KCTT believe the reduction in parking shown in table 4 above is suitable and allows for provision of a sustainable number of parking bays without providing an over-supply on the site which will not be utilised.

2.2 Bicycle Parking

The Town of Victoria Park Town Planning Scheme No 1 Policy Manual states the following:

"The Council may require the provision of bays marked exclusively for the use of motor cycles, bicycles, delivery and service vehicles, taxis, buses and coaches and courier services, where the nature of the development requires specific purpose bays. The Council will determine the number of bays to be marked for bicycles and the vehicles listed above depending on the nature of the development."

While it is not expected that a large portion of residents will be utilising bicycles, it might be expected that some of the visitors will be arriving on bicycles. Therefore, some bicycle parking located in vicinity of commercial / social hub would be desirable.

2.3 Accessible Parking

Accessible parking should be provided in accordance with the Building Code of Australia:

- For all public areas – 1 Accessible bay for every 50 car parking spaces or part thereof (up to 1,000 car parking spaces).
- For residential premises – 1 Accessible bay for every accessible unit.

2.4 Golf Kart Parking

Given that the service provider has internal transport service that is operated using electric (golf) carts, some of the parking provided around non-residential uses should be suitable for parking of electric carts.

3. Daily Vehicular Volumes and Vehicular Types

NSW RTA Guide to Traffic Generating Developments (generally referred to by WAPC Guidelines) offers following daily vehicle trip generation rates for the land uses proposed within the development:

- Housing for aged and disabled persons - 1 - 2 vehicular trips per dwelling (evening Peak hour 0.1 - 0.2 per dwelling);

- Administration (Office and commercial) - 10 vehicular trips per 100m² of GFA (PM Peak - 2 per 100m² of GFA). GFA = gross floor area
- Shop / Retail - 121 vehicular trips per day per 100m² with 12 vehicular trips per 100m² in peak hour;
- Restaurants - 60 vehicular trips per day per 100m² with 5 vehicular trips per 100m² in peak hour.

The Guide to Traffic Generating Developments Updated traffic surveys suggests the following traffic generation rates for:-

- Housing for seniors weekday daily vehicle trips = 2.1 per dwelling. Weekday peak hour vehicle trips = 0.4 per dwelling (Note that morning site peak hour does not generally coincide with the network peak hour)

The ITE Trip Generation Handbook 9th edition suggests the following traffic generation rates for:-

- Community Facilities (Recreational Community Centre) - 33.82 vehicular trips per KSF² / 36.39 vehicular trips per 100m² GFA (PM Peak - 2.74 per KSF², 2.95 per 100 m² GFA);

note: (KSF² = Units of 1,000 square feet)

Table 5 –Trip Generation

Land Use Type	WAPC Transport Assessment Guidelines for Developments / NSW RTA Guide to Traffic Generating Developments Requirement	Yield	Daily Traffic Generation	Peak Hour Traffic Generation
Independent Living Units	1.5 vehicular trips per apartment per day 0.2 vehicular trips per apartment per peak hour	540 ILUs	810	108
Residential Care Facility	1 vehicular trip per bed per day 0.1 vehicular trip per bed per peak hour	284 beds	284	28
Community Facilities	36.39 vehicular trips per 100m ² GFA per day 2.95 vehicular trips per 100m ² GFA per peak hour (Allow 50% reduction as majority of users will be residents)	3,320m ² GFA	(1,208)* 604	(98)* 49
Commercial / Mix Uses	10 vehicular trips per day per 100m ² with 2 vehicular trips per 100m ² in peak hour	3,350m ² GFA	(335)* 168	(67)* 34
Total Trip Generation Of The Proposed Development			(2,637)* 1,866	(301)* 219
Existing Land Uses				
Independent Living Units (John Wesley terrace ILUs and Ron Wilson mid-rise product)	1.5 vehicular trips per apartment per day 0.2 vehicular trips per apartment per peak hour	210 ILUs	315	42
Residential Care Facility	1 vehicular trip per bed per day 0.1 vehicular trip per bed per peak hour	257 beds	257	26

Community Facilities	36.39 vehicular trips per 100m ² GFA per day 2.95 vehicular trips per 100m ² GFA per peak hour (Allow 50% reduction as majority of users will be residents)	App 2,000m ² GFA	(728) 364	(59) 30
Commercial / Mix Uses	10 vehicular trips per day per 100m ² with 2 vehicular trips per 100m ² in peak hour (Allow 50% reduction as majority of users will be residents)	App 2,000m ² GFA	(200) 100	(40) 20
Existing Traffic Volumes			(1,500)* 1,036	(167) 117
Additional Traffic Volumes			+(1,137)* +830	+(135)* +102

Note* - the number represents cumulative value – no reciprocity between the land uses has been taken into account.

All traffic attraction rates for non-residential uses above are applicable to the independent uses. Given that the predominant clientele of commercial uses within Rowethorpe will be the residents of the village, traffic generation rates are be proportionally adjusted.

KCTT believe that the traffic generated by the proposed Community and commercial land uses should be minimised by 50% at least, given that land uses within Master plan will predominately use by residents and only minor present of the total VPD generated will come from developments external to the analysed Master Plan Areas.

KCTT believe that the subject site will have a high impact on the existing road network. This will be discussed in further detail below in Section 3.1.

3.1 Management of Traffic Generated by the Subject Site

The development proposes five (5) points of access / egress to and from proposed Master Plan Area and one (1) access point only.

- Point 1 - to / from Adie Court via Centenary Drive (existing road within development site);
- Point 2- to / from Adie Court via Fraser Grove (existing road within development site);
- Point 3 - to / from Hayman Road via Jenkins Avenue (existing road within development site);
- Point 4 - to / from Hayman Road via Tranby Way (existing road within development site);
- Point 5 - to / from Hill View Terrace via proposed road within development site (extension of Jenkins Avenue);
- Point 6 - Parking area access from Marquis Road

APPENDIX 2: TRAFFIC & TRANSPORT REPORT

KLEYWEG CIVIL TRAFFIC TRANSPORT

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park

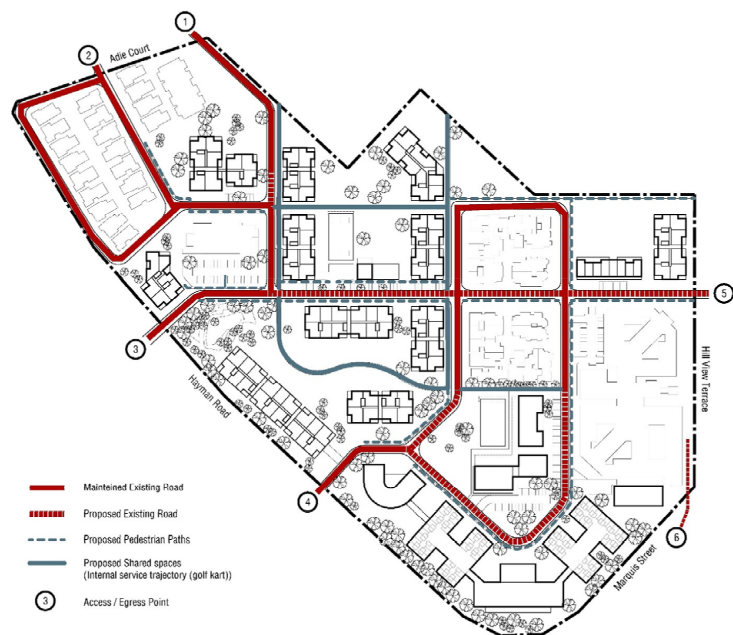


Figure 1 – Proposed Master Plan Analyse

2.1. Traffic Flow

Based on the analysis of the nature of the businesses utilising the facilities within the subject area and the proposed designated access / egress points to the site, we believe the generated traffic from the development would be distributed onto the adjacent road network as follows:

100% (**1,866 VPD/219 VPH**) of vehicles accessing / departing development:

- 5% (**93 VPD/11 VPH**) to / from Adie Court to the east (access and egress);
- 8% (**149 VPD/18 VPH**) to / from Adie Court to the west (access and egress);
- 20% (**373 VPD/44 VPH**) to / from Hayman Road to the north (access and egress);
- 35% (**653 VPD/77 VPH**) to / from Hayman Road to the south (access and egress);
- 12% (**224 VPD/26 VPH**) to / from Hill View Terrace to the north (access and egress);
- 20% (**373 VPD/44 VPH**) to / from Hill View Terrace to the south (access and egress);
- Less than 0.1% from Marquis Street from south (access only).

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



A large percentage of vehicles would be light vehicles, with less than 0.5% of all vehicles being service vehicles.

The existing traffic on Hayman Road in (North of Marquis Street) is 16, 255V PD. The cross section of Hayman Road is suitable for up to 25,000VPD in accordance with Liveable Neighbourhoods hierarchy of roads. Using the volumes above, the impact of this development only on Hayman Road will be: -

- Approximately 17,281 VPD to / from the south of the subject site; and
- Approximately 16,628 VPD to / from the north of the subject site.

Given that Hayman Road has sufficient capacity to carry up to 25,000 VPD, KCTT believe that the cumulative impact of the proposed development on the subject site can be accommodated within the existing road structure.

3.2 Configuration of intersections

It is expected that the traffic on Hayman Road will be approximately 1,800 VPH in peak time, while approximately 30 VPH will aim to turn right into the proposed development at the main entry. According to the figure 4.9 in Austroads Guide to Road Design, Part 4A (page 46), this access / egress will require an Auxiliary Right Turn lane to accommodate for the requirements of turning traffic.

The Hayman Road has operative speed is 60kph. In accordance with the table 5.2 of Austroads Guide to Road Design Part 4A (shown below), the required length of the right turn auxiliary lane on Hayman Road (inclusive of taper) is 60m.

Table 6 – Table 5.2 Austroads GIRD 4A - Deceleration distances required for cars on a level grade

Design speed of approach Road (km/h)	Length of deceleration D – including diverge taper T										Diverge length Ld3 for lane widths			
	Stop condition1		Design speed of exit curve (km/h)2											
			0	0	20	30	40	50	60	70	80	90		
	Comf. 2.5	Max. 3.5 m/s ²	Comfortable average rate of											
50	m/s ²	30	30	25	15							33	27	
60	40	40	50	40	30	15						40	33	
70	55	55	70	55	40	30	20					47	40	
80	75	70	95	85	75	60	45	25				54	44	
90	100	90	120	110	100	85	70	50	25			60	50	
100	125	110	150	140	130	115	100	80	55	30		67	57	
110	155	135	180	175	160	150	130	110	90	60		74	62	

Suitable signage and line marking can be provided to advise road-users of the requirements of others, inclusive of pedestrians, passenger vehicles and semi-trailers for service deliveries.

While projected traffic volumes are on the edge of warrants for introduction of deceleration lanes at the main entry, we believe that deceleration lanes will be beneficial given that drivers entering and exiting the Master Plan Area can predominantly be characterised as vulnerable road users.

3.3 Road safety

We have reviewed the intersection location in accordance with two of the criteria outlined below:

- Approach Sight Distance (ASD)
- Safe Intersection Sight Distance (SISD)

The following table provides a volumes for ASD and SISD in accordance with AustRoads Part 4A Table 3.1 Approach Sight Distance (ASD) and corresponding minimum crest vertical curve size for sealed roads (S<L) (page 18)) and with AustRoads Part 4A Table 3.2 Safe Intersection Sight Distance (SISD) and corresponding minimum crest vertical curve size for sealed roads (S<L) (page 21)).

Table 7 - Required Approach Site Distance and Safe Intersection Sight Distance Volumes

	Speed Limit (kph)	Design speed (kph)	Reaction Time (s)	Approach Sight Distance (m)	Safe Intersection Sight Distance (m)
Hayman Road	60	70	2.0	92	151
Hill View Terrace					
Marquis Street					

3.4 Internal networks

The proposed Master Plan road configuration relies on existing road network. According to the Draft Bentley-Curtin Specialised Activity Centre Structure Plan, recently released for public comments by The WAPC, proposed typology for existing roads around subject development is as follows:

- Hayman Road and Hill View Terrace - Avenue (with the following characteristics:
 - "Provides connection to city-wide street and road network.
 - Part of regional pedestrian and cycle network.
 - Key public transport route.
 - Defines the urban structure, landscape character and part of regional biodiversity corridor.
 - No parking, priority use of road space for public transport and vehicle movement."
- Jarrah Road - Connector Street (with the following characteristics:
 - "Link between larger regional and smaller local roads. Provides neighbourhood access.
 - Moderate levels of street-side and pedestrian activity.
 - Pedestrian and cyclist friendly streetscape, allowance for potential future public transport use.
 - On-street parallel parking, either embayed or on street. Universal or service bay locations to allow for business use. One ACROD bays on either side of each block."
- Adie Court - Access Street (with the following characteristics:
 - "Neighbourhood and local access to residences and employment locations.
 - Pedestrian and cycling friendly streetscapes.
 - Low speed and low traffic volume shared travel lanes.
 - On-street parallel parking either embayed or on-street depending on design response. Appropriate parking to accommodate visitor parking for residents."

Related to the Rowethorpe, Juniper Estate above mentioned document states the following:

"Planning should provide an opportunity to increase density and intensity across existing locations. Any future additions to Polytechnic West are encouraged to incorporate a stronger street presence along Hayman Road with increased building height and improved pedestrian access/entry and passive surveillance, to attain a more coherent urban structure and improve utilisation of land and infrastructure.

In the longer-term, introducing vehicular access between Hayman and Jarrah roads, along with improved cycling and pedestrian access, may enhance connectivity between Bentley-Curtin and wider regional network... Street trees and footpaths on each side of public roads are encouraged as well as retention of on-road cycle lanes along Hayman and Jarrah roads."

Draft Bentley-Curtin Specialised Activity Centre Structure Plan suggest the following ' ' Low speed vehicular access between Hayman and Jarrah roads to improve regional access should be considered in further planning."

Proposed Master Plan for Rowethorpe, Juniper Estate proposed removal of existing access/ egress point to / from Hill View Terrace via Wattle Avenue, while all other existing access/ egress points to / from development remain.

However, significant changes are proposed for the internal road network. The proposed Master Plan Area is mostly comprised of Access Street D roads, with the majority of intersections being priority controlled. KCTT believe that Local area traffic management plan would be beneficial at the later stage of the project.

To minimise the possibility for antisocial driving behaviour in the proposed development, the following methods may be considered:

- Smaller kerb radii – kerb radius should be 6 metres wherever possible; the visual narrowing of the intersection drives the road users to reduce their operating speed limit;
- Paved / Raised intersection medians – These are a strong visual cue for road users to use caution on approaches and while navigating intersections; they may also result in a reduction of the operating speed in the area.
- Slow Points / Blisters – these should be considered on longer stretches of road; this type of traffic management method can be combined with the retention of existing vegetation;

The Master Plan proposes construction of multiple pedestrian paths to cater for the pedestrian needs of the new development. Pedestrian connectivity to the Community Facilities and to the Commercial and Mixed Use Facilities are one of the key objectives of the proposed Master Plan. In addition, proposed shared paths (Internal service trajectory (golf kart)) cater for movement of vulnerable road users.

Pedestrian Crossings – pedestrian crossings should be positioned so they offer unobstructed sight distances to pedestrians preparing to cross. Pedestrians should be clearly visible to drivers in on-coming traffic. Pedestrian crossings should have pram-ramps which would provide greater accessibility for more vulnerable road users.

4. Public Transport Access

This section describes the accessibility to public and alternative modes of transportation. KCTT have reviewed Transperth and Walk Score for the information found below.

4.1 Transperth Bus Routes

The following public transport routes are in proximity of the subject site. The key information provided below includes: -

- Bus route number;
- Description of the bus route; and
- Their indicative peak and off-peak frequencies.

Table 8 - Bus Routes and Frequencies

Bus Route	Description	Peak and Off-Peak Frequencies
-----------	-------------	-------------------------------

APPENDIX 2: TRAFFIC & TRANSPORT REPORT

KLEYWEG CIVIL TRAFFIC TRANSPORT

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



		Monday to Friday	Saturday	Sunday
30	Perth – Curtin University Bus Station via Labouchere Road and Hope Avenue	10 minutes	60 minutes	59 minutes
33	Perth - Karawara	30 minutes	60 minutes	60 minutes
34	Perth - Canning Station via Como	13 minutes	30 minutes	30 minutes
70	Perth - Curtin University Bus Station via Kensington	60 minutes	no service	no service
72	Perth - Canning Station via Victoria Park & Curtin University	17 minutes	60 minutes	59 minutes
75	Perth - Canning Vale via Victoria Park & Curtin University	13 minutes	58 minutes	2 hours
100	Canning Bridge Station - Canning Station via Kent Street & Curtin University Bus Station	10 minutes	27 minutes	30 minutes
101	Canning Bridge Station - Curtin University Bus Station via Lawson Street	17 minutes	no service	no service
170	Perth - Bull Creek Station via Rossmoyne	30 minutes	60 minutes	60 minutes
176	Perth - Wilson	30 minutes	no service	no service
177	Perth - Bentley	10 minutes	60 minutes	60 minutes
179	Perth - Bull Creek Station via Riverton	30 minutes	no service	no service
284	Belmont - Curtin University Bus Station	60 minutes	no service	no service
998	Circle Route Clockwise: • Curtin University Bus Station • Fremantle Station • Morley Bus Station • Murdoch Station • Oats Street Station • Stirling Station	10 minutes	15 minutes	30 minutes
999	Circle Route Anticlockwise: • Curtin University Bus Station • Fremantle Station • Morley Bus Station • Murdoch Station • Oats Street Station • Stirling Station	12 minutes	20 minutes	30 minutes

It should be noted that there are plans of opening another bus station in the centre of campus (Greater Curtin Bus Station) which is to complement the existing Curtin University Bus Station and is tentatively planned to operate mid-way through 2017. Over time the existing station is likely to reduce in its importance and may undergo a reduction size, but will continue to operate.

In addition Greater Curtin Masterplan shows provision of future light rail to Perth CBD, Canning Bridge and Cannington through Curtin University.

Table 9 – Future Greater Curtin Bus Station - Curtin University Station changes

Stage	Bus Route	Changes
1	30	Terminate at new station and no longer service the old station
	34	Will pass through the new station as well as the old station
	70	Terminate at new station and no longer service the old station
	101	Will extend to the new station
	284	Pass through the new station as well as the old station

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



2 (estimated 2023)	72	Likely to serve both stations
	75	
	100	Likely to operate through both stations provided if a suitable alternate solution for Tech Park is found
	998	Likely to serve both stations
	999	

4.2 Accessibility to Public Transportation

The following table highlights the proximity of the various bus routes to the subject site and highlights the “walkability” to alternative transport modes.

Table 10 - Bus Route Description and Walkable Distance to / from the Subject Site

Bus Route	Description	Distance from Subject Site
30	Perth – Curtin University Bus Station via Labouchere Road and Hope Avenue	30 meters
33	Perth - Karawara	65 meters
34	Perth - Canning Station via Como	30 meters
70	Perth - Curtin University Bus Station via Kensington	30 meters
72	Perth - Canning Station via Victoria Park & Curtin University	30 meters
75	Perth - Canning Vale via Victoria Park & Curtin University	30 meters
100	Canning Bridge Station - Canning Station via Kent Street & Curtin University Bus Station	30 meters
101	Canning Bridge Station - Curtin University Bus Station via Lawson Street	30 meters
170	Perth - Bull Creek Station via Rossmoyne	450 meters
176	Perth - Wilson	450 meters
179	Perth - Bull Creek Station via Riverton	450 meters
284	Belmont - Curtin University Bus Station	30 meters
998	Circle Route Clockwise: • Curtin University Bus Station • Fremantle Station • Morley Bus Station • Murdoch Station • Oats Street Station • Stirling Station	30 meters
999	Circle Route Anticlockwise: • Curtin University Bus Station • Fremantle Station • Morley Bus Station • Murdoch Station • Oats Street Station • Stirling Station	30 meters

As shown in the table above aged or dependent persons have multiple public transport opportunities within close proximity of the subject site. Transperth bus stations are provided on both sides of road reservation on Hayman Road and Adie Street. Also, a taxi zone is provided within the western side of the road reservation on Hayman Road.

Juniper Rowethorpe offers an abundance of taxi parking bays across the estate. In addition, the facility offers its own transport such as a bus and driver for the use and benefit of residents.

4.3 Pedestrian and Cyclist Access



APPENDIX 2: TRAFFIC & TRANSPORT REPORT

KLEYWEG CIVIL TRAFFIC TRANSPORT

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



The following is a list of the major cyclist infrastructure (Perth Bicycle Network) within an 800 metre radius of the subject site: -

- Adie Court, McKay Street, Upton Street (South of Buzza Street) and Buzza Street are classified as “**Good Road Riding Environment**”;
- Jarrah Road, Hill View Terrace (North of Jarrah Road), Hayman Road (North of Allen Court) are classified as “**Bicycle Lanes or Sealed Shoulder Either Side**”;
- Hayman Road (North of Adie Court), Lawson Street, Holder Street, Beazley Avenue, Dumas Road, Manning Road (West of Bungaree Road), and Centenary Avenue are all classified as “**Other Shared Path (Shared by Pedestrians and Cyclists)**”;
- There are various pedestrian and cycle paths that are separate from the road network.

Streets internal to the development have a sign posted speed limit of 15kph and are classified as “**shared zone**” used by both pedestrian and vehicles to ensure safety of both tenants as well as visitors.

KCTT have reviewed the Walk Score (information has been sourced from “Walk Score” at <http://www.walkscore.com>) and found the following information for the roads surrounding the proposed development: -

Table 11 - Walk Score Ratings

Location	Walk Score	Description
Hayman Street	70	Very Walkable. Most errands can be accomplished on foot.
Adie Court	56	Somewhat Walkable. Some errands can be accomplished on foot.
Hill View Terrace	51	Somewhat Walkable. Some errands can be accomplished on foot.
Marquis Street	60	Somewhat Walkable. Some errands can be accomplished on foot.

Generally, the surrounding road network is classified as: “Somewhat Walkable. Some errands can be accomplished on foot.” Aged or dependent persons are not expected to walk long distances for running errands, therefore, Juniper Rowethorpe Estate offers different facilities to cater for the majority of residents’ needs.

Regards,

Marina Kleyweg



Director / Principal Consultant Traffic and Transport
M Trans (currently completing) | M Arch | GD Urb Des
address: 7/10 Whipple Street, Balcatta 6021 WA
email: mkleyweg@kctt.com.au
phone: 08 9441 2700
mobile: 0425 696 643

Traffic and Transport Input into Master Planning Process
KC00540.000 Rowethorpe, Juniper Estate, Victoria Park



ROWETHORPE VILLAGE
LOT 5 (133) HILLVIEW TERRACE
ST JAMES

HYDRAULIC SERVICES MASTER PLAN
INFRASTRUCTURE REPORT

PREPARED BY
HYDRAULICS DESIGN AUSTRALIA

Revision	Date	Document Details
A	09 September 2016	Draft
B	23 February 2017	Updated – DFES Information

HYDRAULICS DESIGN AUSTRALIA
Ground Floor 1/300 Fitzgerald Street Perth WA 6000
Ph (08) 9225 9300 - Fax (08) 9228 0933 - Email info@hdawa.com.au



1.0 PURPOSE

This Brief has been prepared to provide an overview of the capabilities of the existing public utility and available existing hydraulic services systems to accommodate the proposed Rowethorpe Village Master Plan.

2.0 ESTIMATED FUTURE POPULATION

Rowethorpe Future Population			
	Units	Total	Population
From Master Plan Yield (CA - 09.08.16)			
New Terrace Product	84		
New Medium Rise Product	412		
		496	744
Existing Units not Redeveloped (CA - 09.08.16)			
John Wesley	20		
Ron Wilson (Inc. conversion of L1)	24		
		44	66
TOTAL NUMBER OF DWELLINGS		540	
TOTAL RESIDENTIAL POPULATION			810
TOTAL ILU STAFF			6

Note - total current dwellings 210

Note - total current residents 294

Note - Early in house development analysis anticipated 560-630
number of total dwellings excluding Jacaranda and Cygnet

	Area	
Community Facility (CA - 09.08.16)	3320	
Visitor Population at 5%		41
Staff		10
TOTAL COMMUNITY FACILITY POPULATION		51

New Residential Care Facilities (Hill Top)	180
Annesley	104
Peak visitor allowance	71
Staff at peak morning shift	71
TOTAL RESIDENTIAL CARE POPULATION	426

ROWETHORPE MASTER PLAN.DOC
MARCH 2016

Page 2

Hydraulics Design Australia
ISSUE B

APPENDIX 3: HYDRAULIC SERVICES INFRASTRUCTURE REPORT

HYDRAULICS DESIGN AUSTRALIA

TOTAL COMMERCIAL MIXED USE POPULATION	Area 3350	134
---------------------------------------	--------------	-----

Note - Building population of consulting suites based on 25m2 GFA / consultant

ESTIMATED TOTAL VILLAGE POPULATION	1293
------------------------------------	------

3.0 PERFORMED DUTIES

In the process of formulating this report Hydraulics Design Australia has performed the following duties:

- We conducted a walk through visual site inspection of the site Friday 12 August 2016.
- Reviewed existing available documentation
- Reviewed available Master Planning documentation issued by Chaney Architects
- Inspected boundary connections
- Inspected drains where possible
- Conducted flow tests on the existing fire service and street main.
- Liaised with Water Corporation
- Liaised with ATCO Gas
- Liaised with DFES

This is a report scoped in accordance with the instructions given and limited by the time allowed. It is not possible to make a proper assessment of the report without a clear understanding of the terms of engagement and the scope of the instructions and directions given to the engineer who has prepared the report. The scope of the engineer's instructions and directions are necessarily commensurate with the time and budget available.

Where site inspections have been made, they have been limited in their scope to external visual inspections. No detailed testing has been carried out. Except as expressly stated otherwise, this report has relied on the accuracy and extent of third party information with respect to the location, size and condition of underground services or services in inaccessible places. This report does not cover latent defects, which are not reasonably discoverable on a visual inspection.

The findings, observation and conclusions expressed by Hydraulics Design Australia in this report are not, and should not be considered, an opinion concerning the commercial feasibility of the site redevelopment. If the reader should become aware of any inaccuracy in or change to any of the facts, findings or assumptions made either in our report or elsewhere, the reader should inform Hydraulics Design Australia so that Hydraulics Design Australia can assess its significance and review its comments and recommendations. Hydraulics Design Australia strongly recommends that any third party making use of this report should obtain independent engineering advice in relation to the matters contained in the report which will take into account that party's particular circumstances, requirements and experience with such reports.

4.0 KEY ISSUES

Key issue which are to be addressed within hydraulic services systems for the proposed for the proposed Rowethorpe Village Redevelopment are as follow's but not limited to.

- Capacity of incoming domestic cold water service boundary connection & main
- Fire Services system.

- Location of fire, hydrants and hose reels.
- Location of future Fire tanks and pumps
- Quality of incoming domestic cold water
- On-site water storage requirements
- Property sewer system
- Minister sewer capacity
- Industrial Waste requirements
- Staging works

5.0 HYDRAULIC SERVICES INFRASTRUCTURE

5.1 DOMESTIC WATER SERVICES

The existing site is serviced from a 100mm domestic water service connection located along Hillview Terrace. The 100mm domestic cold water boundary connection is supplied from the 100mm Water Corporation main located on the east side of Hillview Terrace.

The results from a flow and pressure test conducted on the main where as follows,

Hill View Terrace Test Results - 15.08.2016 @
Static = 460 Kpa @ RL 14.00 AHD - Approx
5 Lit/Sec @ 400 Kpa
10 Lit/Sec @ 300 Kpa
14 Lit/Sec @ 200Kpa

The site has a number of water mains running through it. There is an existing 100mm PVC main which runs under the link in Annesley and continues through and supplies the site. Old galvanised pipework still exists in portions of the domestic potable cold water system and would require replacement and /or realignment to accommodate the future redevelopment of the site.

It is recommended that the future master planning of the potable cold water reticulation system include valved ring mains to allow works to be conducted on the supply system with minimal affect to existing residence as the site develops.

Based on the current master plans only small portions of the existing potable cold water infrastructure can be reused to accommodate the sites future redevelopment due to aged and/or existing alignments.

Preliminary discussions with Water Corporation have indicated that a potable cold water boundary connection can be obtain from either Hill View Terrace and Adie Court, with Adie Court being the preferred location due to the larger Water Corporation main located within Adie Court, which can discharge a higher flow rate into the site than from the Hill View Terrace main.

Either obtaining or planning to obtain a new boundary connection from Adie Court whilst the existing remaining buildings are supplied from the existing Hill View Terrace potable cold water boundary connection will enable the site master plan potable cold water reticulation system to be developed with minimal disruption to existing residents. Maintaining two connections could also be beneficial by disbursing the site discharge load over two boundary connection.

Current master plan schemes indicated a maximum building height of approximately RL 40.00 (AHD), based on this information cold water domestic pressurisation pumps with tanks would be required to ensure adequate water flow and pressure is supplied throughout the entire building, furthermore Water Corporation pressure management scheme could reduce

boundary connections pressure to 300Kpa which would be insufficient to supply apartments above RL 30.000 (AHD)

It is recommended that a domestic cold water pressure system be accommodated within the stage one development of the master plan, sized to allow pumps to be progressively installed to meet increasing peak flow rates as the sites population increases.

Based on site population information received to date we estimate the simultaneous peak flow rate of the completed master plan to be 35 Lit/Sec, however this figure require additional consultation with the village operator to finalise.

The storage requirement is estimated at 120,000Litres, evenly portioned into two tanks

A water analysis of the incoming water quality shall be conducted, results from the ChemCentre Analysis will be reviewed to determine if the water qualities are within the limits prescribed in the Australian Drinking Water Guidelines (NHandMRC2004) and if any additional filtration is required for this site based on selected fixtures and appliances however we do not envisage any major implication.

See attached preliminary domestic Tank and Pump drawing for further information.

5.2 SEWER DRAINAGE

The existing site is serviced from a 150mm sewer boundary connection located in the north eastern corner of the site along Hillview Terrace. The 150mm sewer boundary connection is connected into a 230mm Vitrified Clay Water Corporation main located on the west side of Hillview Terrace. The existing sewer boundary connection has an invert of 10.850 (AHD).

The site has a large sewer pump station located adjacent **North Block**. This sewer pump station services all existing buildings west of the point along with the Sutton Centre, administration building and part of Hill Top. Although the sewer pump station is receiving regular maintenance it is nearing its life expectancy and will not be capable to accommodating any future load increase.

In addition to the development restriction the existing sewer pump station has on the proposed redevelopment, Water Corporation has advised that the DN230 minister sewer reticulation main could accommodate additional flows we would support a new DN225 property sewer boundary connection the downstream pumping station may be an issue.

The downstream pumping station is Hillview Tce PS7, it currently has a pump rate of 11 l/s and is operating around 8 hours per day. Given the redevelopment and flows proposed this is likely to need to be upgraded as development progresses on the site.

So Water Corporation can accurately assess the impacts on their system the additional load may have they have requested some staging information to be forwarded to their planners to assess impact of the development on this station and if necessary program the upgrades into their Capital Investment Program.

Once the staging information is provided it may take some time for our Planners to review the proposal, so I'd suggest providing this information as soon as practicable to ensure there are no delays with any future developments.

Based on the current master plans only small portions of the existing property sewer infrastructure can be reused to accommodate the sites future redevelopment due to aged, size and/or existing alignments.

5.3 GAS SERVICES

ATCO Natural gas mains are located within Adie Court, Hillview Terrace and Hayman Road.

ATCO Modelling has focused on the available capacity from the Medium Pressure main in Hill View Tce (currently 330dia steel main, planned change to 225dia PE by 2020), as the mains/services within Rowthorpe Village might change in accordance with the type of development.

ATCO Modelling shows that:
Due to already planned upgrades/reinforcement, by 2020, the existing MP main in Hill View Tce will have the capacity to supply approximately 500 SCMh to Rowthorpe Village. If more capacity is needed, we might be able to bring forward other identified reinforcement projects. The supply network is MP network with minimum allowable pressure of 15kPa so, the max guaranteed pressure available to the customer is 10kPa.

Based on the above ATCO correspondence we are of the opinion that the 155mm PVC MP 70Kpa ATCO gas main in Hayman Road should be capable of accommodate the proposed redevelopment estimated peak simultaneous natural Gas load however confirmation from ATCO gas was not obtainable prior to delivery of this report.

ATCO Gas infrastructure exist through the site, some of these existing mains are galvanised Iron and operating a medium low pressure. These pipes are not suitable to accept a medium pressure that must be supplied as part of the redevelopment, therefore it will be necessary to progressively replace the remaining galvanised pipework with PE pipework as the redevelopment progresses. Further discussions with ATCO Gas is required to establish how the required works will be implemented during the redevelopment works across the site.
Refer to H.03 attached.

5.4 FIRE HYDRANT SERVICES

The sites existing fire service is serviced from a 205mm Cast Iron Water Corporation main located in Adie Court.

The results from a flow and pressure test conducted on the main where as follows,

Adie Court Test Results - 15.08.2016
Static = 390 Kpa @ RL 20.00 AHD - Approx
5 Lit/Sec @ 380 Kpa
10 Lit/Sec @ 340 Kpa
15 Lit/Sec @ 300Kpa
20 Lit/Sec @ 250Kpa
23 Lit/Sec @ 200Kpa

The existing Adie Court fire service boundary connection supply's the site hydrant booster located along Adie Court. 150mm and 100mm fire service mains are reticulated through the site to service existing hydrants and hose reels located accross the site adjacent and within various buildings.

Based on the current master plans only small portions of the existing fire service infrastructure can be reused to accommodate the sites future redevelopment due to aged, size and/or existing alignments, furthermore hydrostatic testing of the existing system to enable portions of the existing system to be reused will most likely result in the failure of its integrity, therefore making it unusable.

Based on drawings received, the proposed redevelopment will consist of the following building classes, Class 3, 4, 5, 6, 7a, 9a, 9b and 9c.

APPENDIX 3: HYDRAULIC SERVICES INFRASTRUCTURE REPORT

HYDRAULICS DESIGN AUSTRALIA

Our assumptions on the fire service master plan are as follows

Maximum Design Hydrant flow rate based on

AS 2419 Table 2.1

> 5000m² ≤ 10000m² = 20 Lit/Sec
Maximum fire compartment size within projects = <Less than 5000m²

Hydrant design flow rate (Assisted) = 20 Lit/Sec
Hydrant design flow rate = 10 Lit/Sec @ 700Kpa

Allowance for Sprinkler flow rate (OH2) – Carparks over 40 Carbays
= 18Lit/Min
Total = 18 Lit/Min

Miscellaneous Drencher Flow rate = 8 Lit/Min
Total = 5 Lit/Min

Total Fire Service flow demand = 46 Lit/Sec @ 1000Kpa

To accommodate these flow and pressure requirements fire pumps and tanks will be required to be incorporated within the master plan design.

At this point it is our recommendation that the fire tanks and pumps be incorporated into the first building of the redevelopment however further investigations and discussions with DFES will be required to establish how the new and existing systems are interfaced within the interim period of the redevelopment.

Example of Items to be resolved:

- Location of fire tanks and pumps
- DFES appliance access through the site
- Integrity of existing fire service pipework to be reused
- Location of site booster

Preliminary discussion with DFES in relation to the site fire service design philosophy outlined the following criteria,

- Fire Service Pumps to be sized to accommodate simultaneous flows of
 - i. Hydrant System
 - ii. Sprinkler System
 - iii. Drenchers
- Fire Service Tanks to be sized to accommodate simultaneous draws from,
 - i. Hydrant System for 4 hours
 - ii. Sprinkler System for 90 minutes
 - iii. Drenchers for 30 minutes

Where the site fire tanks & pumps system can provide attack pressures to the internal hydrant no additional building booster will be required.

In the event where attack pressures cannot be obtained from the site tank & pump system, the subject building containing the hydrants shall be supplied from an individual building tank & pump system, separate from the site system. The separate building system shall incorporate a building booster. The fire storage tanks shall be supplied from the domestic cold water ring main.

In the event that an additional fire tank & pump system is required, it may supply adjacent buildings of a similar height if the site tank & pumps system cannot provide attack pressures

to the internal hydrants. Individual building booster will not be required in this circumstance. boosters

Site Hydrant Booster with Storz

The site booster shall be located so it meets the following requirements, with

- (a) Readily accessible to firefighters
- (b) Located with 4.5m of DFES approved Truck Hardstand
- (c) At the boundary adjacent the principle vehicular access to the site
- (d) Not less than 10m from an external wall of a building, unless fire separated in accordance with the BCA and AS2419
- (e) Not less than 10m from a high voltage electrical transformer or the like and other combustible storage.

Site Fire Service main

The site Fire service mains shall be designed to meets the following requirements,

- (a) Be sized to meet total simultaneous flow rate
- (b) Be designed to achieve a compliance ring main as soon as practicable
- (c) Sized to achieve a maximum loss of 75KPA from site booster to building take off within ring main.
- (d) Incorporate Isolation valves in accordance with AS2419.
- (e) Inground isolation Valve to indicated with a reflective – Catseyes", two-way blue Reflective Raised Pavement Markers (RRPM) to identify the position of the valve.

Site Fire appliance access

Fire appliance access throughout the site to comply with DFES guild lines – See attached 2017 Issue.

In addition to these requirements DFES campus design guild lines require all main entry points to buildings with internal hydrants to be within 50m of DFES truck hardstand.

Hydraulic Lift

Pump Room RL = 00.000 (AHD) (TBC)
Most Hydraulically disadvantaged Hydrant = 00.000 (AHD) TBC

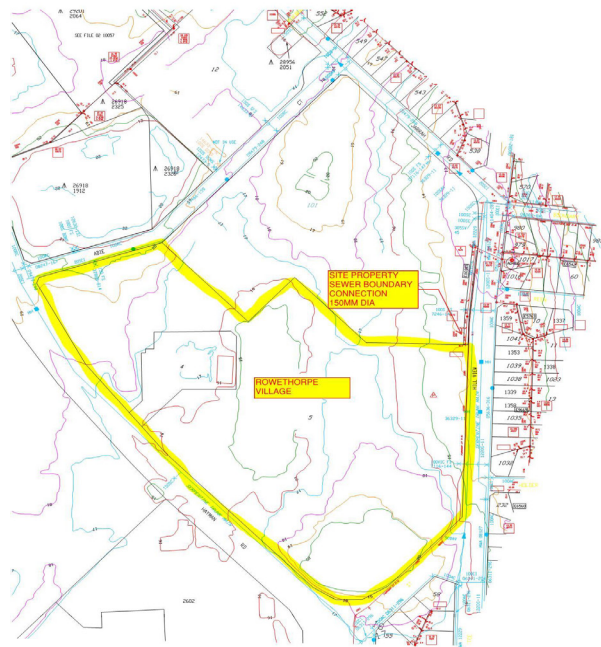
Total Lift = 00.00M (000 kpa)

Tank Storage Requirement

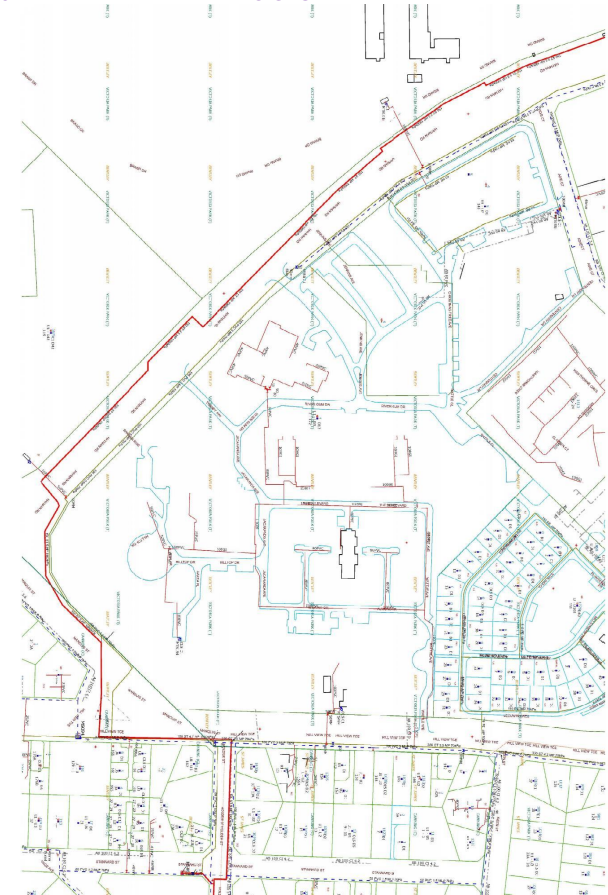
Design Tank infill rate = 20 Lit/Sec @ 200 Kpa
Estimated Storage requirement = 180,000 Litres

6.0 ATTACHMENTS

6.1 ATTACHMENT 1 – WATER CORPORATION AS CONSTRUCTED EXTRACT – WATER & SEWER



6.2 ATTACHMENT 2 – ATCO GAS EXTRACT



APPENDIX 3: HYDRAULIC SERVICES INFRASTRUCTURE REPORT

HYDRAULICS DESIGN AUSTRALIA

6.3 ATTACHMENT 3 – EXISTING SEWER LAYOUT

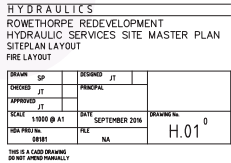
Refer to H.04 overleaf.

6.4 ATTACHMENT 4 – EXISTING POTABLE COLD WATER

Refer to H.02 overleaf.

6.5 ATTACHMENT 5 – EXISTING FIRE SERVICE LAYOUT

Refer to H.01 overleaf.



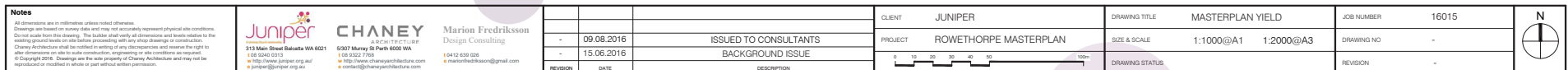
HYDRAULICS DESIGN AUSTRALIA



HYDRAULICS DESIGN AUSTRALIA



WOOD & GRIEVE ENGINEERS



ELECTRICAL SERVICES
DECEMBER 2016

JUNIPER ROWETHORPE
4-10 Hayman Road
Bentley

Brand:CDEP

339 CHARLES STREET, NORTH PERTH
WESTERN AUSTRALIA 6006
T: (08) 9328 2866
F: (08) 9328 2877
E: markodep@inet.net.au

BUILDING SERVICES CONSULTING ENGINEERS

ENGINEERING PRACTICE PTY LTD
ABN: 41 009 182 914
ACN 009 182 914

COPYRIGHT CHMIELEWSKI DOWNEY ENGINEERING PRACTICE 2016 ©

Juniper Rowethorpe
Bentley

page 1

Our Ref : PN 4663

Brand:CDEP

01 December, 2016

JUNIPER ROWETHORPE
ELECTRICAL SERVICES

1. ELECTRICAL SERVICES – EXISTING CONDITIONS

1.1 POWER SUPPLY TO THE SITE

The power supply to the site is a Western Power high voltage (HV) supply terminating at Western Power HV switchgear and metering equipment within an HV switchroom adjacent to the existing Ron Wilson House.

The supply voltage to site is at 11,000 Volts.

HV cables are reticulated from the HV switchroom to three remote substations located adjacent to the Centenary Apartments, Jacaranda Ridge Apartments and Annesley Residential Aged Care Facility (RCF) building.

The power supply to site is currently limited to 4000 Amps/phase by the trip setting on the HV incoming Main Switch located within the HV switchroom.

1.2 POWER SUPPLY DISTRIBUTION

The 415 volt three phase supply distributed throughout the site is fed from four transformers located at the three substation sites, designated Substation No 1, No 2 and No 3.

The substation details are as follows:

(a) Substation No 1

Substation No 1 consists of two 500kVA transformers, connected in parallel, combined rating being approximately 1380 Amps/phase.

The substation is installed within a room located along Centenary Drive, adjacent to the Centenary Apartments.

Brand:CDEP - EXPERIENCE + INNOVATION + DILIGENCE - ESTABLISHED 1979

APPENDIX 5: ELECTRICAL INPUTS

BRANDCDEP

Juniper Rowethorpe
Bentley

page 2

Substation No 1 is a main distribution point, with the Main Switchboard associated with Substation No 1 feeding the majority of the buildings on the site.

The two transformers installed in Substation No 1 have recently been replaced with new ones.

(b) Substation No 2

Substation No 2 consists of one 500kVA transformer, rating being approximately 690 Amps/phase.

The substation is an outdoor, weatherproof type, located along Almond Drive adjacent to the Jacaranda Ridge Apartments.

The Main Switchboard for Substation No 2 feeds the Jacaranda Ridge Apartments and the Cygnet Residential Aged Care Facility (RCF) building..

(c) Substation No 3

Substation No 3 consists of one 1000kVA transformer, rating being approximately 1380 Amps/phase.

The substation is an outdoor, weatherproof type, located along Almond Drive adjacent to the Annesley Residential Aged Care Facility (RCF) building.

The Main Switchboard for Substation No 3 feeds the Annesley RCF building and Hakea respite units

The total available power supply to site, based on the four transformers installed at the three substations is approximately 3470 Amps/phase.

2. ROWETHORPE FUTURE MASTER PLAN

2.1 PROJECTED TOTAL MAXIMUM DEMAND

The projected total maximum demand for the future Master Plan prepared by Chaney Architecture in November 2016 is in the order of 4810 Amps/phase.

The maximum demand has been calculated based on Western Power's Design After Diversity Maximum Demand (DADMD) calculator for residential apartments, as well as projected loads for the new Village Centre and RCF buildings, which we have based on similar projects with which we have been associated.

A summary of the maximum demand calculation is as follows:

a)	430 new Apartments:	1854 Amps/phase
b)	42 new Terrace Apartments:	181 Amps/phase
c)	Existing Wesley Villas:	86 Amps/phase

Juniper Rowethorpe
Bentley

page 3

d)	Existing Ron Wilson House:	160 Amps/phase
e)	Existing Jacaranda Ridge Apartments:	82 Amps/phase
f)	Existing Annesley (estimated)	1000 Amps/phase
g)	New Village Centre (estimated):	500 Amps/phase
h)	New Medical Centre (estimated):	500 Amps/phase
i)	New Commercial and Mixed Use (estimated):	400 Amps/phase

TOTAL: 4813 Amps/phase

2.2 MASTER PLAN STAGING

a) Stage 1

In Stage 1 it is proposed to construct Apartment Block No 5, consisting of 30 residential apartments.

The estimated maximum demand for Stage 1 is approximately 150 Amps/phase, including common services.

Stage 1 replaces the existing Charles Jenkins Hospital building, Bowling Club and Chapel, which are all fed from existing Substation No 1 Site Main Switchboard.

Based on the information available, we believe that Stage 1 can be constructed without major alterations to the existing site HV and LV power supply arrangements/equipment.

b) Stage 2

In Stage 2 it is proposed to construct a new 124 bed Residential Aged Care Facility (RCF) building.

The estimated maximum demand for the new RCF building is in the order of 1000 Amps/phase.

The new RCF building will be constructed to replace the existing Hilltop Aged Care Facility building.

The existing power supply to the Hilltop Aged Care Facility building is inadequate for Stage 2. The new RCF building will require a new power supply, consisting of a new 1000 kVA transformer, rated at approximately 1380 Amps/phase.

The installation of the new transformer will require alterations and additions to the existing HV and LV power supply arrangement.

c) Stage 3

In Stage 3 it is proposed to construct a new Village Centre with administration and community facilities.

The estimated maximum demand for the Village Centre is in the order of 500 Amps/phase.

A new power supply will be required for the Village Centre.

We recommend that a new 1000kVA transformer be installed to cater for both the new Village Centre and new Medical Building to be constructed in stage 4b.

The installation of the new transformer will require alterations and additions to the existing HV and LV power supply arrangement.

d) Stage 4

In Stage 4a it is proposed to construct Apartment Blocks 1 and 6 and Terrace Apartments TH 3, 88 apartments in total.

The estimated maximum demand for stage 4a is approximately 400 Amps/phase, including common services.

Stage 4a replaces the existing Trinity Aged Care Facility building, which is currently fed from switchboards associated with existing Substation No 1.

Stage 4a will require alterations and additions of the existing LV power supply arrangement.

Stage 4b consists of a new three storey Medical Centre. The estimated maximum demand for the Medical Centre is in the order of 500 Amps/phase.

We recommend that the power supply to the Medical Centre be taken from the new transformer proposed for the Village Centre in Stage 3.

e) Stage 5

In Stage 5 it is proposed to construct Apartment Blocks 2, 3, 4 and 7 and Terrace Apartments TH 2, 194 apartments in total.

The estimated total maximum demand for stage 5 is approximately 900 Amps/phase, including common services.

Stage 5 replaces part of existing Tranby Apartments and existing Terrace and Rivergum Apartments, which are all currently fed from switchboards associated with existing Substation No 1.

The new power supply to Stage 5 may require alterations and additions to existing Substation No 1 and/or the installation of a new transformer.

f) Stage 6

In Stage 6 it is proposed to construct Apartment Blocks 9, 10 and 11 and Terrace Apartments TH 4, 110 apartments in total.

The estimated total maximum demand for stage 6 is approximately 500 Amps/phase, including common services.

Stage 6 replaces part of the Wattle Close and Centenary Apartments, which are currently fed from switchboards associated with existing Substation No 1.

The new power supply to Stage 6 may require alterations to existing Substation No 1 and/or the installation of a new transformer.

g) Stage 7

In stage 7 it is proposed to construct Apartment Block 8 and Terrace Apartments TH 1, 50 apartments in total.

The estimated total maximum demand for stage 7 is approximately 230 Amps/phase, including common services.

Stage 7 replaces the Cygnet Aged Care Facility building, which is currently fed from Substation 3.

It is recommended that Stage 7 Apartments be connected to the existing Main Switchboard associated with Substation No 3.

3. POSTSCRIPT

Brand:CDEP has prepared this report based on the Future Master Plans for Rowethorpe Village prepared by Chaney Architecture and issued to Brand:CDEP in November 2016.

AUTHOR : M.S, Armanasco
DATE : 01 December 2016

BRANDCDEP



Notes All dimensions are in millimetres unless noted otherwise. Drawings are based on survey data and may not accurately represent physical site conditions. Do not scale from the drawing. This building set with all dimensions and levels relates to the existing ground level as it better proceeding with any design or construction. Chaney Architects and will be notified of any discrepancies and reserve the right to alter dimensions or allow to take construction, engineering or site conditions as required. © Copyright 2018. Chaney Architects is the sole property of Chaney Architects and may not be reproduced or modified in whole or part without written permission.		 JUNIPER 313 Main Street Sisters, WA 82211 1 888 524 0313 http://www.juniper.org.au juniper@juniper.org.au CHANEY ARCHITECTURE 5207 Marley Park 6005 WA 08 9222 7788 http://www.chaneyarchitects.com marion@chaney.com.au		Marion Fredriksson Design Consulting 0412 629 026 marion@chaneyarchitects.com		15.06.2016 REVISION DATE DESCRIPTION		BACKGROUND ISSUE				CLIENT JUNIPER PROJECT ROWETHORPE MASTERPLAN		DRAWING TITLE GROUND FLOOR PLAN SIZE & SCALE 1:1000@A1		JOB NUMBER 16015 DRAWING NO Aerial		NORTH 		DRAWING STATUS REVISION -	
---	--	--	--	--	--	---	--	------------------	--	---	--	---	--	---	--	---------------------------------------	--	--	--	------------------------------	--

11.5 Final Approval of Amendment No. 79 to Town Planning Scheme No. 1 relating to Lots 9 and 9525 Victoria Park Drive, Burswood



Your ref: PLA/6/24
Our ref: SPN/0123M-1
Enquiries: Delia Neglie (delia.neglie@planning.wa.gov.au)

Town of Victoria Park
Locked Bag No 437
Victoria Park 6979 WA

Transmission via electronic mail to: michael.kevill@tpgwa.com.au , admin@vicpark.wa.gov.au

Dear Sir/Madam

APPROVAL - AMENDMENT NO. 1 TO BURSWOOD LAKES STRUCTURE PLAN SPN/0123M-1

Pursuant to Schedule 2, Clause 22(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), the Western Australian Planning Commission (WAPC), on 12 September 2017, granted approval to Amendment No. 1 to the Burswood Lakes Structure Plan (attached).

The WAPC advises the applicant to engage in early discussions with the Public Transport Authority, in consultation with the Western Australian Planning Commission, regarding land requirements for the future redevelopment of the Burswood Train Station.

The WAPC requests that the Town of Victoria Park considers the land requirements for the future redevelopment of the Burswood Train Station in the preparation of the Burswood East Precinct Structure Plan.

As the applicant, you are required to incorporate the Amendment into the Structure Plan. Once the amendment is incorporated, please provide a final copy of the complete Structure Plan (including spatial data in the format and manner specified in the Structure Planning Framework) as well as a separate document containing the updated Parts 1 and 2 only, to the WAPC for endorsement and publication in accordance with Schedule 2, Clause 26 of the Regulations. Please provide a copy of the final documents, as requested, within **42 days** from the date of this letter.

The final documents can be lodged via the Department's online eLodgement portal and selecting the 'Further Information' option. The portal can be accessed at the Department's website, or at: <https://elodgement.planning.wa.gov.au/>.

Yours sincerely,

Kerrine Blenkinsop
Secretary
Western Australian Planning Commission
28/09/2017



140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address <http://www.dplh.wa.gov.au>
ABN 35 482 341 493

**LOTS 9 & 9525
VICTORIA
PARK DRIVE,
BURSWOOD**

STRUCTURE PLAN
AMENDMENT (VICP / 2016)

AUGUST 2017



Document Control

Document ID: PG Planning/PG 2015/715-630 Burswood, Lots 9 & 9525 Vic Park Dve LSP Amendment/7 Final Documents/1 Lodged/715-630 July Update - MS.indd						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	28.01.16		Mike Kevill		Murray Casselton	
2	15.02.16	Draft	Mike Kevill		Murray Casselton	
3	29.07.16	Final	Mike Kevill		Murray Casselton	
3	02.06.17	Final	Mike Kevill		Murray Casselton	
4	27.07.17	Final	Mike Kevill		Murray Casselton	
5	22.08.17	Final	Murray Casselton		David Caddy	

This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').

TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.

In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.

TPG cannot be held accountable for information supplied by others and relied upon by TPG.

Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.

Our reports are printed on:



Contents

ENDORSEMENT PAGE	1
Executive Summary	3
Summary Table	3
Part One: Implementation	5
1. Structure Plan Amendment Area	5
2. Operation	5
3. Staging	5
4. Development Requirements - Structure Plan Amendment	5
5. Local Development Plans	7
6. Other Requirements	7
7. Additional Information	8
Part Two: Explanatory Report	23
Preamble	23
Planning background	24
Planning Framework	29
Local Structure Plan	38
Local Planning Policy	40
State Level Planning Policy	44
Developer Contribution Arrangements	48
Geotechnical Conditions	49
Accoustic Report	50
Appendix 1 - Flyt Traffic Analysis	53
Appendix 2 - Servicing Report	55
Appendix 3 - Acoustic Report	57

This page has been left blank intentionally.

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO BURSWOOD LAKES
STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON: **27/09/2017**

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant
to Section 16 of the *Planning and Development Act 2005* for that purpose.

This page has been left blank intentionally.

Executive Summary

This structure plan amendment request (Structure Plan amendment) has been prepared by TPG Town Planning, Urban Design and Heritage (TPG) on behalf of EG Funds Management Pty Ltd (EG Funds), and seeks an amendment to the operational Burswood Lakes Structure Plan (the Structure Plan) for Lots 9 & 9525 Victoria Park Drive, Burswood (the subject sites).

The Burswood Lakes Precinct is a highly prominent location within the Perth Metropolitan Region where it forms a frame edge to the city and along with other precincts of the Burswood Peninsula contains a number of entertainment and sporting functions. The subject sites are strategically located having excellent public transport access, strong vehicle linkages, within close proximity of the Perth CBD, the Crown Perth entertainment precinct and the new Perth Stadium, which is currently under construction.

This structure plan amendment aligns with the overall strategic intent for the area, and ties into the planning framework over the site including the Burswood Peninsula District Structure Plan (Burswood Peninsula DSP), the Town of Victoria Park (the Town) Town Planning Scheme No 1 and local planning policies.

This proposed Structure Plan amendment has been written in accordance with the Western Australian Planning Commission (WAPC) guidelines for the format, preparation and lodgement of structure plans under the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The format of this Structure Plan amendment has been designed to append and add to the existing Structure Plan. Given the age and format of the existing 2002 Structure Plan, this format was chosen to keep the proposed amendment and level of detail herein more in line with the current Regulations and have a focus on the subject sites. Provided within Part One, section 7.0.1- Amended Figures is a suite of updated figures to reflect the proposed Structure Plan amendment, and these figures supersede the plans contained within the original Structure Plan document.

Summary Table

Item	Data
Total Area Covered by Structure Plan	1.1454ha
Area of Residential	Ha / Lot Yield 1.1454ha
Retail	2,200m ²
Total Lot Yield	Existing lots
Estimated no. of dwellings	353 dwellings, 208 serviced apartments.
Estimated site density	308 dwellings per hectare (489 including serviced apartments).
Estimated Population	N/A
No. of high schools	N/A
No. of primary schools	N/A
Estimated commercial floorspace	1,600m ² of retail floor space
Estimated open space area	As per Structure Plan
Estimated percentage of natural area.	As per Structure Plan



Part One: Implementation

1. Structure Plan Amendment Area

This structure plan amendment relates to both Lot 9 and Lot 9525 Victoria Park Drive, Burswood (the subject site). Both lots are considered simultaneously on the basis of their common ownership, close relationship, clear opportunities for compatible built form and use and the high level of potential integration between the two sites. The subject sites are also commonly referred to as a distinct 'neighbourhood' within the Structure Plan. In terms of broad context, the subject sites are in close proximity to the Burswood Train Station, being immediately north east of the Crown Perth entertainment precinct and in close proximity to the Great Eastern Highway within the suburb of Burswood.

2. Operation

This structure plan amendment to the endorsed Burswood Lakes Structure Plan 2003 (as amended) comes into effect on the date of approval by the WAPC.

3. Staging

As the Burswood Lakes Structure Plan has been operational for a number of years and approaching completion, all necessary major infrastructure and roads are already in existence within the structure plan area. Additional servicing and capacity needs will be addressed at development stage as outlined in detail in the servicing section of this report. Future development will be subject to separate development approvals.

4. Development Requirements - Structure Plan Amendment

The structure plan amendment allows for the development of three towers - two residential towers on Lot 9 and one Hotel I Serviced Apartments apartment tower on Lot 9525 with associated parking, servicing areas, access and integration with external sites as well as a limited number of small retail tenancies to service the resident and Serviced Apartments population.

The proposed amendment to the Structure Plan as it relates to the subject sites will create high quality developments that are well integrated with the adjacent development and train station. Development provisions are detailed below. Detail that is not amended by these provisions remains consistent with the existing Burswood Lakes Structure Plan.

4.0.1 Land Use and General Development

Land uses on the subject sites are as per the planning framework as detailed within the Burswood Precinct plan.

4.0.2 Built Form

The proposed built form on the subject sites is to:

- Ensure a high degree of engagement with the public realm while protecting the privacy of future residents.
- Provide for a greater diversity of housing, including short-stay apartments in close proximity to conveniently located commercial, retail and entertainment facilities all within close proximity to public transport services.
- Incorporate high quality and publicly accessible landscaped open spaces, and activated internal connections.

- Address constraints associated with potential noise and vibration impacts from the railway line.
- Create an integrated and functional interface with the PTA owned land (Lot 50) and pedestrian linkages to Burswood Station.
- Be designed to make highest and best use of the subject sites.
- Lend support and add to the viability of public transport services, as well as increase passive surveillance and activation over the rail station through CPTED design principles.
- Ensure that the height and density is well designed and located appropriately within the subject sites so as to reduce the impact of the development at street level as much as is practical.

4.0.3 Plot Ratio

The plot ratio amendments for the subject sites are as follows:

- Lot 9 being amended from the current statutory provision of 1.36:1 to 4.00:1, and
- Lot 9525 being amended from 0.91:1 (0.27 over the entire site) to 2.3:1 over the entire site.

4.0.4 Maximum Number of Dwellings

The 'maximum number of dwellings' amendments for the subject sites are as follows:

- Lot 9 being amended from 60 dwellings to 353 dwellings, comprising of 340 apartments and 13 townhouse style dwellings; and
- Lot 9525 being amended from five dwellings to 208 Hotel / Serviced Apartments in lieu of permanent residential accommodation.

4.0.5 Variation to Building Height Limits and to Maximum Number of Storeys

The 'maximum building height' amendments for the subject sites are as follows:

- Lot 9 being amended from 21 metres to 75 metres, with a maximum of 24 storeys; and
- Lot 9525 being amended from 17.5 metres to 51 metres with a corresponding maximum number of storeys amended to 16.

Building heights are also subject to limitations under the Airports Act 1996 and Airports (Protection of Airspace) Regulations 1996 administered by Perth Airport and the Commonwealth Department of Infrastructure and Regional Development.

4.0.6 Vehicle Access

The following vehicle access points are provided to the subject sites:

- Lot 9 - Primary full movement vehicle access is to be from Bow River Crescent, with a potential secondary minor access from Victoria Park Drive.
- Lot 9525 - Vehicle access is to be from Victoria Park Drive.
- Detailed access arrangements for these sites will be determined as part of future development proposals. Modifications to the arrangements as set out above can be considered where supported by suitable traffic assessment.

4.0.7 Retail Floor Area

Retail development on the subject site is intended to provide for some specialty retail and the daily needs of the residents.

The following requirements relate to retail floorspace provision on the subject sites:

- A maximum of 2,400m² of retail NLA to be provided on the subject sites; and
- A maximum single tenancy size of 400m² retail NLA.

4.0.8 Other Development Controls

In addition to the provisions listed above the development of the subject sites must have regard for the existing planning and policy framework of the Town, including development policies including but not limited to:

- Local Planning Policy 4.12 Design Guidelines For Development With Buildings Above 3 - Storeys; and
- Planning Policy 3.15 Design Guidelines for Burswood Lakes

Future development will also have regard to the following Guidelines:

- State Planning Policy 5.4 Road and Rail Transport Noise and Freight Consideration in Land Use

Planning and WAPC Implementation Guidelines for State Planning Policy 5.4

- WAPC Designing Out Crime Planning Guidelines
- PTA Guidelines for Working in and Around the PTA Rail Reserve.

5. Local Development Plans

No local development plans have been provided or will be required as the level of detail contained within this Structure Plan amendment, read in conjunction with the Structure Plan itself and the Burswood Peninsula DSP, provide sufficient detail to guide the assessment of the development concepts while not prejudicing future development.

6. Other Requirements

6.0.1 Infrastructure and Servicing

The servicing investigations have been undertaken to establish the availability of the existing services infrastructure in the area and their capacity to service the proposed development. Where the existing infrastructure have been identified as potentially insufficient to meet development demands, infrastructure extensions and upgrades have been identified:

- The Water Corporation has advised that the existing wastewater reticulation network is capable of servicing the proposed development and expect this capacity to be available for the next five to ten years.
- The water pressure potentially requires that each building should allow suitable pumps and tanks for domestic water supply and fire fighting purposes.
- Lot 9 would potentially require one authority owned switchgear and two authority owned 1000kVA transformers to reticulate the distribution system throughout the proposed lot.
- Lot 9525 will potentially require one switchgear and one 1000kVA transformer.
- The existing point of electricity supply will potentially need to be removed

All above servicing requirements are based on preliminary analysis only and are subject to future investigation. Servicing upgrades relating to the subject sites that are identified in future studies are to be constructed at the cost of the developer.

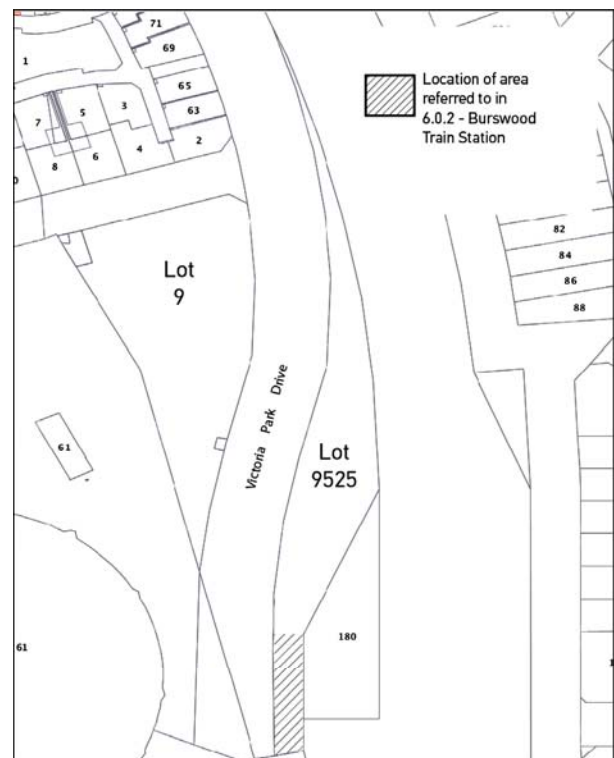
6.0.2 Burswood train station

The southern end of Lot 9525, as shown in Figure 1A, is required for the future redevelopment of the Burswood train station.

This area of land is required to remain undeveloped and available for the future station redevelopment, including potential for underground access, until such time as future land requirements for the station have been determined by the state government.

Prior to construction of development on Lot 9525, the area of this lot required for access and/or development of the station is expected to be ceded to the Crown by subdivision, or by alternate agreement.

Figure 1A - Area Required for Future Redevelopment of Burswood Train Station



7. Additional Information

7.0.1 Amended Figures

Figures 2, 5-10, 18, 19, 24, 25, 27, 29 and 31 to existing Burswood Lakes Structure Plan are amended in accordance with Table 1A below:

Table 1A - Amended Structure Plan Figures

Figure No.	Replaced Figure Name
2	Proposed Site Section And Elevation
5	Updated Photo Montages
6	Updated Photo Montages
7	Updated Photo Montages
8	Updated Photo Montages
9	Proposed Summer Shadow Analysis
10	Proposed Winter Shadow Analysis
18	Proposed Indicative Development Plan
19	Structure Plan
24	Updated Building Control Envelopes
25	Updated Building Control Envelopes
27	Updated Building Control Envelopes
29	Updated Building Control Envelopes
31	Updated Indicative Public Realm

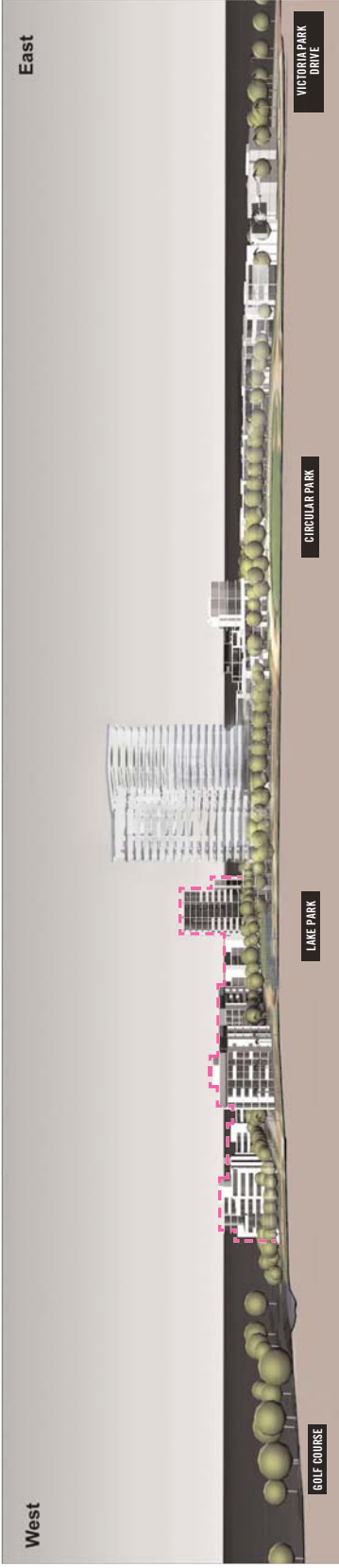
7.0.2 Other Considerations

The following additional information will be provided at development or subdivision as specified in Table 2A below:

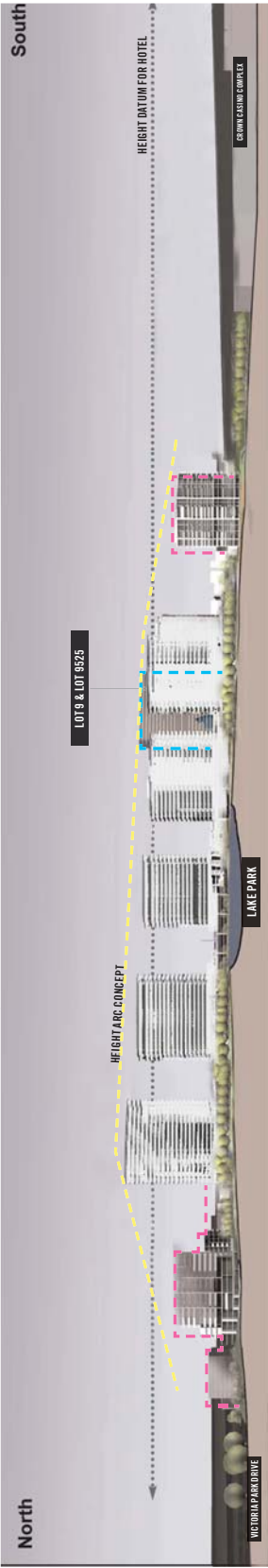
Table 2A - Additional Information Required at Development or Subdivision Stage

Additional Information	Approval Stage	Consultation Required
Design details	Development	Yes - PTA and other stakeholders
Permanent public access, to facilitate the future development of a train station forecourt	Subdivision/ Development of Lot 9525	No
Noise and vibration impact mitigation	Development	No
Crime Prevention through Environmental Design principles	Development of Lot 9525	Yes - PTA

FIGURE 2: PROPOSED SITE SECTION AND ELEVATION



EAST - WEST SECTION A-A



NORTH - SOUTH SECTION THROUGH LAKE PARK B-B

FIGURE 5: UPDATED PHOTO MONTAGES



ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

FIGURE 6: UPDATED PHOTO MONTAGES



VIEW 7: VIEW FROM CANNING HIGHWAY. AT THIS LOCATION, BURSWOOD LAKES CANNOT BE SEEN.



VIEW 8: APPROACHING GREAT EASTERN HIGHWAY



VIEW 7A: ("GHOST" IMAGE) - THIS VIEW DEMONSTRATES THE 'LOCATION' OF BURSWOOD LAKES IN VIEW 7. HOWEVER, THE DEVELOPMENT IS SCREENED BY EXISTING BUILDINGS AND MATURE TREES.



VIEW 8A: ("GHOST" IMAGE) - THIS VIEW DEMONSTRATES THE 'LOCATION' OF BURSWOOD LAKES IN VIEW 8. HOWEVER, THE DEVELOPMENT IS SCREENED BY EXISTING BUILDINGS AND MATURE TREES.

ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

79

FIGURE 7: UPDATED PHOTO MONTAGES



VIEW 9: VIEW NORTHWEST FROM THE JUNCTION OF SHEPPERTON ROAD AND FLINT STREET, VICTORIA PARK BURSWOOD LAKES CANNOT BE SEEN.



VIEW 10: VIEW NORTHWEST FROM NEXT TO ORIGINAL SITE OF THE OLD RED CASTLE HOTEL



VIEW 9A: ("GHOST" IMAGE) - THIS VIEW DEMONSTRATES THE 'LOCATION' OF BURSWOOD LAKES IN VIEW 9. HOWEVER, THE DEVELOPMENT IS SCREENED BY EXISTING BUILDINGS AND MATURE TREES.



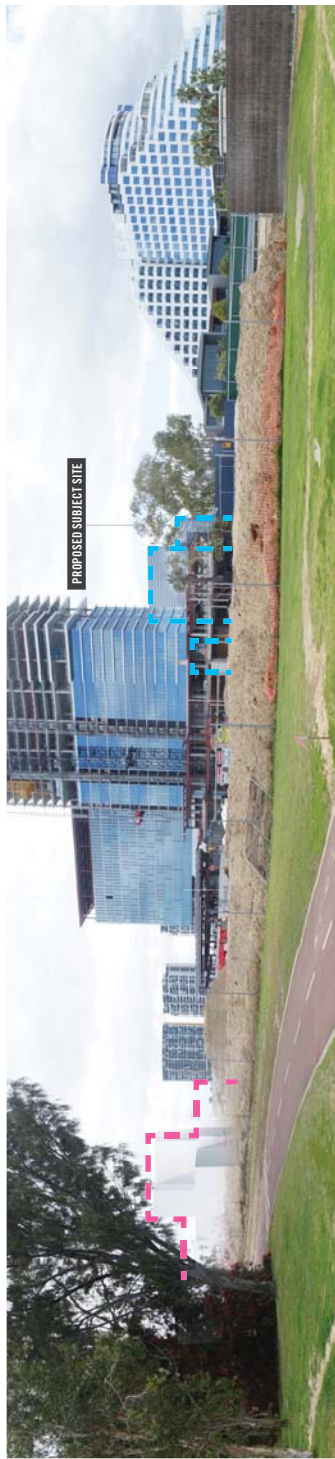
VIEW 10A: ("GHOST" IMAGE) - THE TOPOGRAPHY AND MATURE TREES ALL SCREEN BURSWOOD LAKES FROM VIEW.

ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

81

FIGURE 8: UPDATED PHOTO MONTAGES



VIEW 11: VIEW FROM NEAR THE BBQ AREA ON THE BANKS OF THE SWAN RIVER (IN FRONT OF CROWN CASINO COMPLEX)



VIEW 12: VIEW FROM VICTORIA PARK DRIVE OVERPASS NORTH OF THE SITE

ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

83

FIGURE 9: PROPOSED SUMMER SHADOW ANALYSIS

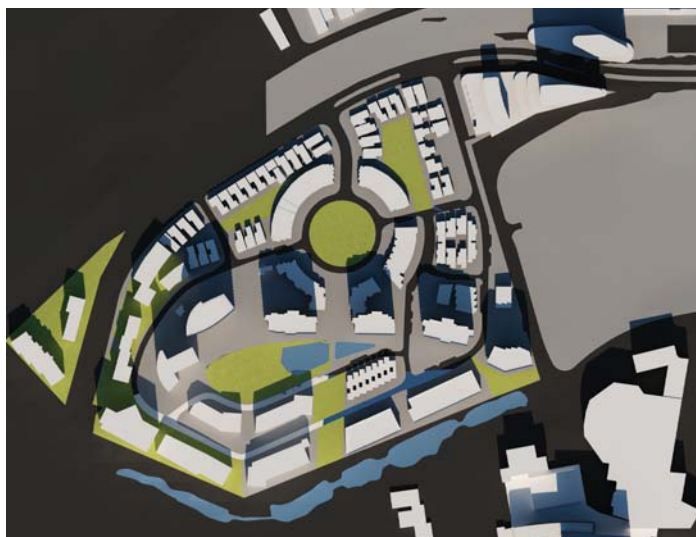
SUMMER SOLSTICE - DECEMBER 21ST



9:00AM



12:00PM



4:00PM

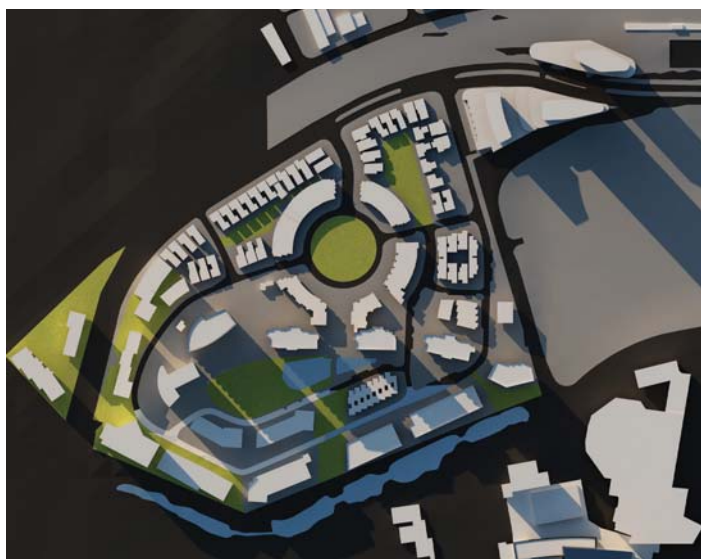
ELENBERG FRASER

15088 LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

85

FIGURE 10: PROPOSED WINTER SHADOW ANALYSIS

SUMMER SOLSTICE - JUNE 21ST



9:00AM



12:00PM



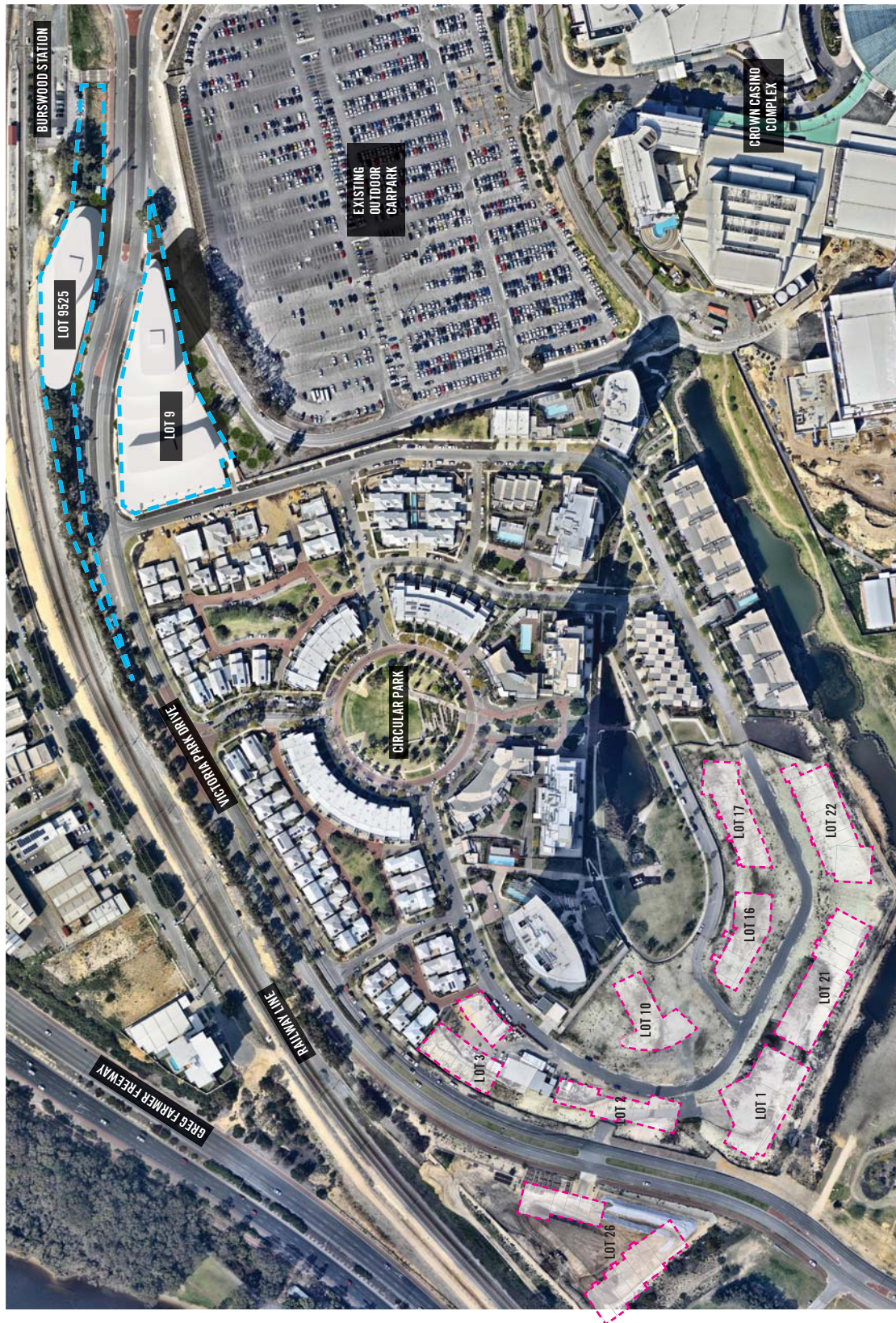
4:00PM

ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

87

FIGURE 18: PROPOSED INDICATIVE DEVELOPMENT PLAN



ELENBERG FRASER

15088_LOT 9 & 9525 VICTORIA PARK DRIVE_MASTERPLANNING REPORT

FIGURE 19: PROPOSED STRUCTURE PLAN AMENDMENT GRAPHIC

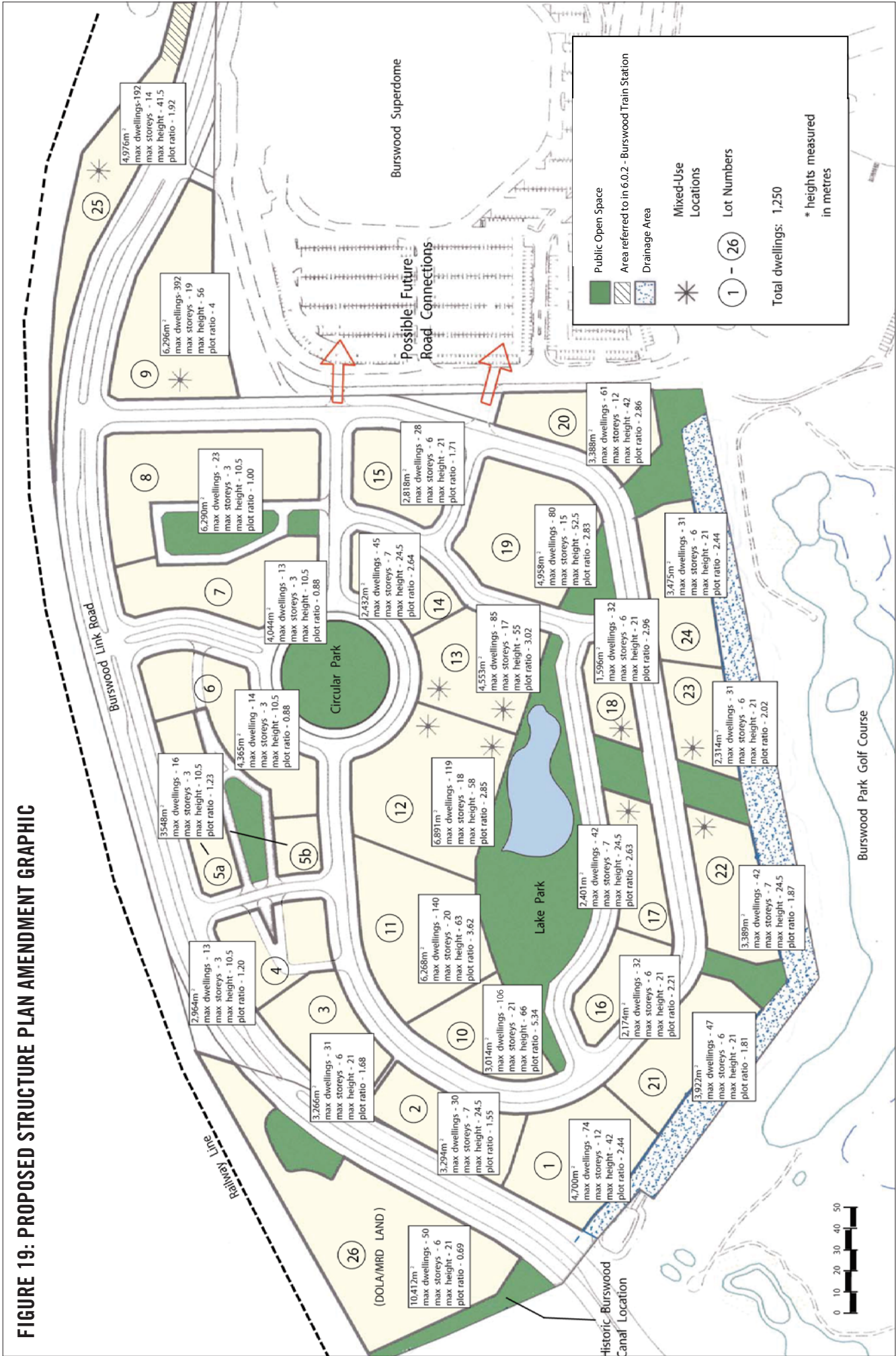


FIGURE 24: UPDATED BUILDING CONTROL ENVELOPES

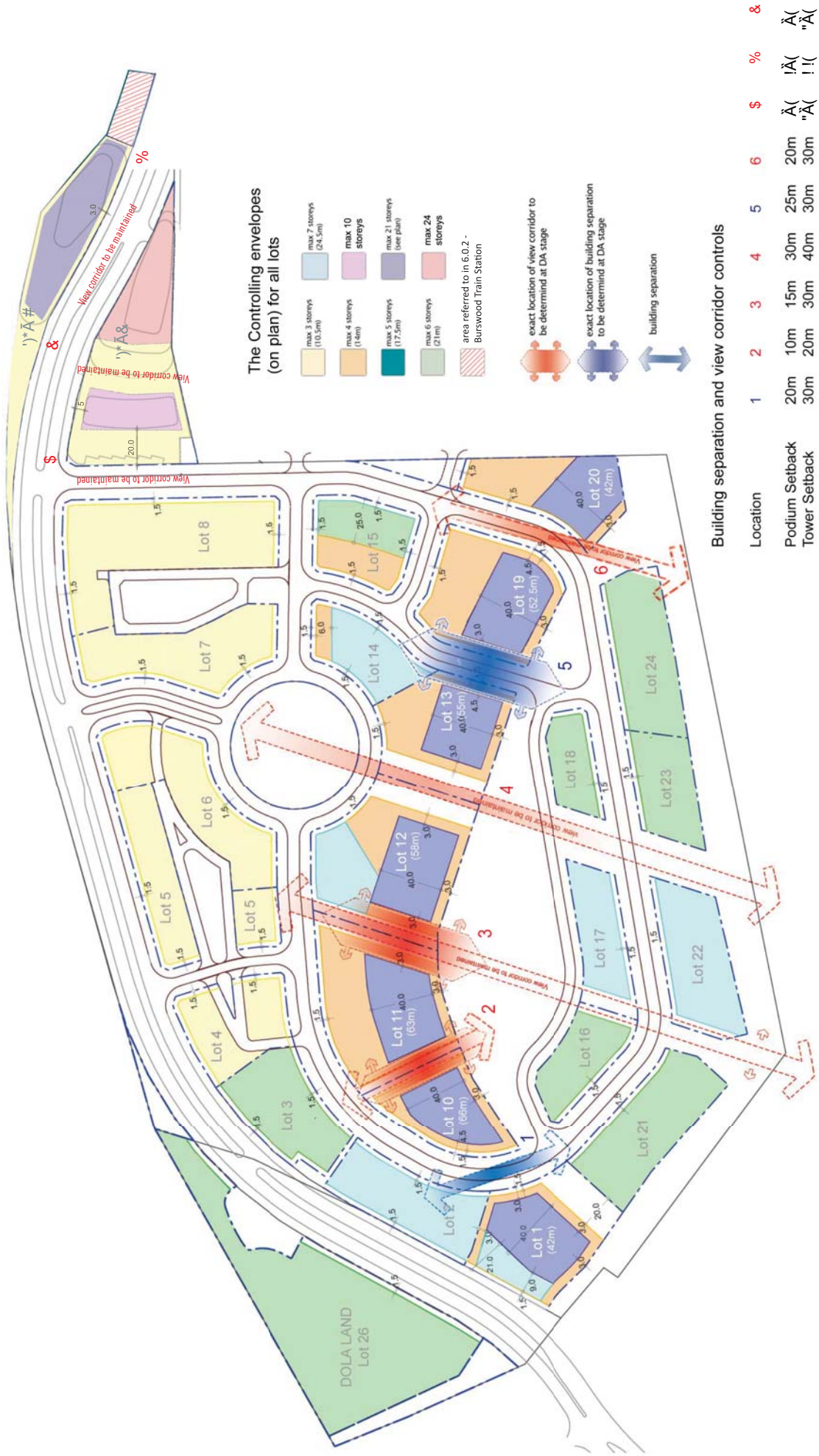
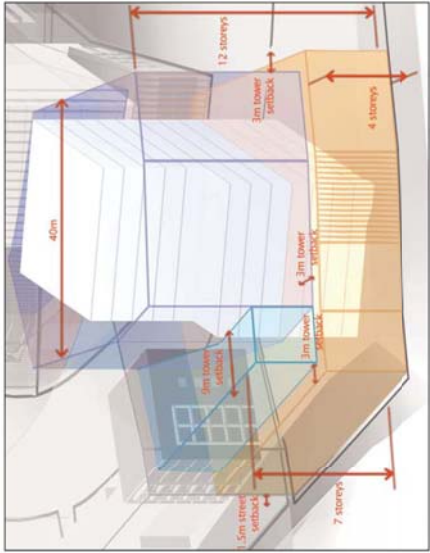
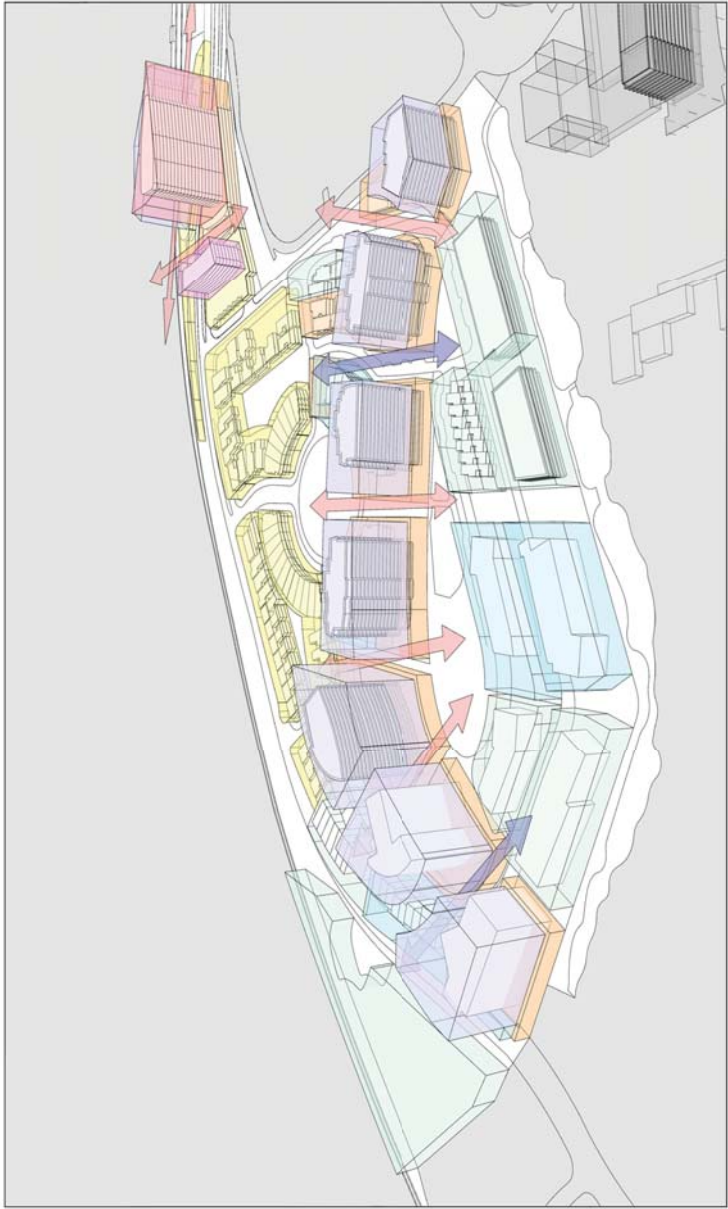
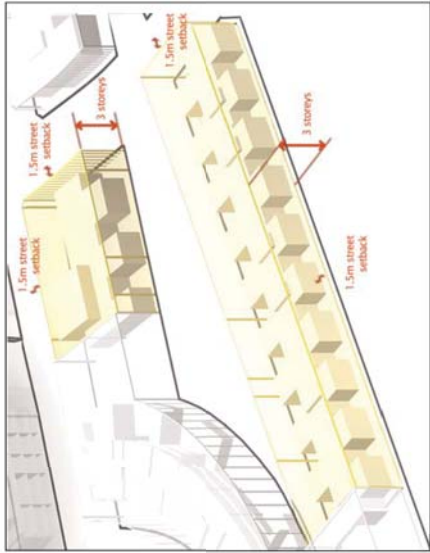


FIGURE 25: UPDATED BUILDING CONTROL ENVELOPES



LOT 1



LOT 5

- max 3 storeys
- max 4 storeys
- max 5 storeys
- max 6 storeys
- max 7 storeys
- max 10 storeys
- max 21 storeys
- max 24 storeys

ELENBERG FRASER

15088 LOT 9 & 9525 VICTORIA PARK DRIVE MASTERPLANNING REPORT

FIGURE 27: UPDATED BUILDING CONTROL ENVELOPES

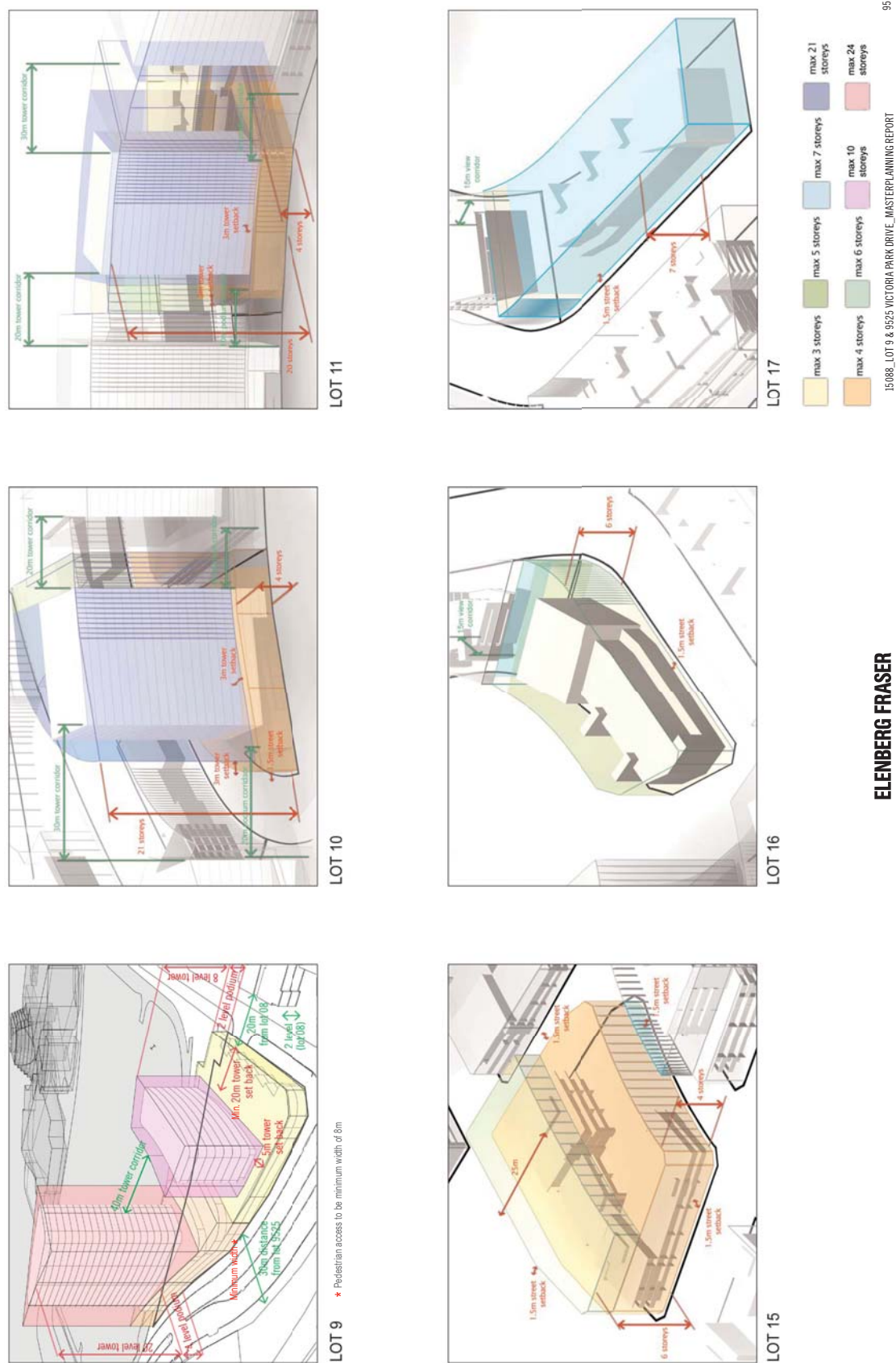
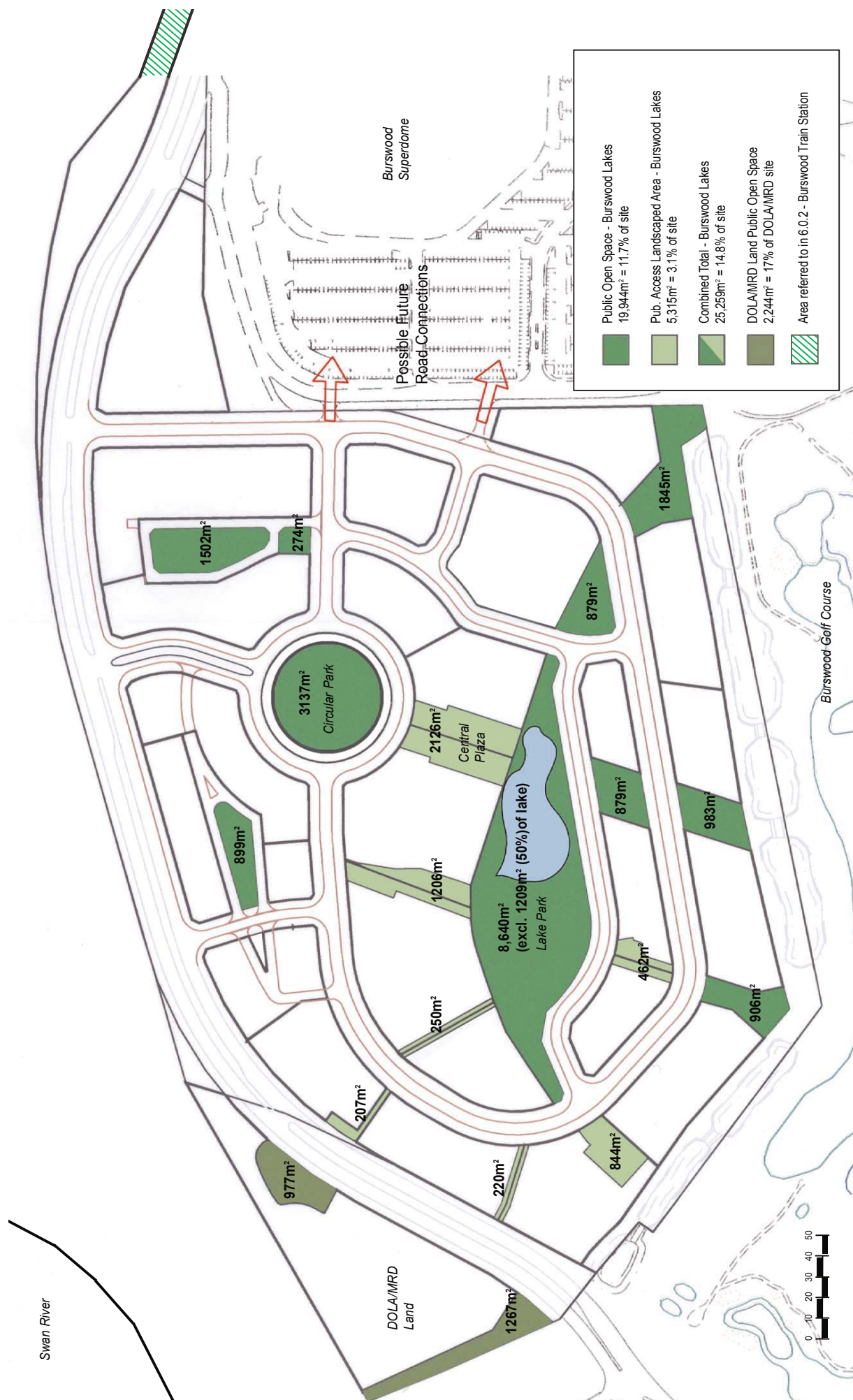


FIGURE 29: UPDATED BUILDING CONTROL ENVELOPES



FIGURE 31 - INDICATIVE PUBLIC REALM



Part Two: Explanatory Report

Preamble

The purpose of Part Two of this report is to provide the planning background and explanatory information used to prepare the Structure Plan amendment and inform the controls detailed in Part One. The following information is directly relevant and is deemed to be more than sufficient to support the Structure Plan amendment for the subject sites and provide further information to assist decision-making. The format of this Structure Plan amendment has been designed to append and add to the existing Structure Plan, and has been drafted as a balance between the provisions of the operational Structure Plan and the Regulation provisions. Given the age and format of the Structure Plan, this format was chosen to keep the proposed amendment and level of detail herein more in line with the current Regulations with a direct focus on the subject sites.

In addition to the above, as part of the preliminary stages of the consideration of this Structure Plan amendment feedback was sought from the Town's Design Advisory Committee (DRC), who provided valuable feedback which has been incorporated into the final framework of the Structure Plan amendment.

The structure plan amendments allows for the development of three towers - two residential towers on Lot 9 and one Hotel I Serviced Apartments apartment tower on Lot 9525 with associated parking, servicing areas, access and integration with external sites as well as a limited number of small retail tenancies to service the resident and Serviced Apartments population.

The Structure Plan amendment request ultimately requires approval from the WAPC, with reference to any comments and recommended modifications made by the Town who will assess the Structure Plan amendment request and conduct the required public consultation processes. In making a decision on the proposal the WAPC will need to consider its planning and strategic

merits and if the requested amendments to the Structure Plan will prejudice progressive development of the area in the context of the current planning framework and history of the site.

The following amendments to the Structure Plan are requested to Lots 9 and 9525:

- Amendments to plot ratio provisions.
- Amendments to maximum number of dwellings provisions.
- Amendments to land use, building height limits, maximum number of storeys, the inclusion of some minor retail land use floorspace and indicative built form controls.

Detail that is not amended by these provisions remains consistent with the existing operational Structure Plan.

Figure 19 depicts the structure plan amendment request in graphical terms consistent with the existing graphics in the Burswood Lakes Structure Plan.

The Structure Plan amendment provisions have been developed based on specific development concepts for the subject sites that have been evolved in accordance with the planning framework, the previous work done on the site, the project architects Elenberg Fraser, the DoP, the Public Transport Authority (PTA) and other sub consultants as required.

The Structure Plan amendment provisions have also been the subject of detailed feedback from the Town's Design Review Committee who made a number of recommendations which have been incorporated into the final framework.

Specific regard has been had to ensuring that any future development of the subject sites integrates with the PTA proposals for the rail station, and the integration of the sites into the precinct wide planning that has been undertaken separately.

The purpose of this Structure Plan amendment report is to address relevant development standards and to also demonstrate why the structure plan variations as requested will not prejudice the progressive development of the area and will assist in realising the objectives and built form envisaged by the Burswood DSP and State level planning instruments that promote Transit Oriented Development (TOD) and urban activation.

Planning background

Introduction and Planning History

The purpose of this section is to provide a summary of current strategic planning policy and historical planning activity relating to the subject sites and wider Burswood Peninsula.

Burswood Lakes Structure Plan

The Burswood Lakes Structure Plan (Structure Plan) and associated precinct plan amendment were prepared in 2002 in order to guide future development of the Burswood Precinct (the former Swan Portland Cement site) in an orderly manner. The Structure Plan introduced corresponding amendments to the Town's Burswood Precinct Plan P2 (the Precinct Plan) in order to implement the outcomes depicted in the Structure Plan.

The current controls that were implemented through the structure planning process altered the requirements within Table 1 of the Residential Design Codes (R-Codes) and introduced density controls through maximum dwelling numbers, in addition to the use of the R-IC performance standards of the R-Codes.

The intent of the alterations was to provide for a more open and creative framework within which to facilitate development that would accommodate a rising inner city population. It was considered at the time of creation of the structure plan that from 1996 to 2031 there would be projected growth of 4,500 persons in the Central Perth area and a total of 10,100 residents. This formed the basis for the density controls. It is noted that this is not considered to be an accurate reflection of current or projected housing demand.

Burswood Peninsula District Structure Plan

Following on from the Burswood Station Precinct Development Review process undertaken in 2005, there was recognition by the Town of Victoria Park (the Town), the Department of Planning (DoP), the Public Transport Authority (PTA) and the other key stakeholders in the area that a substantive review needed to be undertaken of the future strategic planning for the entire Burswood Peninsula, inclusive of the area to the north of Great Eastern Highway, extending north to the Swan River, including the Belmont Racecourse and areas east of the railway line and Graham Farmer Freeway. The Burswood Peninsula District Structure Plan (Burswood Peninsula DSP) was created in order to recognise the key inner city location of the Burswood Peninsula and to facilitate the objectives of key State and local planning policies.

The project is to look at opportunities to take maximum advantage of transport and infrastructure provision within these areas to promote sustainability and to provide high quality community and private places for the benefit of residents and the wider community.

The draft Burswood Peninsula DSP, although not intended to be a statutory instrument, establishes the overarching principles and settings within which the further structure planning activities (and indeed structure plan amendments such as this) can be progressed. Due to the complexity of issues involved and significant State investment in the area, the Burswood Peninsula DSP was a planning exercise undertaken collaboratively between by the DoP and the Town in consultation with a large number of stakeholders and service agencies. This Structure Plan amendment request as proposed has been prepared in the context of this document, and is considered to completely align with the scale, intent and strategic direction of the Burswood Peninsula as envisioned within the Burswood Peninsula DSP.

The Subject Sites - Structure Plan Amendment History

A previous Structure Plan amendment request was lodged with the Town in 2009, and whilst it received support from the DoP the Town refused to approve the application on 24 November 2009. The Applicant subsequently applied to the State Administrative Tribunal (the SAT) for review of the Town's decision.

The Minister for Planning, Culture and the Arts (the Minister) directed the President of the SAT to refer the application for determination pursuant to section 246(2) (a) of the Planning and Development Act 2005 (WA) (the Act) due to the significance of the subject sites. The reasons for determining that the application was refused have been summarised and tabulated below, along with commentary against the reasons noting how the planning framework and context have progressed significantly since the decision by the Minister, and should now be approved.

Ministerial Determination – Summary and Commentary

The ministerial decision in broad summary came down to one main issue, as follows:

- (a) *Whether approval of the Variation would be premature having regard to:*
 - (i) *the commencement but non-completion of the structure planning and investigations identified as necessary by the Review and, more particularly, by the draft Framework; and*
 - (ii) *the planning and investigations underlying the Variation request, including work done for earlier planning documents.*

In addressing the above point, the ultimate decision of the Minister was that the application to vary the Structure Plan was premature in the context of ongoing planning investigations in progress with the Department of Planning and the Town, also in the context of other high profile planning decisions such as the location of the new Perth Stadium and Crown Towers were underway which had the potential to influence the planning and development form of the area.

At the time, the proponent presented the following key arguments which remain relevant to the current proposed Structure Plan amendment:

- Development of the subject land consistently with the constraints currently imposed by the Structure Plan would result in a sub-optimal development.
- The Structure Plan amendment is consistent with relevant regional planning documents, the Review and the draft Framework, particularly in relation to the encouragement of transit oriented developments, and would lead to several desirable outcomes.
- The Structure Plan, the Review, the draft Framework and the Structure Plan amendment request collectively provide an adequate and sufficient overview and consideration of the matters required to be contained and addressed in a structure plan, pursuant to clause 29 of TPS 1.
- The Structure Plan amendment provides the detail required for a structure plan, including in relation to development standards and controls and the effect of development authorised by the Variation on the progressive development of the locality, so that:
 - the Structure Plan amendment will provide the necessary guidance and certainty in respect of the development to occur on the subject land;
 - approval of the Structure Plan amendment would not prejudice progressive development of the locality; and
 - the process under TPS 1 and the Precinct Plan for amending the Structure Plan in accordance with the Structure Plan amendment is appropriate.
- The Precinct Plan expressly contemplates amendments and alterations to, and significant departures from, the Structure Plan.
- The subject sites are distinguishable from other land in the locality in a way which favours its development in advance of other land in the vicinity and prior to the completion of the structure planning and investigations identified by the Review and the draft Framework because:
 - The current planning framework allows for significant alterations to the Structure Plan;
 - The subject sites are in close proximity to the Station;
 - The subject sites have a unique locational relationship with the central area of developed land in the Structure Plan Area;
 - The subject sites comprise a relatively isolated development node because it is located adjacent to:

- o The Burswood Lakes development but separated from it by Bow River Crescent and the Burswood Entertainment Centre by the (former) Burswood Dome site, in respect of Lot 9 and on the western side of Victoria Park Drive; and the Station site and the Perth to Armadale railway line in respect of Lot 9525 and on the eastern side of Victoria Park Drive;
- There is already an established road network servicing the subject land and the immediate locality that is unlikely to be changed by the diversion, or otherwise, of those roads;
- It does not impact on the connectivity and access points between the development sites; and
- The WAPC and the DoP support approval of the Structure Plan amendment.

The Minister in his decision to refuse the previous Structure Plan amendment request noted that some elements such as the traffic analysis were too focussed on the subject site, and that whole of precinct effects were unable to be assessed in the context of surrounding and future development. Cognisant of these concerns, the proponent has addressed precinct wide implications of the structure plan amendments proposed within this report. In addition, the key considerations from the Ministerial decision have been addressed in Table 1 overleaf.

Table 1 - Response to Key Considerations from Ministerial Decision

Key Considerations of Ministerial Decision	Comment
(a) Whether systematic observance of planning procedures and steps is consistent with orderly and proper planning.	The proposed Structure Plan amendment is consistent with the principles of orderly and proper planning – this Structure Plan amendment request has been prepared in accordance with the Regulations, it relates to an operational structure plan and is completely aligned with all State level policies both specifically for the Burswood Peninsula and in more general terms for planning considerations such as maximising the efficiency of developable land while not compromising amenity, and the provision of residential density in close proximity to established public transport nodes.
(b) Whether the strategic planning issues for the relevant area have been resolved.	The strategic planning issues for the relevant area to the subject sites have been resolved through the Burswood Peninsula DSP and the resolution of 'big ticket' items such as the decision on the location of the new Perth Stadium and associated infrastructure commitments that provide certainty for major infrastructure assets. Issues that relate to other areas within the Burswood Peninsula such as the areas to the east of the railway line are not considered to be directly relevant to the subject site, given its physical separation and unique characteristics.
(c) Whether approval of the Structure Plan amendment is presently consistent with orderly and proper planning.	As noted above, the proposed Structure Plan amendment is 'presently' consistent with the principles orderly and proper planning – this scheme amendment request has been prepared in accordance with the current Regulations, it relates to a current operational structure plan and is completely aligned with all current state level policies both specifically for the Burswood Peninsula and in more general terms. The proposed Structure Plan amendment addresses current planning considerations such as maximizing the efficiency of developable land while not compromising amenity, and the provision of residential density in close proximity to established public transport nodes.
(d) Whether I, acting in the public interest, should approve significant variations to the Structure Plan which were the subject of heavy public objections, before the public has had the opportunity to consider and comment upon the draft Framework.	Public comment has been sought, compiled and responded to at the district level strategic planning which was the subject of extensive consultation and lengthy comment periods. Further advertising and consultation will form part of both this structure plan amendment process and any development application that follows.
(e) Given that the approval of the Variation at this time would facilitate the early approval and carrying out of the developments proposed by the Applicant, whether the present condition of the Station is appropriate to accommodate that development.	Traffic consultants Flyt have analysed the usage of the station and the related capacity of trains moving to and from the station and have concluded that there is capacity within the train network to accommodate additional passengers from the proposed structure plan amendment. Whilst the PTA have advised that there are no specific station upgrades proposed for the station, the proximity of a large number of residents adjacent to the station will contribute to surveillance and activation of the station, which will maximise the efficiency of the infrastructure and reduce anti social behaviour. In addition the access to and from the station to the west will be totally reconfigured subject to study and approval, with a number of access options available through the site to facilitate connection and permeability through to the Crown complex and other residential areas of the Burswood Peninsula. The increased patronage accessing the train station as a direct result of this structure plan amendment will add to the justification for the PTA redeveloping the station sooner (if deemed necessary) to service better the increased catchment utilising the station.
(f) Whether approval of the Variation ... is consistent with the achievement of transit orientated design objectives.	The development of high density residential development directly adjacent to an existing train station is entirely consistent with the objectives and theory of transit oriented design and planning principles. The concentration of residents and Serviced Apartments patrons, combined with limited parking will encourage the use of public transport – which will also comprise the easiest method of accessing the largest employment generator in the vicinity – the Perth CBD.
(g) Whether there is justification in the public interest to fast track the Applicant's development intentions by approving significant variations to the Structure Plan before strategic planning issues in the area have been resolved.	The strategic planning issues raised before as they relate to the subject sites have largely been resolved. The subject sites form a discrete component – one of the last undeveloped pockets of an operational structure plan and the proposed structure plan amendment will bring the existing structure plan into line with the Burswood Peninsula DSP and the residential density aspirations contained within.
(h) Whether approval of the Variation at this time is premature.	The approval of the Structure Plan amendment is no longer premature. The new Perth Stadium is nearing completion, planning for the Belmont Park development is nearly complete, The Springs residential development is well underway and the district level planning for the whole peninsula has been completed. This proposal is entirely in harmony both with the surrounding contextual development and also the strategic intent of the district level planning. The issues which made the previous application premature have been resolved and the proposed Structure Plan amendment represents the clear application of orderly and proper planning principles.

In summary, the key issues of the Ministerial Decision have been addressed with:

- the necessary traffic and urban services analysis have been undertaken;
- planning processes have been far advanced and a high degree of certainty over the development form in the Peninsula has been locked in; and
- large facility and infrastructure commitments have been confirmed and are under construction.

Accordingly, this structure plan amendment can be considered to be orderly and proper planning and thus approved by the WAPC in their capacity as the decision maker for structure plan amendments under the Regulations.

Structure Plan Amendment Land Description

The Structure Plan amendment applies to land which originally comprised 26 superlots, including super lots 9 and 25. Those two superlots are now described as Lots 9 and 9525 on Deposited Plan 53689 and comprise the Applicant's land ("the subject sites"). Lot 9 has an area of 6,441 square metres and is located on the western side of Victoria Park Drive. It has a street frontage to Bow River Crescent on its northern boundary and is adjoined to the west by the former Burswood Dome site.

Lot 9525 has an area of 5,013 square metres and is located on the eastern side of Victoria Park Drive. It abuts the Perth to Armadale railway line on its eastern boundary and the Burswood Railway Station ("the Station") is located directly to its south.

Location and Context

Located at the edge of the Town of Victoria Park, the Burswood Peninsula is a development precinct with excellent exposure to the Perth CBD, the Burswood Train Station, the Swan River, Graham Farmer Freeway and the Great Eastern Highway. The community facilities existing within close proximity to the subject sites are summarized below:

- Burswood Train Station.
- Burswood Peninsula foreshore.
- Crown Entertainment Complex (Casino, Convention Centre and Hotels).
- Burswood Park Golf Course.

- State Tennis Centre (Tennis West).
- Restaurants and other eating facilities at the Crown Entertainment Complex.
- Belmont Racecourse.
- Burswood Water Sports Centre.
- The new Perth Stadium (under construction).

Both the train line and Crown Perth entertainment precinct are sources of noise, which can be addressed and have been considered in the design of the development concepts. There are significant other development sites within the Burswood Peninsula area, including the following:

- The Springs development located to the north-east of the Graham Farmer Freeway, which contain a large number of developments either recently completed or under construction with very high densities ranging from Residential R100 to Residential R160.
- Belmont Racecourse, which is a significant landholding on the peninsula, and is currently used for recreational purposes. The development of this strategic site has been under consideration for some time, and it is understood that a current concept is in the final stages of planning that allows for significant residential and other forms of development.

The Burswood Peninsula and Springs development once fully built out are anticipated to add another 20,000 new residents to the area.

Regional Context

The subject sites are located on the Burswood Peninsula within the Town of Victoria Park, approximately three kilometres east of the Perth CBD and two kilometres from the Victoria Park Town Centre. The subject sites are located in the suburb of Burswood, being surrounded by the suburbs of Lathlain, Victoria Park, Carlisle and East Victoria Park.

A regional centre is located nearby at Belmont in addition to the district centres of Victoria Park, East Victoria Park and Bentley. Neighbourhood centres in proximity include those in Archer Street, Lathlain Place, Orrong Road/Archer Street, Carlisle and Tuckett/Oats Street. East of the Burswood train station is 'The Springs' residential development consisting of high density residential development with small scale neighbourhood centre.

In addition, the existing local strip centre of Rivervale, located along Great Eastern Highway is within walking distance of the subject sites and includes a service station, convenience store, bakery, pizza shop, pharmacy, lotto centre, post office, newsagency and the Empire Hotel. The subject sites have very convenient access to a range of amenities and services within walking distance, or through short trips by private vehicle, bus or train to access higher order goods at the Belmont Regional Centre or Perth CBD.

There are four major industrial/commercial areas within the Regional catchment that provide significant employment opportunities, including the areas of Welshpool/Carlisle, Belmont, the Burswood Road Commercial Area and an area east of the subject sites located between Goodwood Parade and the Graham Farmer Freeway.

Refer to Figure 1 - Location Plan

Refer to Figure 2 - Site Plan

Refer to Figure 3 - Aerial Plan

Planning Framework

Zoning and Reservations

Metropolitan Region Scheme

The subject sites are zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS), which identifies land for a variety of urban purposes including commercial and residential development. On this basis, the development concepts would be consistent with the MRS zoning of the sites.

No MRS reservations apply to the subject sites.

Refer to Figure 5 - Metropolitan Region Scheme Zoning

Town of Victoria Park Town Planning Scheme No.1

The subject sites are zoned 'Special Use – Burswood Precinct P2' under the provisions of the Town of Victoria Park Town Planning Scheme No.1 (TPS1). The related Precinct Plan guides the development of the subject sites and forms part of TPS1.

Refer to Figure 6 – Town Planning Scheme No. 1 Zoning Plan

It is acknowledged that the development concepts for the subject sites would exceed the residential densities, building height and plot ratio controls prescribed under the Precinct Plan and Structure Plan.

The actual variations that would be required to the provisions of TPS1, the Precinct Plan and the Structure Plan are set out in detail below with corresponding justifications provided.

Burswood Lakes Precinct Plan P2

The Precinct Plan provides that development within the Special Use Zone is 'to be generally consistent with the provisions of the adopted structure plan, amended from time to time by the Council and Western Australian Planning Commission'. The Precinct Plan includes the variations introduced by the Structure Plan as described in Section 1, Part C of the Structure Plan.

The Precinct Plan includes the following intent and requirements to be met by development proposals:

- Development should acknowledge the prominence of the Burswood Peninsula, with buildings and landscaping of a high visual standard being required.
- Development near the Crown Entertainment Complex should acknowledge the proximity of the complex, the setting of the Precinct as a backdrop to the Swan River and views of the Peninsula from various vantage points.
- New development will contribute to the development of a well-integrated pedestrian network through site layout and building design.
- Public places should be enhanced so that they contribute to a pleasant environment in the precinct.
- The Burswood Precinct should be redeveloped primarily for residential uses with integrated mixed use development west of the railway.

The development concepts for the subject sites are demonstrated to be able to meet the intent and requirements of the Precinct Plan as detailed above, as they propose high quality development with appropriate built form and land uses that reflect the prominence of the location and the unique characteristics of the subject site.

Land Use

The use class table within the Precinct Plan indicates that Multiple Dwellings are a “P” permitted use. Shop, Office, Fast Food Outlet and Restaurant are “AA” uses, being subject to advertising and approval at the discretion of Council.

Hotel and Serviced Apartment uses are specifically referenced in the land use table of the Precinct Plan as not being permitted, and under these circumstances it is acknowledged that an amendment to the Precinct Plan and the local planning scheme will be required should a hotel or serviced apartment use be proposed as part of future development.

The development concepts include some retail floor area, with potentially some other smaller scale entertainment uses complementary to the functions of the site. It is noted that in respect to the development concepts for the subject sites, all suggested uses are permissible with the consent of Council with the exception of the Serviced Apartments uses as noted above.

Special Control Area

The subject sites are included within a special control area under the Precinct Plan and are described as the Burswood Lakes Environmental and Geotechnical Special Control Area (‘ENV’). The Precinct Plan indicates that development in these areas should take into account the state of remediation. The Precinct Plan notes that development applications are required to provide a geotechnical assessment appropriate for any proposed development, and although not a development application a geotechnical assessment over the subject sites has been previously conducted which notes that the subject sites are considered suitable for development.

Variation to the Precinct Plan

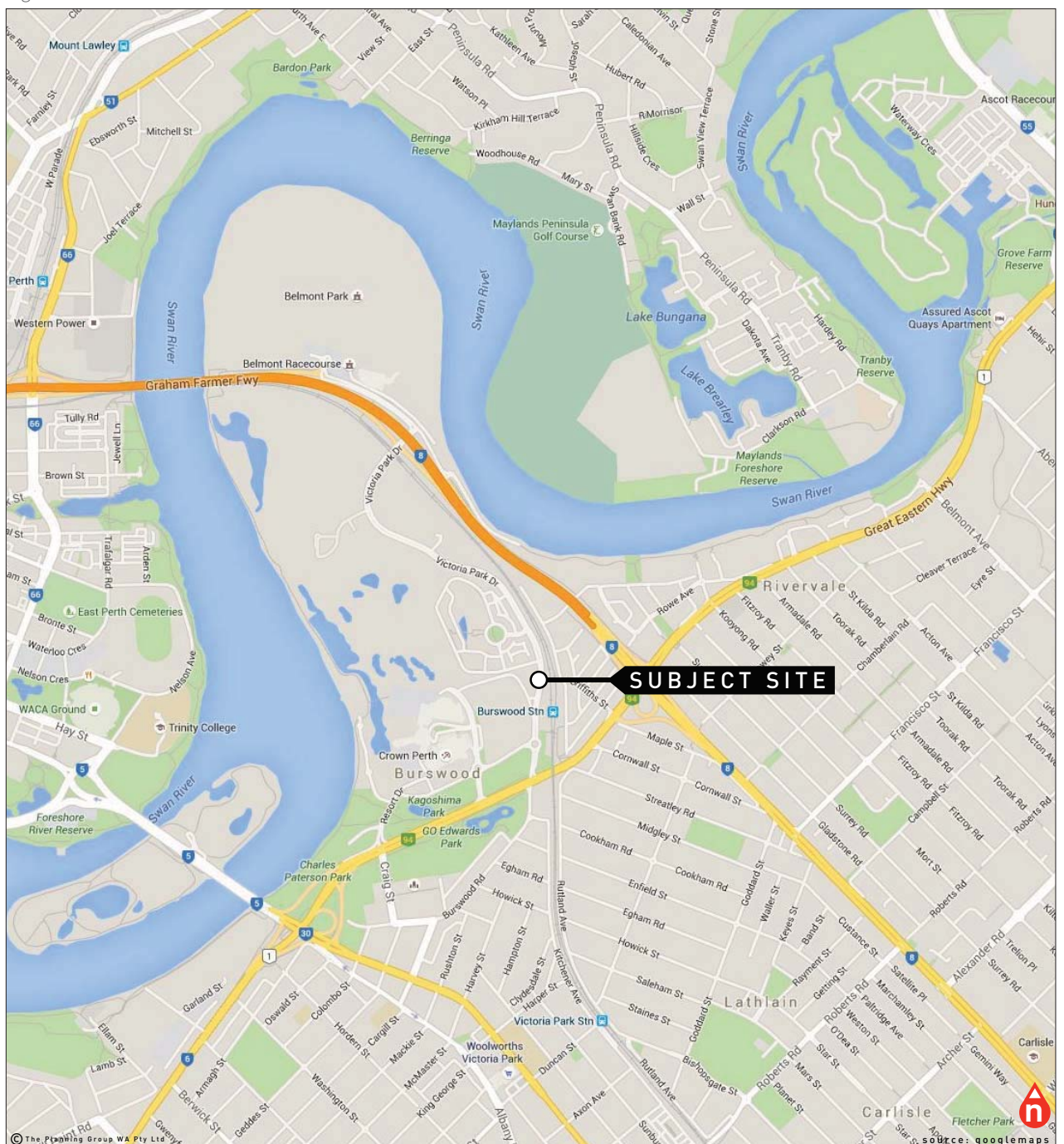
The Precinct Plan states that:

Development within the Special Use Zone shall be generally consistent with the provisions of a Structure Plan approved and amended from time to time by the Council and the Western Australian Planning Commission. The approved Structure Plan will form the basis of Councils determination of applications for subdivision and development of land within the Precinct.

The Precinct Plan provides the opportunity for non-complying development to be assessed and considered for approval where a proposal is not in keeping with the development standards of the Precinct Plan, TPS1 or a planning policy.

The Precinct Plan also provides that development, including residential and mixed use, shall be in accordance with the “Design Guidelines for Burswood Lakes” as included in the TPS1 policy manual, which includes performance criteria reflecting the R-IC performance standards of the R-Codes. The R-Codes have been updated since the adoption of the Precinct Plan, and which state that Residential development in land zoned ‘R-IC’ is to be assessed under the provisions of ‘R-AC3’.

Figure 1. Location Plan



DP 42142
9
6441 m²

DP 53689
9525
5013 m²

BOW RIVER CR

VICTORIA PARK DR

DOME PL

BURSWOOD STATION

GOODWOOD PDE

source: Landgate

Figure 3. Aerial Plan



Figure 4. Metropolitan Region Scheme Zoning

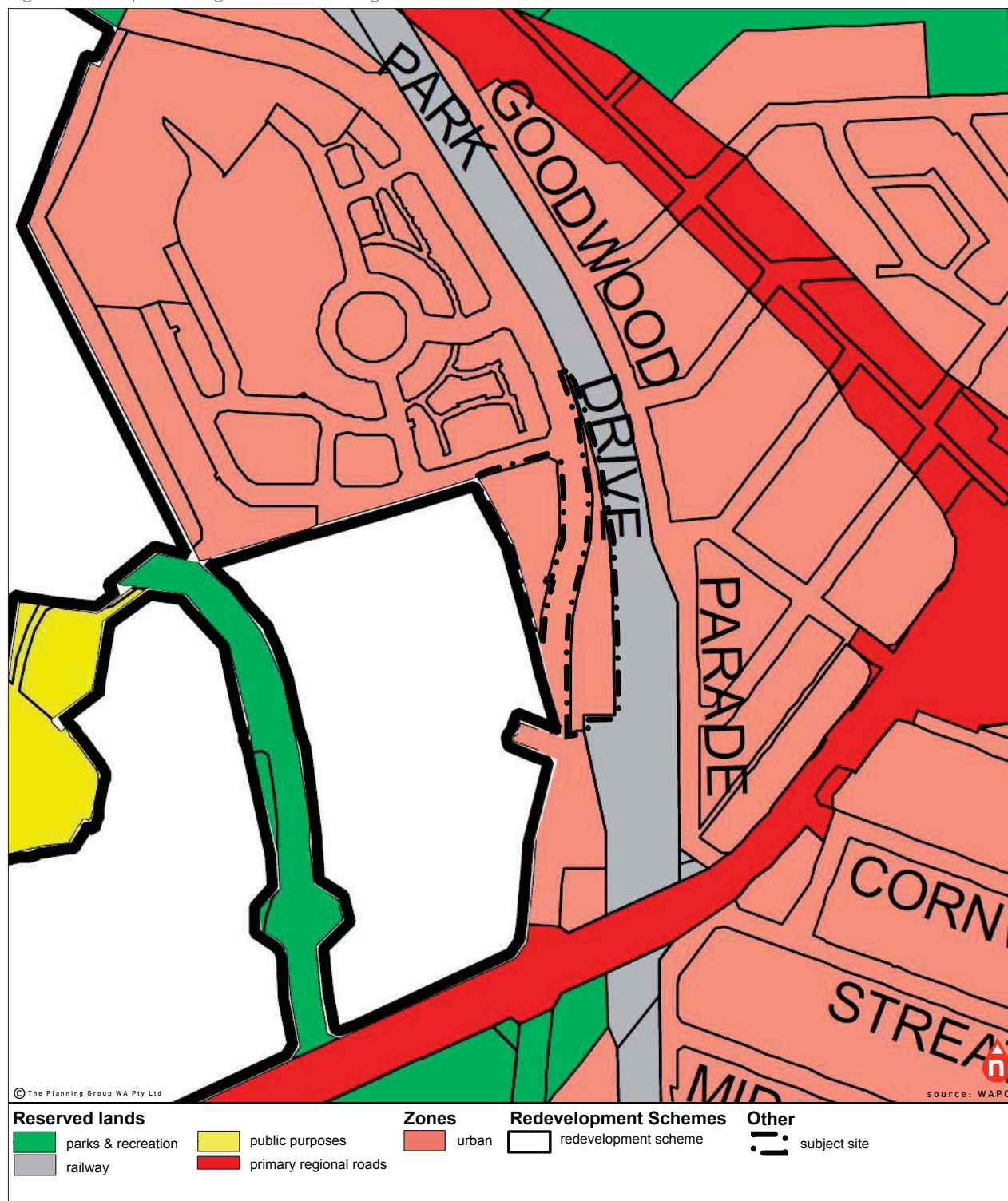
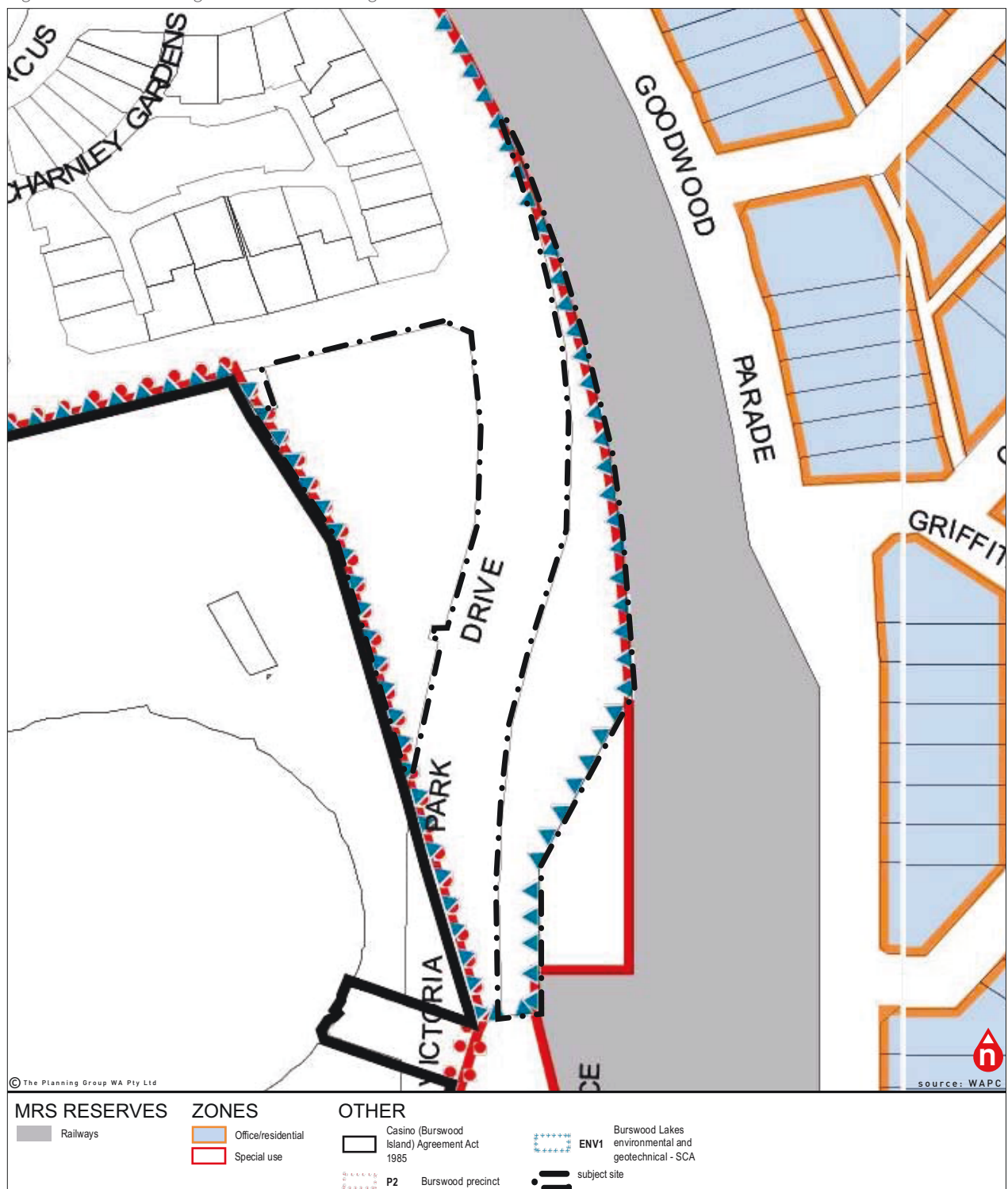


Figure 5. Town Planning Scheme No. 1 Zoning Plan



Plot Ratio

The Precinct Plan indicates that development of Lot 9 may include residential development having a maximum plot ratio of 1.36:1. The Precinct Plan indicates that development of Lot 9525 may include residential development having a maximum plot ratio of 0.27 for the site in its entirety or 0.91 for the notional 1,500m² of the site that is suitable for development.

The combined development concepts for both Lot 9 and Lot 9525 have a plot ratio of 3.28:1.

The definition of floor area contained within the Precinct Plan has been utilised to calculate the residential plot ratio area for the subject sites. The total floor area for the purpose of calculating plot ratio for the subject sites is 37,226m². This gives a plot ratio of 3.25:1 (37,226m²/11,454m²), being in excess of the prescribed plot ratio for the combined subject sites.

In terms of individual lots, the development concept for Lot 9525 based on a plot ratio area of 9,363m² is 2.3:1. In respect to Lot 9, based on a plot ratio area of 25,780m² the development concept has a plot ratio of 4.00:1 which are in excess of the current plot ratio noted in the Structure Plan and Precinct Plan.

Justification relating to the plot ratios within the development concepts is later in this structure plan amendment request.

Building Height

For Lot 9, building height is limited to six storeys and 21 metres under the Precinct Plan. The development concept that supports the proposed Structure Plan amendment for Lot 9 includes two residential apartment buildings being 10 and 24 storeys in height each inclusive of a two storey / four storey podium respectively. The heights of the towers would approximately be 33.0m and 75.0m (or approximately 24m and 60m above the podium level) respectively.

The taller buildings would be surrounded at the street level by lower rise buildings and podiums, which would establish an appropriate human scale and transition to public spaces and streets in the surrounding areas and avoid overwhelming the street. Key to this aim is the creation of 'townhouse' type units on Lot 9 which will reflect the built form and bulk of the adjacent existing residential.

For Lot 9525, building height is limited to five storeys and 17.5 metres under the Precinct Plan. The development concept supports the proposed Structure Plan amendment for Lot 9525 which includes a Hotel / Serviced Apartments apartment building of 16 levels inclusive of a 3 level podium to a maximum height of approximately 48m from Victoria Park Drive or 36m above podium height.

Density

The minimum site area able to be allocated for development on Lot 9 is 100m² per dwelling under the Precinct Plan. The development concept for Lot 9 includes 146 one bedroom multiple dwellings having an average site area of 44-52m², 182 two bedroom multiple dwellings having an average site area of 62-79m² and 12 three bedroom multiple dwellings having an average site area of 70-75m². In addition to these apartments there are 13 townhouses proposed with an average area of 120m². All of the proposed dwellings (with the exception of the townhouses) would have a site area below the minimum 100m² site area requirement and the total number of dwellings would exceed the limit of 60 dwellings prescribed under the Structure Plan.

The minimum site area able to be allocated for development on Lot 9525 is 110m² per dwelling under the Precinct Plan. The majority of dwellings have a site area below the minimum 110m² site area requirement prescribed under the Structure Plan, due to the nature of short term accommodation.

The level of development within the development concepts for the subject sites is considered to be orderly with regard to current State Planning Policies and strategies; however it is at variance with both the Structure Plan and Precinct Plan adopted under TPS1.

Car Parking

Under the development concept for Lot 9 the total number of car parking bays that would be provided is 371 car parking bays, or 1.05 bays per residential unit. Parking bays would be distributed over the basement level and concealed behind podium levels.

Under the development concept for Lot 9525, 112 bays have been provided for the Hotel and the retail components to both lots. This reduced level of parking supports the underlying premise of the development having good proximity to public transport facilities, encouraging non private vehicle mode share and reducing overall traffic impact on the surrounding street network.

An assessment of the development concept car parking provisions and a comparison with other recently approved developments within the area is provided within the Flyt traffic and transport assessment located at Appendix 2. Note that these car parking levels have been provided to demonstrate feasibility of the built form envelopes, and detailed car parking considerations will form a part of future development applications.

Burswood Train Station Integration

The portion of Lot 9525 as noted in Part 1 is required to remain undeveloped and available for the future station redevelopment, including potential for underground access, until such time as future land requirements for the station have been determined by the state government. As the development on the peninsula progresses in line with the approved District Structure Plan, the train station may require expansion and reconfiguration to service the evolving population. A key consideration will be the integration of the station with the surrounding built form fabric, and it is expected that the landowner will liaise with the State Government at the time of development application to ensure that the objectives of the various agencies are addressed.

Burswood Peninsula District Structure Plan (DSP)

The Burswood Peninsula DSP was finalised in March of 2015, with the long term vision of creating:

an attractive, vibrant and sustainable urban setting, with a diverse mix of housing, recreation, entertainment, tourism and employment opportunities. The area will have direct access to the city's regional road network, be serviced by high quality public transport, and include the following key elements:

- high density, contemporary urban neighbourhoods created at Belmont Park, Burswood Station and The Springs;
- an expanded tourism and entertainment precinct at Crown Perth, including the proposed new six-star Crown Towers Hotel;
- a major sporting stadium with access to upgraded public transport facilities and an expanded pedestrian network;
- a significant area of new parkland that provides opportunities for passive and active recreation, and adds to the existing network of parks managed by the Burswood Park Board;

- new centres of living, employment, retail and hospitality within the walkable catchments of Belmont Park and Burswood railway stations; and
- an extended riverine parkland along the shore of the Swan River connected by a high quality network of pedestrian and cycle pathways.

The purpose of the Burswood Peninsula DSP is to 'provide a strategic framework to guide the development of these key projects in the short term, and support the planning, assessment, coordination and implementation of longer term development across the Peninsula'.

The subject sites are located within the Burswood Station West precinct of the Burswood Peninsula DSP, with the neighbourhood vision of being a 'comprehensive redevelopment of the land formerly occupied by the Burswood Dome and surrounding carpark, Burswood Station West is envisaged as a mixed residential, commercial and entertainment precinct that stitches together The Peninsula and the Crown Entertainment Complex with an upgraded Burswood station'.

The proposed Structure Plan amendments clearly meet the objectives of this neighbourhood vision, as well as providing the framework that will allow the development of a 'mix of medium to high density residential, office, retail and entertainment within the station's walkable catchment' in line with the aspirations for development listed under Part 5 of the Burswood Peninsula DSP.

Based on the provisions within the Burswood Peninsula DSP, it can be clearly demonstrated that the proposed Structure Plan amendments will not prejudice the future holistic structure planning for the Burswood Station West Precinct (the timing of which is unknown but unlikely to be in the short to medium term). Due to the consistency with the Burswood Peninsula DSP, relative isolation of the subject sites to the remainder of the precinct and advanced stages of development for the remainder of the Structure Plan area, the urban context is well understood. The ability to demonstrate the potential for a significantly improved interface with the Burswood station and surrounds is possible through associated amenity, CPTED and activation benefits.

Local Structure Plan

Burswood Lakes Structure Plan

The Structure Plan is the approved structure plan that applies to and sets development standards for the subject sites. These development standards have been incorporated into the Precinct Plan via a town planning scheme amendment.

The Structure Plan specifically identified the development potential of the subject sites as follows:

- Lot 9 has a permitted maximum of 60 dwellings, a maximum of six storeys, building height of 21 metres and plot ratio of 1.36:1. A 1.5 metre setback from the two roads to which the subject sites has frontage is also required.
- Lot 9525 has a permitted maximum of five dwellings, a maximum of five storeys, building height of 17.5 metres and plot ratio of 0.91 over 1,500m² (0.27 over the entire site). A 1.5 metre setback from the road to which the subject sites has frontage is also required.

The Precinct Plan and Structure Plan reference variations to the development standards in the R-IC development standards of the Residential Design Codes 2008 (R-Codes). The R-Codes have since been updated and no longer include the 'R-IC' density coding, which has been replaced by the R-AC3 codings applicable to activity centres. Notwithstanding, the Precinct Plan and Structure Plan propose to vary to the provisions of the R-Codes as follows:

- Amendment to the density criteria in Table 1 of the R-Codes with the setting of a maximum dwelling number.
- In the case of Lot 9 the plot ratio requirements for R-IC (now R-AC3) development in Table 1 of the R-Codes.
- Amendments to the R-Code plot ratio provisions.
- Variation to Element 3 of the R-Codes providing alternative car parking standards.
- Variation to building height requirements of the R-Codes.

Amendments to Development Standards

The requested amendments to existing planning controls that would be required to facilitate the development concepts are depicted in the following Tables 2 and 3 and can be summarised as follows:

- Variation to the plot ratio provisions of the Precinct Plan and Structure Plan.
- Variation to the minimum site area standards for residential development prescribed in the Precinct Plan.
- Variation to the minimum car parking standards prescribed in the Precinct Plan.
- Variation to the building height limits prescribed under the Precinct Plan and Structure Plan.

Table 2 - Lot 9 Planning Control Amendments

Lot 9	Current Provisions	Development Concept
Total Site Area	6,441m ²	-
Current Zoning	Special Use Zone	-
Plot Ratio	1.36:1	4.00:1
Plot Ratio Area	8,760m ²	25,774 m ²
Maximum Storeys	6 storeys	24 storeys
Maximum Building Height	21 metres	75 metres
Minimum Site Area per Dwelling	100m ²	Ranges from 44m ² to 120m ²
Total Car Bays	355.33	371 bays

Table 3 - Lot 9525 Planning Control Amendments

Lot 9525	Current Provisions	Development Concept
Total Site Area	5,013m ²	-
Current Zoning	Special Use Zone	-
Plot Ratio	0.91 on 1,500m ² (Notional residential portion) 0.27 over entire site	2.3:1 (entire site)
Plot Ratio Area	1,365m ²	11,452m ²
Max. storeys	5 storeys	16 storeys
Max. Building Height	17.5 metres	51 metres
Min. site area per dwelling	110m ²	NA Hotel Use
Total Car Bays	298 bays	109 bays provided

Justification for Amendments to Development Standards

The level of development as encompassed within the development concepts for the subject sites is considered to be appropriate with regard to current State level planning policy and strategies; however would be at variance with both the Precinct Plan and Structure Plan as set out above.

In this instance, the variations as encompassed within the development concepts for the subject sites are demonstrated to be appropriate and justified, in light of the following considerations:

- The development concepts would result in a residential population of a level that would complement and activate other uses such as tourist, entertainment, commercial development and public transport within the Burswood Peninsula. This type of new community would contribute to the economic life of not only the Burswood Peninsula but to the broader area and surrounds including the Victoria Park Town Centre and nearby neighbourhood centres.
- The level of development within the development concepts is in keeping with the intent of relevant State Government Planning Policy and would represent orderly and proper planning for the locality.
- The development concepts provide for high quality buildings and landscaping design that acknowledges the strategic prominence of the subject sites within the Burswood Peninsula. Architectural design features incorporated within the development concepts, in conjunction with high quality public realm treatments would establish a positive relationship for the creation of a high quality urban environment, of benefit to both residents and visitors alike.
- Street and lower level interface of the development concepts will provides passive and active surveillance and activation to the street edge.
- The Burswood Peninsula is well served by regional shared path networks. These networks of paths cater to pedestrians and cyclists providing efficient, legible and safe alternative modes of transport. The development concepts will link into these networks. This promotes health benefits and reductions in car dependency.
- A number of buildings in the constructed portions of the Burswood Lakes development have not been developed to the full extent of the approved structure plan provisions. Accordingly, the development provisions specified in this structure plan amendment will provide an opportunity for the Burswood Peninsula to achieve the required population targets envisaged by the original structure planning process within the planned tolerances of road and infrastructure networks. This will act as a catalyst for urban revitalisation and activation.
- The densities as provided within the development concepts satisfy the intent of State planning policy by providing a greater range of housing types and density, satisfying demand for alternative types of housing in light of changing demographics (smaller households, changing culture of being in CBD proximity etc.) in the Perth Metropolitan Region and will add to the range of affordable housing opportunities.
- The provision of high-density apartment housing reduces the ecological footprint of buildings and communities, providing enhanced opportunities for density, diversity and an efficient urban environment. This clustering of people provides for improved efficiency in infrastructure servicing, resources and community facilities, and is a well established Planning Principal.
- The development concepts would contribute to the vitality, amenity, comfort and safety of the public realm and create an improved streetscape. A clear distinction between public and private spaces is provided for whilst active street frontages would contribute to a vibrant and engaging urban environment.
- Currently the Burswood Train Station is relatively isolated and has only a limited residential catchment, with associated issues with anti social activity and crime. The development concepts would be located to provide greater population within a comfortable walk to the train station as well as a residential population overlooking and activating the station areas. This would provide for increased patronage, vitality and a safer pedestrian friendly environment in keeping with the desired outcomes for the Burswood Precinct.
- Occupiers and users of the developments would experience a high level of amenity both within the public realm and by virtue of the high quality architectural design of the proposed development concepts. The level of density and building height would not adversely impact on the occupiers and users of the development, nor the community at any significant scale.
- The development concepts would not inhibit the development of surrounding lots or adversely impact on the form of future development in the locality, through variation to the current building height and density provisions within the Precinct Plan. This is demonstrated by the well located siting

of subject sites in the context of surrounding uses. This is further demonstrated in the development concept shadow analysis. Specific consideration has been given to ensuring that views would be maintained from sites located around the subject sites.

- The future residential community as allowed for within the development concepts would have the benefit of being located in proximity to established services and key infrastructure including adjacent public transport services, employment nodes, recreation areas, entertainment facilities including the new Perth Stadium as well as regional retail facilities in close proximity.
- The development concepts are in keeping with the intent of the Precinct Plan in that they would boast a high level of amenity for occupants in terms of dwelling design, public realm treatment, views, open space and proximity to a range of employment and services.
- The height of the development concepts would be complementary to the scale of visible and approved development in the Burswood Peninsular, Perth CBD and East Perth. Dwellings would have the benefit of commanding significant views to the Swan River and Perth CBD but would have minimal impact on the views of surrounding residents.
- The proposed development framework will allow the towers to be created with a consistent low impact street frontage and set back built form to existing Bow River Crescent residents. A 'sight line' approach has been taken where the northern tower has been height limited to lessen the perceived bulk for the adjacent residents.
- The development concepts would contribute to a safe and accessible movement network for pedestrians, cyclists and people using public transport at the adjacent Burswood Train Station. A key consideration of the framework is the integration of planning networks through the subject lots, and the linkages between the subject lots and the built form envisaged by the DSP.

Significant revisions to the framework took place as a result of detailed feedback from the Town's DRC, with modifications to the built form parameters of the plan - therefore in conclusion the level of development as depicted within the development concepts for the subject sites that can be facilitated through the proposed Structure Plan amendment is considered to represent orderly and proper planning for the locality, and most importantly satisfies the objectives of applicable State and local planning policy.

Local Planning Policy

Local Planning Policy 4.12 Design Guidelines For Development With Buildings Above 3 - Storeys.

The Town's Local Planning Policy, Design Guidelines for Developments with Buildings Above 3 Storeys sets the planning and design framework for development incorporating buildings above three storeys or 11.5 metres in height.

The design guidelines seek high quality designs that respond sensitively to their context and respect current and/or future desired character of the area. A performance approach is adopted under the policy, with emphasis on requiring the design to 'perform' by satisfying desired outcomes rather than by meeting a fixed set of standards, that may not reflect particular site circumstances.

The approach differs from the traditional prescriptive approach, providing opportunities for flexibility and innovation.

The primary aim of the design guidelines is to facilitate appropriate design responses, where pressure exists for more intensive development within the Town of Victoria Park. To achieve this, the design guidelines seek to:

- Optimise the development potential of properties in appropriate locations as recommended in the Town's Urban Design Study.
- Optimise the attractiveness of the Town for quality residential, commercial and mixed use development.
- Contribute to business and economic activity by creating new opportunities for a broader range of businesses to locate in Victoria Park through facilitating larger and higher quality office accommodation integrated with residential and retail development.
- Create new opportunities for diverse residential types and lifestyles close to excellent public transport facilities.
- Achieve buildings that respond appropriately to the Town's statements of desired future character for any given area, whether these statements call for enhancement of existing character and/or recognition of the heritage of an area, or for the transition to a different character.
- Create appropriately scaled and designed buildings, which contribute to the Town and are sensitive to existing built form.

- Maintain and enhance the spatial qualities and social amenity of the streets, open spaces and parks in the Town.
- Contribute to enlivening the street life of the Town through enhancing the viability of quality retail, restaurants and cafes.
- Promote alternative means of transport through easy access and linkages to the adjacent train station and through to other precincts.

The development concepts for the subject sites are in keeping with and support the objectives of Planning Policy 4.12. The policy includes 10 design elements, which include the following:

1. Site Planning
2. Streetscape
3. Building Appearance and Neighbourhood Character
4. Private Open Space
5. Communal Open Space and Publicly Accessible spaces
6. Resource Efficiency
7. Safety and Security
8. Privacy
9. On-site Parking and Access
10. Site Facilities

The detailed provisions for each of the Design Elements are the same as those included in the Town's Planning Policy 3.15 - Design Guidelines for Burswood Lakes. The proposed Structure Plan amendment addresses the above requirements at a structure planning level, with detailed design considerations to be addressed as part of future development application processes.

Planning Policy 3.15 Design Guidelines for Burswood Lakes

The Town's Planning Policy 3.15 – 'Design Guidelines for Burswood Lakes' set the planning and design framework for all development within land zoned 'Special Use' under the Precinct Plan, and applies to all forms of development including residential and mixed use developments.

The design guidelines seek high quality design that responds sensitively to local context and the current and/or future desired character of the area. A performance approach is included in the design guidelines, where the emphasis is upon requiring the

proposal to perform by satisfying desired outcomes rather than by meeting a fixed set of standards.

The design guidelines include the following elements, which are to be addressed in the design of development within the Burswood Lakes Precinct. They are the same as those included in the Local Planning Policy 4.12 mentioned above. The architectural concepts prepared by Elenberg Fraser Architects indicatively shows how these elements might be addressed for the subject sites, noting that detailed development plans will form part of any future development application for the subject sites.

Key elements of the development review included a mixed-use commercial, higher density residential and tourist development, a rail station upgrade and a new town centre. While creating a new urban focal point for this precinct, the development's presence to the north links into the neighbourhood created by the existing residential developments of the Burswood Peninsula Precinct. The developments concepts for the subject sites would play an important role in linking the residential Burswood Lakes development, with future potential developments adjacent to or located on the previous Burswood Dome site and those associated with the PTA land with the Burswood Railway Station.

The design approach to the development concepts represents a hierarchy of scale and massing that reflects the diversity of the urban fabric in this locality.

Resource Efficiency

The intent of this element is to adhere to the principles of ecologically sustainable development by incorporating features which limit the use of fossil fuels and natural resources and reduce greenhouse gas emissions over the life of the development and to encourage and maximise public transport patronage within the 800 metres walkable catchment of the Burswood Train Station. The subject sites abut or are approximately 100m from the Burswood Train Station. The co-location of density is a catalyst for introducing amenity, security and a community feel.

Safety and Security

The intent of this element is to provide personal and property security for occupants and visitors and enhance actual and perceived safety.

The development concepts have been designed so as to ensure that passive surveillance is possible through the observation of apartments on the adjacent streets as well as over podium spaces. In addition the street side and pedestrian thoroughfare activation would establish a significant level of activity related to pedestrian traffic going to and from the railway station as well as the proposed restaurant, foyers and convenience stores on Lot 9525 and through to Lot 9. The development concepts provides for a high level of street side lighting, clear vistas and a clear vehicular environment. Townhouses situated along the street as well as the apartments in the towers would have secure entrances through foyer spaces accessed off generous activated pedestrian spaces. Access to the podiums would also be secure, including access to all parking spaces. Conversely this urban fabric will also create an inviting feel to the pedestrian at a street level enhanced by through block connectivity to other precincts.

Privacy

The intent of this element is to site and design buildings to meet projected user requirements for visual and acoustic privacy for nearby residents in their dwellings and private open space.

The design of the apartments within the development concept for Lot 9 has been cognisant of overlooking and privacy both internally and to existing and potential future developments on nearby and adjoining sites. The entrance foyers and circulation cores have been established in relation to different grouping of apartments around the site allowing for both security and privacy. Access to these cores would also be available from the podium and basement parking.

The design of the Hotel / Serviced Apartments within the development concept for Lot 9525 has been cognisant of overlooking and privacy both internally and to existing and potential future developments on nearby and adjoining sites. The entrance foyers and circulation cores have been established to allow for both security and privacy. Access to these cores would also be available from the podium and basement parking. A separate foyer would also be provided for the office tenancies, separating residential and commercial functions.

Onsite Parking And Access

The intent of this element is to ensure appropriate provision of secure and accessible on-site parking and access for occupants and visitors. The development concepts for both sites incorporate adequate car parking bays generally within basement and podium levels as described previously.

Access and Interface to Burswood Train Station

Initial analysis established a need and opportunity for a significant route from the Burswood Lakes development and the Crown Entertainment Complex to the railway station. In response to this analysis the project architects Elenberg Fraser have developed a number of options and forms that these linkages might take. Whilst the detail is a matter for future development applications that will respond to the Burswood Station in any form, the architectural concepts demonstrate how the requirements for clear, legible and universal access can be easily accommodated within the subject sites, as part of a Development Application.

One key element of the site access is the integrated 'through site' linkage depicted on Lot 9. This linkage serves a number of purposes - it will provide a sheltered pedestrian route through the site, it will create a retail edge and focal point and it will create an activated zone from which lobby access will be taken for the residential towers above.

Recent discussions with the PTA have guided the design of the development concepts and its future positive relationship with the Burswood Station. Though however the PTA noted that there were no short term plans to upgrade the Burswood Station in any significant capacity. The proponent is confident of achieving a positive outcome through design and collaboration with the PTA, the DoP and other stakeholders. The proposed development concepts and structure plan amendment allow the flexibility to respond to changes in the station form into the future if required. As noted previously the increased patronage of the station delivered through the proposed Structure Plan amendment will likely lead to a more rapid redevelopment of the station itself catalysed by the increased usage.



Planning Policy 5.1 - Car Parking and Access

The Local Planning Policy 5.1 - Car Parking and Access (Parking and Access Policy), provides that car parking for residential purposes is to be provided in keeping with the relevant standards of the R-Codes. Car parking provision is addressed under the Transport, Transport and Movement Section of this report. An alternative parking rate to that specified under the Precinct Plan is utilized for the development concept for Lot 9525 and is justified in order to encourage public transport uptake.

The Parking and Access Policy provides guidance relating to access arrangements, the requirements for which are satisfied as follows:

- The number of entry points to both Lot 9 and 9525 would be limited. Vehicular access to Lot 9525 will be via a crossover with full movement access onto Victoria Park Drive, and for Lot 9 a primary access has been provided onto Victoria Park Drive, with the potential for a secondary limited access onto Bow River Crescent. The crossover locations have been located so as to limit potential traffic hazard, disruption to dual use paths and possible nearby future developments.
- Traffic circulation and manoeuvring spaces within parking areas have been designed so that vehicles are able to enter and leave in a forward direction and are able to queue, if necessary, within the parking area and not on the street.
- Circulation within the parking areas for both sites would be separated from pedestrian and cyclist paths. Driver sight lines would not be obstructed by signs, fencing or any other obstacles.
- Car parking design as provided for in the development concepts would be in keeping with the design standards of the Parking and Access Policy, as well as the relevant Australian Standards where appropriate.

Refer to the Traffic, Transport and Movement section below for additional information.

State Level Planning Policy

Statement of Planning Policy No. 3 – Urban Growth and Settlement

State Planning Policy 3 - Urban Growth and Settlement (SPP3) provides high-level objectives relating to the desired pattern of urban development in the State. SPP

3 provides the following objectives being of particular relevance to the development concepts for the subject sites, including:

- To build on existing communities having established local and regional economies, concentrating investment in the improvement of services and infrastructure and enhancing the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.

The current pattern of metropolitan development has produced car-dependent communities that experience a significant lag in the timing of infrastructure, service provision and the establishment of employment opportunities in activity centres. It is well established that this is detrimental to economy and health.

The development concepts for the subject sites would present an opportunity to provide alternative housing options where future residents would benefit greatly from the range of employment, services, shopping, entertainment and sustainable transport opportunities in the locality. The development concepts would have the added benefit of reducing future burden on the regional transport network, limit growth in carbon emissions and minimise reliance on private vehicles to access the majority of employment, goods and services required by future residents and occupants.

Statement of Planning Policy 3.1 – Residential Design Codes (2015)

The Burswood Precinct Plan P2 provides that the development of the subject sites should be in keeping with the provisions of the R-IC development standards of the Residential Design Codes (R-Codes), with the exception of any variations made by the Precinct Plan. The R-IC provisions of the R-Codes have subsequently been replaced with R-AC3 provisions.

Specific provisions of the R-IC (R-AC3) standards include performance criteria to be satisfied by the development with respect to specified design elements including the following:

- Housing Density and Built Form (varied under the Burswood Lakes Precinct Plan).
- Streetscape.
- Boundary Setbacks.
- Open Space.
- Site Levels.
- Height and Bulk.
- Privacy.
- Design for Solar Access.
- Vehicle Access and Car Parking (varied under the Burswood Lakes Precinct Plan).
- Incidental Development.

The Design Guidelines for Burswood Lakes incorporate criteria that reflect these performance criteria of the R-Codes in a more elaborate form. Local planning policy also provides residential design and car parking and access criteria.

Development Control Policy 1.6 - Planning to Support Transit Oriented Development

This policy seeks to maximise the benefits of an effective and well used public transit system to the existing and future community by promoting planning and development outcomes that will support and sustain public transport use only possible with sufficient patronage and scale. This will achieve the more effective integration of land use and public transport infrastructure.

Key objectives and statements identified in the policy of most relevance to the subject sites include:

- Residential development and other forms of appropriate higher density development such as Serviced Apartments accommodation should be encouraged close to transit facilities, to help in creating a sense of place that makes a Transit Oriented Development (TOD) precinct more than just a place where transit is available, giving places an individual identity within the urban fabric.
- Higher density development and Serviced Apartments accommodation place greater numbers of occupants and residents close to transit services,

increasing the potential for those occupants and residents to look to transit as a travel option, with a corresponding increase in patronage.

- Streetscapes should include features that will help to promote walking by improving the general level of amenity along pedestrian routes to and from the transit facility. Climate moderation in the form of verandas, canopies and arcades, and landscaping, will help to increase the level of comfort for pedestrians and the likelihood that people will see walking to the transit stop as an attractive option. Well-lit pedestrian routes and waiting areas are also essential for convenience and safety.

The development concepts for the subject sites would directly support the objectives and intent of Development Control Policy 1.6 as detailed below:

- The development concepts would provide for a greater density and diversity of residential dwelling types and Serviced Apartments accommodation located within very close proximity of the Burswood Train Station. This would have a two fold benefit in that it would generate a demand for the use of the existing transit infrastructure and services and make it easier to plan and efficiently operate public transport services, and in turn the occupants and residents benefit from their proximity and accessibility to excellent public transport.
- DC Policy 1.6 states that “within existing developed areas, there are clear opportunities to intensify existing activities and to promote new uses that will make better use of transit facilities and services.” The subject sites have outstanding access to the Burswood Train Station and bus services along Great Eastern Highway. It is considered that the development concepts would present an outstanding opportunity to provide for higher density development on sites that are currently undeveloped and greatly detract from the amenity of the greater Burswood area.
- The development concepts would provide for improved amenity along Victoria Park Drive, which provides an important pedestrian route for people to access the Burswood Train Station. This would in turn provide for increased surveillance and activity along this route, which would promote walking by improving the general amenity of this area. The development concepts would provide for increased activity and vitality within an area that currently has only very limited opportunities for passive surveillance.

Directions 2031 and Beyond (Directions 2031) and the Central Metropolitan Perth Sub-regional Strategy (Sub-regional Strategy)

Directions 2031 and Beyond (Directions 2031) estimates that the population of the Perth Metropolitan Region will have grown to 2.2 million within the next 20 years. To mitigate some of the negative impacts of continued urban expansion (urban sprawl), Directions 2031 has set a target to accommodate 47 percent of that new growth as infill development within existing urban areas. The State Government recently released the Central Metropolitan Perth Sub-regional Strategy which sets out eight strategic priorities to achieve Directions 2031 targets. The Sub-regional Strategy covers 19 central metropolitan local government areas and estimates that the sub-region is capable of accommodating an additional 205,000 people in 121,000 new homes. This assumes an average of 1.7 people per household and a reduction in dwelling size from the current Western Australian average of 244 square metres.

Rather than adopting a blanket approach to increased population and housing densities, Directions 2031 and the Sub-regional Strategy have targeted growth in key activity centres and activity corridors. The proposed Structure Plan amendments facilitate infill development in established district already supported with road networks, public transport and established infrastructure.

Population and Housing

The Sub-regional Strategy has identified Burswood Peninsula as one of the key “Planned Urban Growth Areas” within the sub-region, estimating that the area has the capacity to support 5,400 dwellings housing over 9,000 residents. Since the release of the Sub-regional Strategy, more detailed planning of the Burswood Peninsula as noted within the Burswood Peninsula DSP has confirmed that the area has even greater potential to accommodate up to 12,500 dwellings and a population of approximately 20,000 residents is now considered appropriate.

This additional capacity is considered achievable due to:

- the proximity of the area to high order road and rail infrastructure

- the accessibility to the Perth city centre
- the Swan River and substantial public parklands; and
- the ability to achieve higher residential densities without impacting on existing lower density neighbourhoods.

The development forms allowed by the proposed Structure Plan amendments will assist in meeting these revised development targets in a high quality transit oriented precinct.

Traffic, Transport and Movement Assessment

Consultant transport engineers Flyt have prepared a traffic impact statement to access and provide support for the development concepts for the subject sites. The statement has been prepared in consultation with relevant State and local government agencies, including Main Roads WA and the Town. The assessment work is based on the extensive experience of Flyt with transport analysis in the Burswood Peninsula, and the work has been prepared largely in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments (August 2006) Volume 4 – Individual Developments. In broad terms, the assessment aims to establish the traffic generation of the development concepts, to assess the operations of the crossovers for each potential development on Victoria Park Drive, and to identify, if required, any traffic management measures, which may be necessary on the immediately adjacent road network.

The traffic assessment undertaken concludes that the access arrangements for the development concepts are appropriate and raise no issues of concern.

The outcomes and recommendations of the assessment are summarised below:

- The traffic generated from these sites reflects only 5% of the traffic generated from this area of the PACE model in the forecast year of 2031. In the context of that extensive forecast year modelling exercise, the attribution of impact to the land use proposed for these sites is minimal;
- The proposed development has a residential car parking provision rate that is much lower than any other recent major residential development or structure plan in this area already approved by JDAP decision or the Town of Victoria Park. This

will directly result in reduced private vehicle usage and promote greater use of public transport and walking/cycling modes;

- All local intersections and access points function to a high degree during forecast 2018 AM and PM peak periods assessed;
- The proximity of the site being directly adjacent to the Burswood Train Station will encourage non private vehicle trips to be made;
- There is a range of frequent bus services running along Great Eastern Highway that provide access to destinations around the Perth Metropolitan Region via the Causeway East Interchange;
- There are excellent cycling and pedestrian facilities adjacent to the site which will provide for cycling and walking trips;
- Improvements and alterations to the local street network will be progressively introduced by State and Local Agencies resulting in a higher level of access for vehicle and public transport trips; and
- Provision of detailed design elements for the site, including integration with the existing Burswood Station infrastructure, would be subject to subsequent development approval processes.

Importantly, the reporting concludes that the ‘impacts of the proposed development on the Structure Plan area and the adjoining transport network are minimal. Moreover, the reduced residential parking levels proposed and the proximity to the Burswood Station will result in fewer vehicle trips being generated in comparison to existing or proposed developments within the Burswood Peninsula location’.

Refer Appendix 2 – Traffic Impact Assessment (Flyt)

Retail Component

A number of smaller retail tenancies are proposed in the development concepts for the site, primarily to service the needs of the residential and Hotel / Serviced Apartments population. Whilst there is no intention to provide a supermarket scale retail development, there is demonstrated demand for smaller convenience and specialty retail which will provide for the daily needs of the local residential population. The proposed retail component offers a number of advantages:

- it will activate and provide passive surveillance to the pedestrian linkages, and in particular the ‘through block’ connection to Lot 9.
- it will remedy an existing identified deficiency within the Structure Plan area whereby the daily and

specialist retail needs of the local population are not being met within a walkable catchment; and

- The retail will complement the passing pedestrian flow from the Crown complex to the station.

Infrastructure coordination and servicing

Wood & Grieve Engineers were commissioned to provide an Engineering Servicing Report (ESR) to assist with this structure plan amendment. The contents of the ESR report are based on the indicative building yields and development usage for lots 9 and 9525 Victoria Park Drive Burswood.

The servicing investigations have been undertaken to establish the availability of the existing services infrastructure in the area and their capacity to service the proposed development. Where the existing infrastructure have been identified as potentially insufficient to meet development demands, infrastructure extensions and upgrades have been identified. The following advice is based on discussions with the Town of Victoria Park and the service authorities operating in the area. The following commentary has been extracted from the ESR document.

Water

Existing Infrastructure

The existing water supply infrastructure near Lots 9 and 9525 consists of a 150mm diameter water reticulation main running north of Lot 9 in Bow River Crescent and within Victoria Park Drive between lots 9 and 9525.

Supply Requirements

The Water Corporation has advised that supply of water to Lots 9 and 9525 can be made via a direct connection to the existing 150mm diameter water reticulation main in Victoria Park Drive. It is anticipated that the water pressure in the Water Corporation mains are unlikely to be of sufficient pressure to satisfactorily provide water to any of the buildings. The ESR recommends that each building should allow suitable pumps and tanks for domestic water supply and fire fighting purposes.

Wastewater

Existing Infrastructure

Lot 9 currently has a connection to 225mm diameter uPVC gravity wastewater reticulation main within Bow River Crescent. Lot 9525 has a connection to 225mm diameter uPVC gravity wastewater reticulation main within Victoria Park Drive. A plan showing the existing wastewater infrastructure is provided in Appendix 1 (Wood and Grieve Servicing Report).

Connection Requirements

The Water Corporation has advised that the existing wastewater reticulation network is capable of servicing the proposed development and expect this capacity to be available for the next five to ten years. Following the Water Corporations recent review of the Burswood Peninsula they are intending to reinforce the existing wastewater network with new pump stations as development in the area intensifies.

The Water Corporation require all three buildings are required to have separate connections to the 225mm diameter uPVC wastewater reticulation main.

Power

Existing Infrastructure

An analysis of Western Power's existing infrastructure (refer Appendix 1 of Wood and Grieve Servicing Report) has been conducted in order to determine the existing power supply configuration surrounding the development. The existing Western Power network surrounding Lot 9 consists of existing 22kV underground cable that runs along the western side of Victoria Park Drive, supplying an existing switchgear. The existing parcel of land does not appear to have an existing Western Power point of connection however there is a pillar in Lot 164 adjacent Lot 9's north west corner along Bow River crescent.

Lot 9525 has 22kV high voltage underground cables running through the lot as well as 22kV high voltage cable running adjacent to the lot on the eastern side of Victoria Park Drive. This lot appears to have a current Western Power point of supply. The 22kV feeders originate from the Rivervale Zone substation on Streatley Road, Rivervale roughly 500m away. Street lighting is installed along Victoria Park Drive via double outreach poles down the median strip.

Initial Conceptual Solutions

Based on the current maximum yield within the development concepts, we have estimated the maximum demand load to be in the order of 2.72MVA which is based on the standard Western Power ADMD (after diversity maximum demand) load allocation for the region.

On this basis Lot 9 would require one authority owned switchgear and two authority owned 1000kVA transformers to reticulate the distribution system throughout the proposed lot. Lot 9525 will require one switchgear and one 1000kVA transformer. The existing point of supply will also need to be removed.

It should be noted that due to the dynamic nature of Western Power's network, infrastructure requirements and connection points referred above may differ when applications are placed in the future. The ESR recommends that a feasibility study be conducted closer to the date of proposed load uptake to determine if the existing network has the capacity to take on the development load. The charges and time frames for a feasibility study are determined on a case by case basis however a fixed price agreement will be made prior to any design work commencing. The proponent acknowledges these servicing requirements and further studies and analysis are anticipated.

Developer Contribution Arrangements

Liaison with the Town and the DoP indicated that Developer Contributions would be a matter that would be considered as part of any Structure Plan amendment process. The applicant is of the view that the original development of the Burswood Lakes Structure Plan incorporated the creation of roads and common infrastructure to service all of the lots that form part of the greater Structure Plan area. As such it is considered that the development of the precinct has already included/anticipated significant developer contributions, which have been reflected in the purchasing price of the lots in the private transfer to the current owner.

In any event, a developer contribution scheme over the subject sites would require the resolution of broader contextual issues on the Peninsula, and would be an extremely complicated document to produce and ensure that it remains equitable to both future and existing or approved development.

Given the above and the fact that there is no developer contribution scheme currently in operation or under development by the Town for this area, it is considered that no developer contribution would be appropriate for development on this site.

Geotechnical Conditions

Golder Associates undertook a preliminary geotechnical investigation and preliminary acid sulphate soils investigation for the subject sites as part of the previous structure plan amendment application in 2008, with the aim to obtain sufficient geotechnical and acid sulphate soil information to establish that the site conditions would be suitable for the residential and any more detailed studies (if required) can be completed at development application stage.

The outcomes of the investigations are summarised below and the full reporting can be provided upon request.

Geology

The area is underlain by two geological units. These are described as:

- Sand – pale and olive yellow, medium to coarse grained, subangular to subrounded quartz, trace feldspar, moderately sorted and of residual origin.
- Clay – moderate to dark grey, soft, saturated, prominent, 0.2 m thick with oyster shell bed near surface being of alluvial origin.

Subsurface Conditions

The subsurface conditions of the subject sites are as follows.

Lot 9

- Fill: Sand (SP), – generally medium dense to dense but very dense in zones, fine to coarse grained, dry into moist, brown yellow and black, silty in part, containing minor gravel and cobbles, typically extending from the surface to depths of 2.0 to 3.75 metres; overlying
- Sand - medium dense becoming dense to very dense with depth, fine to coarse grained, moist extending to depths ranging from 14.0 to 17.0 metres; overlying
- Clay/Sandy Clay – stiff to very stiff occurring in lens up to approximately 1.5 metres thick between the depths of 14 to 16.8 metres; overlying

- Sand - very dense, present to depths of up to 20.0 metres; overlying
- Clayey Sand/Sand - generally medium dense but loose in zones, probably cemented, present to the maximum investigated depth of 31.2 m.

Lot 9525

- Fill: Gravelly Sand (SP) Sandy Gravel (GP), – generally medium dense to dense but very dense in zones, fine to coarse grained, dry into moist, brown yellow and black, silty in part, containing minor building rubble and cobbles including some pavement materials, typically extending from the surface to depths of 0.5 to 1.2 metres; overlying
- Sand - medium dense becoming dense to very dense with depth, fine to coarse grained, moist extending to depths ranging from 14.0 to 15.5 metres; overlying
- Clay/Sandy Clay – stiff to very stiff occurring in lens up to approximately 1.0 metre thick between the depths of 14 to 17.8 metres; overlying
- Sand - very dense, present to depths of up to 20.0 metres; overlying
- Clayey Sand/Sand - generally medium dense but loose in zones, probably cemented, present to the maximum investigated depth of 25.2m.

Groundwater

The Perth Groundwater Atlas (1997) shows the maximum groundwater level varies from about RL 2.5 metres AHD. This is within about 8.5 to 10.5 metres below the current ground surface on the subject sites.

Groundwater was encountered in three of the ten holes left after extraction of the CPT probe at depths ranging from 8.4 to 9.7 metres. These depths correspond to approximate elevations of RL 2.6 metres AHD and RL 1.3 metres AHD. Groundwater was not intersected in the boreholes to the depth drilled on 7.5 metres.

Acid Sulphate Soils

Field screening test results from the preliminary Acid Sulphate Soils (ASS) assessment indicated a low probability of Potential Acid Sulphate Soils (PASS) being present across the subject sites. Laboratory testing confirmed that neither Actual Acid Sulphate Soils (AASS) or PASS were present within the soil samples analysed during the preliminary investigation. Isolated pockets of potential non-sulfidic acidity were detected in near surface soils, however these materials have pH in the order of 9.4 to 11.7 and contain significant buffering

capacity and therefore lime treatment of these soils would not be considered to be required.

Geotechnical Conclusions

As a result of the investigations no constraints to development of the subject sites were identified. Specific conclusions are provided below:

- Based on the results of the investigation it is considered that the likely building loads could be supported on a system of shallow pad and strip footings or a shallow raft footing or a combination of both types of footings. The most appropriate type of footing to use would depend on the columns spacing and the load applied.
- It is not expected that deep piled footings would be required to support the loads unless highly concentrated loads over and above what is normally associated with the types of structures as suggested apply.
- Excavation should be readily achieved using conventional earthmoving equipment. Given the expected depth of excavation, temporary and permanent retaining structures would be required to retain the basement excavations.
- Given the relatively uniform conditions encountered during the investigations, the risk of encountering acid sulfate soils during future site development would be considered to be low. On this basis, further ASS investigation would not be considered to be warranted and an ASS Management Plan would not be considered to be required to support future development.

Accoustic Report

Gabriels Environmental Design undertook a preliminary accoustic and vibration investigation and analysis for the subject sites. The analysis concluded that in terms of the control of environmental noise intrusion, it is evident that acoustic glazing will be required to the various facades dependent on the type of occupancy, the size of window, and orientation of the window to the road and rail line.

In terms of Vibration Control: Lot 9525 is located close to the Rail line and preliminary measurements indicate that vibration control will be required in this building. Lot 9 is located at greater distance from the rail line and therefore the preliminary vibration measurements indicate that vibration control is not as important on this site.

Detailed noise and vibration measurements will need to be carried out early in the Development Approval stage of the project to inform the design in terms of acoustic and vibration requirements.

The requirements of the Building Code of Australia are set out in the report contained at Appendix 4, and the analysis notes that the outcomes can be acheived can be achieved using a wide variety of construction systems and are not an imediment to development.



TOWN OF VICTORIA PARK
TOWN PLANNING SCHEME NO. 1
AMENDMENT NO. 79

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME.

TOWN OF VICTORIA PARK TOWN PLANNING SCHEME NO. 1

AMENDMENT NO. 79

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005 amend the above Town Planning Scheme in order to amend the Burswood Precinct Plan P2 (Sheet B) as follows:

1. Amending the 'Use Area' table for the Special Use Zone and related Footnotes in the following manner:
 - 1.1 Deleting existing Footnote 1;
 - 1.2 Amending the notation to the 'AA' (discretionary) land use permissibility for 'Shop' from 'AA¹' to 'AA^{3,4}';
 - 1.3 Amending the land use permissibility for the uses of 'Hotel' and 'Serviced Apartment' from 'X' prohibited uses to 'AA' (discretionary) uses, with notations 1 and 2 respectfully, as follows:

Use Class	Use Area Residential R-IC
Hotel, Motel, Tavern	AA ¹ /X
Lodging House, Serviced Apartment	X/AA ²

- 1.4 Inserting the following Footnotes 1 to 4, corresponding to notations 1 to 4 to the 'AA' (discretionary) uses listed within the 'Use Area' table:
 - '1. The 'Discretionary Use' notation applies only to the use of 'Hotel' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
 2. The 'Discretionary Use' notation applies only to the use of 'Serviced Apartment' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
 3. The maximum net leasable area of retail floor space for 'Shop' within the Special Use Zone, excluding Lots 9 and 25, shall not exceed 2,000m².

4. The maximum net leasable area of retail floor space for 'Shop' on Lots 9 and 25 within the Special Use Zone shall not exceed a combined area of 2,400m², with a maximum single tenancy size of 400m² retail net leasable area.'
2. Modifying the minimum communal open space requirement for Lot 9 from '16 m²' to 'Nil';
3. Modifying the maximum plot ratio requirement for Lot 9 from '1.36' to '4', and for Lot 25 from '0.27' to '2.3';
4. Modifying the minimum site area per dwelling requirement for Lot 9 from '100' to '18', and for Lot 25 from '110' to '24';
5. Modifying the maximum building height requirement for Lot 9 from '6' storeys and '21' metres maximum to '24' storeys and '75' metres maximum; and
6. Modifying the maximum building height requirement for Lot 25 from '5' storeys and '17.5' metres to '16' storeys and '51' metres.

The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

Dated this Twelfth day of December 2017

CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME NO. 1 - AMENDMENT NO. 79

SCHEME REPORT

Local Authority:	Town of Victoria Park
Town Planning Scheme:	Town Planning Scheme No. 1
Type of Scheme:	Town Planning Scheme
Amendment Number:	Amendment No. 79
Proposal:	Modifying Town Planning Scheme No. 1 to be consistent with the changes to density, building height, plot ratio and land use permissibility for Lots 9 and 9525 Victoria Park Drive, Burswood contained within the amendment to the Burswood Lakes Structure Plan approved by the Western Australian Planning Commission.

BACKGROUND:

Town Planning Scheme No. 1 (TPS 1) was gazetted on 30 September 1998. The TPS 1 Scheme Text defines various land uses and outlines their permissibility within the different zones within the Town.

Existing Burswood Lakes Structure Plan

The Burswood Lakes Structure Plan was approved by Council on 17 December 2002 and by the Western Australian Planning Commission on 22 April 2003. The purpose of the Structure Plan is to guide the future subdivision and development of land within the Structure Plan area. The land subject to the Structure Plan, comprises primarily the land being developed by Mirvac known as 'The Peninsula', and other surrounding land parcels.

The Structure Plan depicts there being 26 superlots to be developed, as well as roads, easements, public open space and drainage areas. Figure 19 of the Structure Plan (below) outlines the primary development standards that apply to all of the superlots, being density, plot ratio and building height.

A significant extent of development has already occurred within the Structure Plan area, including the construction of residential towers on superlots 11, 12, 13, 19 and 20, medium rise apartments on superlots 23 and 24, and single residential dwellings on superlots 4, 5, 6, 7, 8, 14 and 18.

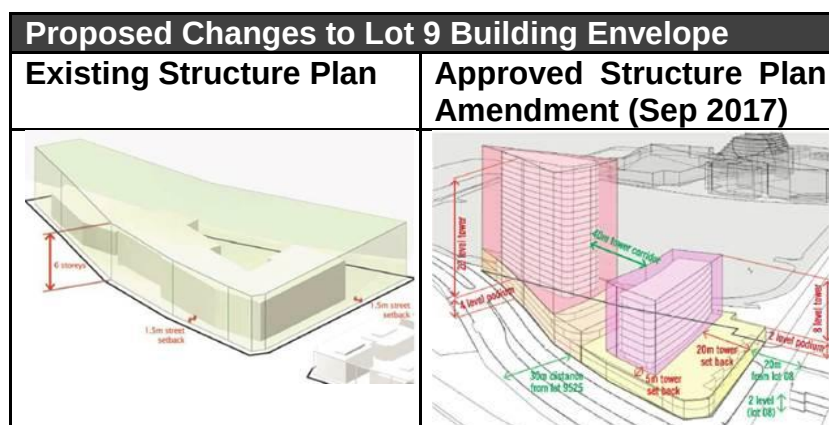
Application to Amend Burswood Lakes Structure Plan

An application to amend the Burswood Lakes Structure Plan to vary the provisions applying to Lots 9 and 9525 Victoria Park Drive, Burswood was received in February 2016 from the planning consultant acting on behalf of the owner of the two (2) lots.

After a series of changes to the amendment documents and an initial round of community consultation and numerous reviews by Council's Design Review Committee, the scale and form of the proposed changes was revised for each of the sites as follows:

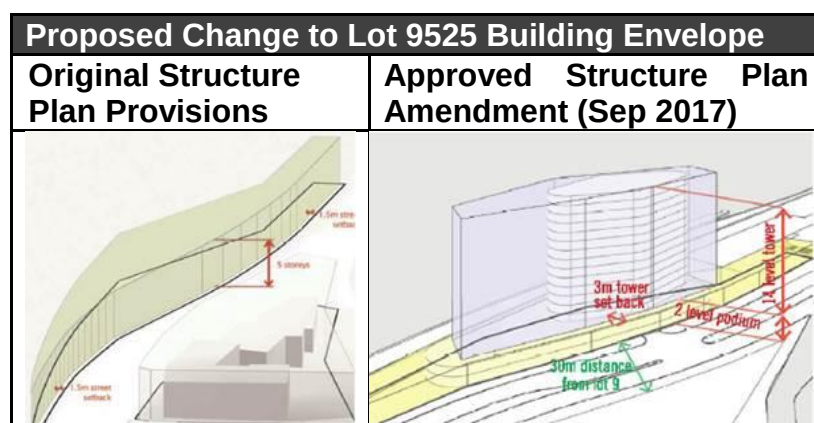
Lot 9:

Requirement for Lot 9	Original Structure Plan Provisions	Approved Structure Plan Amendment (Sep 2017)
Maximum dwellings	60 dwellings	353 dwellings (incl. 13 townhouses)
Maximum storeys	6 storeys	Podium - 2-4 storeys Tower 1 - 10 storeys Tower 2 – 24 storeys
Maximum height	21 metres	75 metres
Plot ratio	1.36	4
Land Use	Dwelling permitted. Hotel & Serviced Apartment uses prohibited.	Dwellings (permanent accommodation)
Vehicular Access	Not designated	Victoria Park Drive



Lot 9525 (referred to as Lot 25 within the Burswood Lakes Structure Plan):

Requirement for Lot 9525	Original Structure Plan Provisions	Approved Structure Plan Amendment (Sep 2017)
Maximum dwellings	5 dwellings	208 units/hotel rooms
Maximum storeys	5 storeys	Podium – 2 storeys Tower – 16 storeys
Maximum height	17.5 metres	51 metres
Plot ratio	0.27	2.3
Land Use	Dwellings permitted. Hotel & Serviced Apartment uses prohibited.	To permit Hotel and Serviced Apartments uses
Vehicular Access	Not designated	Victoria Park Drive



A significant level of community consultation was undertaken in relation to the original and revised structure plan amendment application, with a total of 129 objections, two (2) supporting submissions, and a 65 signature petition objecting to the amendment being received by the Council.

Consideration by Council

At the Ordinary Meeting of the Council held on 8 November 2016, Council resolved to **not support** the application and **recommend its refusal** by the Western Australian Planning Commission as follows:

- “1. The Council advises the Western Australian Planning Commission that it is in favour of increasing the density around the Burswood railway station and adjacent lands in an orderly and structured manner incorporating appropriate infrastructure and via preparation and adoption of a local structure plan for the Burswood Station West Precinct.
2. The Council acknowledges the significant revision of the proposal by the applicant and the improved design outcomes that have arisen through the modifications made to the proposal for Lot 9 in particular, which has an improved interface with low-rise development along Bow River

Crescent and also reduced the previously overwhelming scale at pedestrian level of the podium.

3. *The Council resolves to recommend that the Western Australian Planning Commission Refuse the application submitted by TPG Town Planning, Urban Design & Heritage (LG Reference PLA/7/24) to amend the Burswood Lakes Structure Plan in relation to the density/dwelling yield, land use, plot ratio and building envelope controls applying to Lots 9 and 9525 Victoria Park Drive, Burswood, as indicated in the revised application documents received on 29 July 2016 for the following reasons:*
 - 3.1 *The proposed amendment may prejudice the future planning and long-term objectives for the Burswood Station West Precinct and is contrary to the planning, governance and implementation framework outlined within the Burswood Peninsula District Structure Plan.*
 - 3.2 *The approval of such a significant uplift in development potential for Lots 9 and 9525 in the absence of an adopted Local Structure Plan for the Burswood Station West Precinct is fundamentally premature and inconsistent with the orderly and proper planning of the locality.*
 - 3.3 *The variations are proposed prior to any detailed planning provisions to deal with density (minimum or maximum) or plot ratio, but more importantly, prior to any built form study to determine the best outcome for the whole area in recognition of the importance of this area to the development of this Precinct.*
 - 3.4 *The variations are proposed without an understanding of Burswood Entertainment Complex's plans, the potential redevelopment of the former Dome site, gradients and finished levels for development to ensure best connectivity for the Precinct to the train station.*
 - 3.5 *The proposed variations are being sought ahead of any coordinated view in regard to the servicing and infrastructure needs of the areas around the Burswood Station particularly given the densities sought, which if replicated would have significant servicing requirements.*
 - 3.6 *Approval of the requested variations may drive the form of development around the Burswood Station or within the Precinct as a whole, which may not result in the optimum development outcome for the area thus prejudicing the progressive redevelopment of the area, given that local structure planning for the sites and surrounding areas is yet to be completed.*
4. *The Council advises the applicant and relevant State Government agencies that opportunities to undertake a land swap/land rationalisation process, or joint venture proposal in respect to the development of Lot 9525 and the future redevelopment of Burswood Train Station should first be explored and determined, as the rationalisation of Lot 9525 and the Burswood Train Station land into more regularly shaped parcels, or their development as part of a single comprehensive redevelopment, would facilitate better built form and urban design outcomes for the*

Burswood Station West and Burswood Station East Precincts as a whole.

5. *That the 65 signature petition from Burswood residents and land owners objecting to the E.G Custodian Funds Pty Ltd application (reference PLA/6/24) to amend the Burswood Lakes Structure Plan in relation to Lots 9 and 9525 Victoria Park Drive, Burswood be Received by the Council.*
6. *The Council respectfully acknowledges the concerns and issues raised by members of the community, as expressed at the Community Information Session, and as detailed within the individual written submissions and the petition objecting to the application.*
7. *The Council expresses its disappointment to the Western Australian Planning Commission on the lack of commitment to progress the local structure planning for Burswood Station West and requests the Commission to progress this as a matter of priority.*
8. *Those persons who lodged a submission regarding the structure plan amendment application and the lead petitioner be advised of Council's decision."*

WAPC Approval of Structure Plan Amendment

At its meeting held on 4 April 2017, the Statutory Planning Committee of the WAPC resolved to endorse the recommendation of Officers from the Department of Planning, which recommended that the proposed Amendment to the Burswood Lakes Structure Plan be approved subject to a number of modifications first being undertaken to the satisfaction of the WAPC.

In summary, the modifications included:

- Minor textual and formatting changes to the proposed Amendment documents and diagrams/figures;
- Insertion of a new section relating to Burswood train station requiring the southern portion of Lot 9525 to remain undeveloped and available for the future redevelopment of the Burswood train station as follows:

"This area of land is required to remain undeveloped and available for the future station redevelopment, including potential for underground access, until such time as future land requirements for the station have been determined by the state government.

Prior to construction of development on Lot 9525 the area of this lot required for access and/or development of the station is expected to be ceded to the Crown by subdivision, or by alternate agreement."

- The area of land for the future station redevelopment is required to be detailed on a revised diagram/figure within the Amendment documents,

to the specifications of the Public Transport Authority in consultation with the Town of Victoria Park, to the satisfaction of the WAPC, as part of the required modifications to the Amendment.

The applicant completed the above modifications and the amendment was approved by resolution of the WAPC's Statutory Planning Committee at its meeting held on 12 September 2017. Final approval of the structure plan amendment document was issued by the WAPC on 27 September 2017.

DETAILS:

An application to amend the Town of Victoria Park Town Planning Scheme No. 1 (TPS1) was received by Council on 12 October 2017 from the planning consultant acting on behalf of the owner of both lots. The application seeks to effect the approved changes to the Burswood Lakes Structure Plan granted final approval by the WAPC in September 2017, in relation to Lots 9 and 9525 Victoria Park Drive, Burswood.

Site Details:

Lots 9 and 9525 are located at the southern end of the land subject to the Burswood Lakes Structure Plan. These lots are located within the Special Use zone of the Burswood Lakes Environmental and Geotechnical Special Control Area (BVS1) of the Burswood Precinct under TPS1 as detailed on Precinct Plan P2 (Sheet B). The development of land in this area is required to be generally consistent with the approved Burswood Lakes Structure Plan, as amended.

Lot 9 has a lot area of 6441m². This lot is located on the western side of Victoria Park Drive and also has a street frontage to Bow River Crescent on its northern boundary. The site is adjoined to the west by the former Burswood Dome site.

Lot 9525 has a land area of 5013m². This lot is located on the eastern side of Victoria Park Drive, and has the Perth-Armadale railway line directly adjoining its eastern boundary. The Burswood Train Station is located directly to the south of this lot.

Local Planning Scheme Amendment Details:

Specifically, the local planning scheme amendment application requests amendments to the TPS1 Burswood Precinct Plan P2 (Sheet B), in relation to the permitted density, building height, plot ratio and land use permissibility controls applicable to the development of lots within the Burswood Lakes Structure Plan Area.

The TPS1 Burswood Precinct Plan P2 (Sheet B) defines a number of statutory planning controls relating to land use permissibility, dwelling density, building setbacks, plot ratio, building height, open space and other controls, in order to enable the development of sites within the Precinct that are consistent with

the form and scale of development outlined within the Burswood Lakes Structure Plan.

The recent approval by the WAPC of the applicant's application to amend the Burswood Lakes Structure Plan, has resulted in the need to also amend the TPS1 Burswood Precinct Plan P2 (Sheet B), as the provisions applying to Lots 9 and 9525 under the TPS1 Precinct Plan are now inconsistent with the approved amendment to the Burswood Lakes Structure Plan.

The ability to approve development on these sites consistent with the form, scale and land uses envisaged under the amended Burswood Lakes Structure Plan will not be possible until such time as the TPS1 Burswood Precinct Plan P2 (Sheet B) is amended to reflect these changes.

Specifically, the local planning scheme amendment application seeks the following changes to the TPS1 Burswood Precinct Plan P2 (Sheet B):

- **Lot 9:**

	Existing Provision	Proposed Provision
Open Space (m²)	16	Nil
Maximum Plot Ratio	1.36	4
Minimum Site Area per Dwelling (m²)	100m ²	18m ²
Maximum storeys	6 storeys	24 storeys
Maximum height	21 metres	75 metres

- **Lot 9525 (Lot 25):**

	Existing Provision	Proposed Provision
Open Space (m²)	Nil	Nil (no change)
Maximum Plot Ratio	0.27	2.3
Minimum Site Area per Dwelling (m²)	110m ²	24 m ²
Maximum storeys	5 storeys	16 storeys
Maximum height (m)	17.5 metres	51 metres
'Hotel' Use	'X' (Prohibited use)	'AA' (Discretionary use)
'Serviced Apartments' Use	'X' (Prohibited use)	'AA' (Discretionary use)

Land Use Permissibility Changes

It is proposed to amend the "Use Area" table for the Special Use Zone under TPS1 Precinct Plan P2 (Sheet B) and the related Footnotes to effect the above land use permissibility changes for Lot 9525 and allow for the development of Hotel and/or Serviced Apartments uses on this site.

The approved Structure Plan amendment also includes the provision of up to 2,400m² of retail floor area across the two sites, with no single tenancy exceeding 400m² of retail net leasable area.

Precinct Plan P2 (Sheet B) currently has a single footnote to the “Use Area” table for the Special Use Zone, stating the following in respect to the use of ‘Shop’:

“Footnotes:

1. *The maximum net leasable area of retail floor space for ‘Shop’ within the Special Use Zone shall not exceed 2,000m²”*

Accordingly, it is proposed to amend the “Use Area” table and related footnotes as follows:

Use Class	Use Area Residential R-1C
Hotel, Motel, Tavern	AA¹/X
Lodging House, Serviced Apartment	X/AA²
Shop	AA^{3,4}

Footnotes:

1. The ‘Discretionary Use’ notation applies only to the use of ‘Hotel’ on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
2. The ‘Discretionary Use’ notation applies only to the use of ‘Serviced Apartment’ on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
3. The maximum net leasable area of retail floor space for ‘Shop’ within the Special Use Zone, excluding Lots 9 and 25, shall not exceed 2,000m².
4. The maximum net leasable area of retail floor space for ‘Shop’ on Lots 9 and 25 within the Special Use Zone shall not exceed a combined area of 2,400m², with a maximum single tenancy size of 400m² retail net leasable area.

COMMENT:

It is considered appropriate that Council undertake the necessary amendments to the TPS1 Precinct Plan P2 (Sheet B) to provide consistency between the recently approved amendment to the Burswood Lakes Structure Plan and TPS1.

Clause 76 of the *Planning and Development Act 2005* states that the Minister for Planning may order a local government to prepare or adopt an amendment to its local planning scheme, where satisfied on any representation from any person that the local government has failed to prepare or adopt a proposed amendment that ought to have been prepared or adopted. This includes an amendment proposed by the owners of any land within the scheme area.

Had the Council refused to initiate the subject Amendment it is considered highly likely that it would have only protracted the local planning scheme amendment process which is almost certain to be supported by the WAPC in light of its decision to approve the related amendment to the Burswood Lakes Structure Plan.

Council considered the Amendment request at its Ordinary Meeting held on 12 December 2017 and resolved to initiate Amendment No. 79 to Town Planning Scheme No. 1 as outlined in this report.

In accordance with Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015, the Council also resolved that it considered Amendment No. 79 to the Town of Victoria Park Town Planning Scheme No. 1 to constitute a 'complex amendment' for the following reason:

- The amendment relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

CONCLUSION:

It is considered appropriate that Council amend the Town of Victoria Park Town Planning Scheme No. 1 to amend the TPS1 Precinct Plan P2 (Sheet B) in order to effect the approved changes to the Burswood Lakes Structure Plan in relation to the development of Lots 9 and 9525 Victoria Park Drive, Burswood.

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF VICTORIA PARK

TOWN PLANNING SCHEME NO. 1 – AMENDMENT NO. 79

The Council of the Town of Victoria Park 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 amending the Burswood Precinct Plan P2 (Sheet B) as follows:

1. Amending the 'Use Area' table for the Special Use Zone and related Footnotes in the following manner:
 - 1.1 Deleting existing Footnote 1;
 - 1.2 Amending the notation to the 'AA' (discretionary) land use permissibility for 'Shop' from 'AA¹' to 'AA^{3,4}';
 - 1.3 Amending the land use permissibility for the uses of 'Hotel' and 'Serviced Apartment' from 'X' prohibited uses to 'AA' (discretionary) uses, with notations 1 and 2 respectfully, as follows:

Use Class	Use Area Residential R-IC
Hotel, Motel, Tavern	AA ¹ /X
Lodging House, Serviced Apartment	X/AA ²

- 1.4 Inserting the following Footnotes 1 to 4, corresponding to notations 1 to 4 to the 'AA' (discretionary) uses listed within the 'Use Area' table:
 - '1. The 'Discretionary Use' notation applies only to the use of 'Hotel' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.
 2. The 'Discretionary Use' notation applies only to the use of 'Serviced Apartment' on Lot 25 (also known as Lot 9525) Victoria Park Drive, Burswood within the Special Use Zone.

3. The maximum net leasable area of retail floor space for 'Shop' within the Special Use Zone, excluding Lots 9 and 25, shall not exceed 2,000m².
 4. The maximum net leasable area of retail floor space for 'Shop' on Lots 9 and 25 within the Special Use Zone shall not exceed a combined area of 2,400m², with a maximum single tenancy size of 400m² retail net leasable area.'
2. Modifying the minimum communal open space requirement for Lot 9 from '16 m²' to 'Nil';
 3. Modifying the maximum plot ratio requirement for Lot 9 from '1.36' to '4', and for Lot 25 from '0.27' to '2.3';
 4. Modifying the minimum site area per dwelling requirement for Lot 9 from '100' to '18', and for Lot 25 from '110' to '24';
 5. Modifying the maximum building height requirement for Lot 9 from '6' storeys and '21' metres maximum to '24' storeys and '75' metres maximum; and
 6. Modifying the maximum building height requirement for Lot 25 from '5' storeys and '17.5' metres to '16' storeys and '51' metres.

Adopted by resolution of the Council of the Town of Victoria Park at the Ordinary Meeting of the Council held on the Twelfth day of December 2017.

MAYOR

CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the Town of Victoria Park at the Ordinary Meeting of Council held on the _____ day of _____ 20____ and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

Recommended/Submitted

DELEGATED UNDER S.16 OF PD
ACT 2005

Date: _____

Final Approval Granted

MINISTER FOR PLANNING,
LANDS & HERITAGE

Date: _____

SCHEDULE OF SUBMISSIONS

TOWN PLANNING SCHEME AMENDMENT NO. 79

Submission No.	Submitter	Comments Received	Officer's Comment
1	No address supplied	If the new apartments don't cater for 2 car parking bays per unit and a parking area for visitors and guests off main road, it can't work. there is already no street parking in this area through Council passing existing buildings with no off street parking.	Parking for residents and visitors will be assessed and considered as part of the development application process, and will have regard to the proximity of the sites to Burswood Train Station.
2	ATCO Gas	No objection to the proposed amendment and will not be lodging a written submission.	Noted.
3	Department of Biodiversity	No comments	Noted.
4	Department of Education	No objection	Noted.
5	Public Transport Authority	In regards to compliance with the WAPC's State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP 5.4), the PTA has reviewed the acoustic report and has no comments at this stage. In accordance with SPP 5.4 more detailed assessments will be required at the development application stage. The PTA requests to be given the opportunity to review and provide feedback on these assessments. The amended Structure Plan proposes the creation of new pedestrian links around the development and connections to Burswood	Noted. The requests from the Public Transport Authority will be addressed as part of the development application stage.

		Station. The proposed pedestrian paths will need to tie in with the PTA's pedestrian and cycling network. The revised proposal has addressed most of the PTA's concerns with the inclusion of the acoustic report and pedestrian paths. The Structure plan should include reference to the PTA's <i>Guidelines for Working in and Around the PTA Rail Reserve</i> .	
6	Department of Water and Environmental Regulation	No comments	Noted.
7	Tourism WA	No comments. However as a general observation given these sites serve as the northern gateway into the Crown complex which is a significant tourist destination, the resultant buildings should be appropriately designed to reinforce this landmark status	Noted. Detailed building design will be addressed as part of the development application stage.
8	Owner of property in The Circus, Burswood	We strongly object. Scale of the amendment - astonishing increase in dwellings of 588% for Lot 9 and by 4,160% for Lot 9525 (height increases of 357% and 291% respectively). Increases are completely out of proportion to the excellent Burswood Peninsula Development. They represent a complete disregard to good town planning principles for the surrounding communities and buildings. To grant the massive increase that the developer wants without due consideration of surrounding areas from an independent town planning group, is not good urban design. A slight modification	Noted. However, these density changes have already been approved by the WAPC and form part of the amendment to the Burswood Lakes Structure Plan approved in September 2017. The applicant will be required to provide a Traffic Impact Assessment as part of the development application process. Parking for residents and visitors will be assessed and considered as part of

		may be justified given the desire to increase inner city living density. Car access and parking is problematic on game days, especially the exit from the Crown car parks. A traffic management and parking plan needs to be developed prior to approval to take into account the current traffic flows and account actual car usage. The proposal suggests that people in Perth do not need to use their cars. The fact is, that even in the CBD, the average car per house hold is 1.46. To allow a car park ratio well below this is not good planning.	the development application process, and will have regard to the proximity of the sites to Burswood Train Station. In addition, continuing to plan and provide for high rates of car ownership reinforces high car ownership rates and discourages transition to other modes of transport, such as walking, cycling and public transport. This is particularly the case for the subject sites which are located in direct proximity to a train station, and are close to the CBD and recreational opportunities along the Swan River
--	--	---	--

		We live in the Burswood Peninsula estate and enjoy the currently well planned development. We want the developers to complete the approved developments as planned. Dramatic large departures from Structure Plans should not be permitted. Excellent structure plans are developed taking into account visual impact, density, transportation, parking, mixed use, public open space, street scape, landscape, irrigation, transport and traffic safety. Areas are then developed according to the plan, otherwise it can create massive issues in terms of haphazard development and poor design and development outcomes. The Town of Victoria Park with the State Government needs to develop a plan to redevelop Burswood Station and the ex-Burswood dome site, including allowing appropriate height, density and mixed use near the station. Belmont Park Train Station has had a \$400m facelift and redevelopment as part of the stadium developments but still no plans to develop Burswood train station despite that there are thousands of patrons using the station on Game Day.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017. Noted, and is to be addressed through detailed local structure planning for the whole of the Burswood Station West Precinct to be undertaken by the State Government. In addition the town continues to advocate with the State Government for the upgrading of the Burswood train station. This is a matter to be considered by the State Government.
--	--	--	---

		Lot 9525 could be developed in accordance with the revised plan as the Burswood Station and surrounding areas do need to be well planned out and developed. Lot 9 should be developed in accordance with existing plans to ensure the development is in proportion to the surrounding neighbourhood. This was the intention of the original award winning urban development plan.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017.
9	Water Corporation	<u>Water & Wastewater</u> Reticulated water and sewerage is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice. The proposed water and sewerage reticulation strategy outlined in the servicing report provided will need to be further refined by the developer's consultant engineers at the subdivision/development stage in consultation with the Water Corporation's Land Servicing Section as the situation may have changed. The future development will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.	Noted. The matters raised by the Water Corporation will be addressed as part of the development application process.

		The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works.	
10	Perth Airport	Perth Airport has reviewed the application, and while there is no objection, there are implications for airspace that will have to be considered, particularly for the construction phase of the project. Perth Airport has conducted an assessment of the proposal against the Perth Airport airspace which is protected under the <i>Airports (Protection of Airspace) Regulations 1996 (C'th)</i>. At a maximum height of 85m AHD (based on a ground level of ~10-12m AHD and a structure height of ~75m above ground level as indicated in your letter), the proposed structure will not infringe the protected airspace of Perth Airport. This is on the basis that Perth Airport considers the maximum elevation of the structure to be the absolute highest point (top of monopole, antennae etc).	Noted. The matters raised by Perth Airport will be addressed as part of the development application process.
11	Department of Health	No objection	Noted.
12	Department of Transport	No objection, however, the following recommendation with respect to the proposal:	Noted. The matters raised by the Department of Transport will be considered as part of the development application process.

		• that parking for these residential units be limited to a maximum of 1 strata bay per unit. • That any additional communal parking associated with these Lots should be constructed with the ability to be repurposed as required to accommodate future changes in vehicle ownership and usage.	
13	Department of Planning, Land & Heritage	No objection	Noted.
14	Owner of property in Harvey Street, Burswood	I support the proposal	Noted.
15	Owner of property in The Circus, Burswood	I object to the proposal	Noted.
16	Owner of property in The Circus, Burswood	I purchased at the Burswood Lakes Subdivision in 2008, based on the planning then in place which provided certain open space, minimum site area per dwelling, a maximum plot ratio and maximum building heights. I think it is unconscionable that such fundamental planning, which has guided so many people in their purchase, can be simply changed to allow a developer to make more money. This is patently unfair to those who purchased based on the detailed planning that had been in place before We are not looking at	Noted. However, Structure Plans are able to be modified and these changes to the Burswood Lakes Structure Plan were approved by the WAPC in in September 2017. Furthermore the status of Structure Plans has diminished to one of 'due regard' due to changes in State legislation.

		a 10% or 20% change to conditions - but a 300% or factor of 4 increase in the critical factors. Traffic along Victoria Park Drive is far, far more than before and will only get worse as the remainder of the Burswood Lakes Subdivision is completed. The construction of two apartment towers, 16 and 24 storeys high on those tiny land areas will add another dimension to the traffic and parking problems that now exist. People make decisions on their major purchases based on the government planning at the time and I do not believe it is good planning to have that density on small plots on the increasingly busy Victoria Park Drive. The original plan was well considered and used high but acceptable plot ratios on small land areas. The Town has already rejected this application once – by the same criteria it should refuse the application again. I am strongly against the owner of Lots 9 and 9525 being allowed to increase the size of the development as has been proposed.	The matters of traffic impact and parking for residents and visitors will be assessed and considered as part of the development application process. A traffic assessment report was submitted by the proponent in support of the Structure Plan amendment. Noted, however Structure Plans can be modified and amendments to the Structure Plan have previously been approved by the WAPC in September 2017.
17	Owner of property in Cookham Road, Lathlain	The density of the proposed developments is unfair to surrounding residences. The Victoria Park Council's previous position is supported. The higher density will preclude Victoria Park	Noted. However, these density changes have already been approved by the WAPC and form part of the amendment to the Burswood Lakes Structure Plan approved in September 2017.

		Council from any control. Traffic issues on Victoria Park Drive, so near to the round-about, will be diabolical.	
18	Address unknown	I believe there are already enough high rise developments in the area. Creating more high density high rise in The Peninsula development risks destroying the aesthetic balance between nature and development.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017. Furthermore, district structure planning for the whole of the Burswood Peninsula has been completed which envisages The Peninsula as one of several connected precincts incorporating high density residential and mixed use development that takes advantage of excellent public transport links, recreational, entertainment and employment opportunities.
19	Owner of property in The Circus, Burswood	Way too tall of a building - too much building mass. Building to be 10 storeys maximum in height.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017.
20	Owner of property in Bow River Cr Burswood	Having being an owner/landlord and residing in the neighbourhood or nearby for all my life I feel that we have an over supply of apartments in the area. I have watched The Peninsula increase in dwellings with prices decreasing or staying flat and I have an apartment in Rivervale as well with the same affects. Also with so many further plans including the	Not supported. Further development of apartments is anticipated and planned for within the area. Property values are not a relevant planning consideration.

		massive development at Belmont Park I feel residents will be scared from investing into the area, I know I am already thinking of selling as my property prices will come under more pressure.	
21	Owner of property in The Circus, Burswood	I've lived on The Peninsula for just over 3 years. Blocking off the right turn off Great Eastern Hwy onto Victoria Park Drive have certainly lengthened my travel trips traffic builds up quite quickly at the entrance to the casino, which is where we are now required to turn right and find our way back to Victoria Park Drive. Traffic wishing to turn right at Bolton Avenue can on occasion bank up to the new lights at the corner of Burswood Road and Great Eastern Hwy, so there can be long waits in order to get onto Victoria Park drive via Bolton Avenue with current traffic levels. Although both lots 9 and 9525 will be close to the Burswood train station, not everybody uses the train. I believe any development on these two lots can only add to the traffic, particularly at peaktimes. As I understand it Mirvac still have plans to build one more large tower on Bow River Crescent as well as smaller developments in the area and there is also a longer term plan to develop the former Burswood Dome carpark, we are going	Traffic management within the existing estate are not relevant to the subject sites. However, the applicant will be required to provide a Traffic Impact Assessment as part of the development application process I A traffic assessment was submitted as part of the request to amend the Structure Plan, that was subsequently approved by the WAPC. A site specific traffic assessment will also need to be submitted as part of individual development applications.

		to need to put up with a lot more traffic, never mind the traffic that will result from the two towers proposed on lots 9 and 9525. I would strongly urge the council to reconsider this proposal. The original zoning for 6 and 5 storeys is quite substantial in itself, but allowing developments of 24 and 16 storey's will greatly impact on what is already heavy traffic in the area and should not be permitted to happen. I'm not against development, I would think the best place for future buildings of say 10 or more storeys would be between Goodwood Parade and the Graham Farmer Freeway as this section is still quite under developed as compared to the Victoria Park Drive Precinct.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017.
22	Owner of property in The Circus Burswood 6100	I object to the proposal	Noted.
23	Owner of property in Oldfield St, Burswood	A shop on Lot 9 is desirable as transit through the casino area to Victoria Park is arduous. Burswood train station and surrounds is rundown and presents safety and security concerns.	Retail uses at pedestrian level for Lot 9 was one of the changes adopted under the amendment to the Burswood Lakes Structure Plan and the subject Scheme amendment will introduce a 'Shop' as a discretionary use. Council continues to advocate with the State Government for the upgrading of the Burswood train station.

24	Owner of property in The Circus, Burswood	Insufficient parking available. Traffic congestion. Potential unsocial behaviour, due to cheaper accommodation being available. Increased people traffic, throughout the Peninsula due to lack of open space. Overbearing potential height of the building.	See comments above with respect to parking and traffic. Dwelling diversity and increased housing choice is a beneficial outcome that encourages a diverse mix of residents of differing socio-economic status to reside within the locality and form part of a diverse community of varying ages, employment types, households and family sizes.
25	Owner of property in Bow River Crescent, Burswood	Object the proposal because of the following: 1. Traffic; 2. Parking; 3 Safety for Peninsula estate residents; 4/ Noise. Currently Peninsula resident's face issues with the above and we do not have a resolution yet, If there is a new high rise in Bow River, I believed that the current issue will increase.	Noted. These matters will be assessed as part of development applications for the sites.
26	Owner of property in Camberwell Street, East Victoria Park	The higher density will lead to more congestion, increased domestic waste and GHG emissions. It will increase the cost of services and lead to a lower standard of living for the existing residents of the town.	Noted. However, these density changes form part of the amendment to the Burswood Lakes Structure Plan approved by the WAPC in September 2017. Waste management matters will be addressed as part of the development application process.
27	Owner of property in The Circus, Burswood	I understand previous working groups have raised the possibility building over the railway. This could be beneficial to all parties if the opportunity was raised with owners and Government. Imagine a station below uninterrupted access from Goodwood Parade to	Noted but not relevant to the Scheme Amendment.

		Victoria Park Drive, etc.	
28	Owner of property in Oldfield Street, Burswood	1. Council has consistently opposed this development in the past with relevant supported reasoning. The current Structure Plan should be adhered to by Council. 2. Development planning for this section of Burswood and particularly the Crown open carpark are not advanced enough to make decisions on adjoining lots. 3. The scale of development is significantly varied to the original structure plan. 24 storeys makes it the highest building in Burswood and will impact on views of lots in Burswood West. 4. The number of residential apartments proposed for Lot 9 ie 353 units is far too high for the area. It is the equivalent of a combined total of units in the existing Aquarius, Aqua, Allegro and Axis towers in the Burswood precinct. 5. The number of car parking bays to be provided for Lot 9 is shown as 371 bays. This is grossly inadequate on the experience of existing buildings in Burswood. It equates to roughly one bay per unit. Existing buildings have a significantly higher ratio and there are still only a	Noted. Council recommended the amendments to the Structure Plan not be supported however the WAPC have approved the changes to the Burswood Lakes Structure Plan. The Scheme Amendment will result in the Scheme being consistent with the amended Structure Plan approved by the WAPC. Parking for residents and visitors will be assessed and considered as part of the development application process, and will have regard to the proximity of the sites to Burswood Train Station.

		limited number of street bays available at night time and on weekends in the current road structure. Experience would show that many occupants of one, two and three bedrooms have more than one car amongst occupants of each unit. The proposal makes no plans for these additional cars. 6. Vehicle access to the building from Bow River Crescent will cause increased congestion in the first 100 metres of roadway and be detrimental to residences directly opposite the entry. The intersection with Victoria Park Drive will become significantly more dangerous than it presently exists. 7. The scale of both buildings will greatly reduce the ambience and living standards for existing residents. Increased traffic, increased noise levels, limited street parking for visitors and limited landscaping . 8. The original Structure Plans and amendments should apply for far beyond the 15 year period without such significant amendment.	A traffic analysis was submitted by the applicant in support of the Structure Plan amendment. Further investigation of traffic matters will occur as part of the development application process and the applicant will be required to provide a Traffic Impact Assessment. Refer to previous specific comments addressing these concerns. Structure Plans can be modified and amendments to the Structure Plan have previously been approved by the WAPC in September 2017.
29	Owner of property in The Circus, Burswood	I have concerns over the height and number of apartments proposed in this area. There is already limited parking available for visitors to the Burswood Peninsula area and the traffic restrictions on Perth Stadium event days will add to the congestion. The current traffic	The applicant will be required to provide a Traffic Impact Assessment as part of the development application process. Parking for residents and visitors will be assessed and considered as part of the development application process, and will have regard to the proximity of the sites to Burswood

		management system of "no right turn" onto Victoria Park Drive from GE Hwy and then back onto GE Hwy from Victoria Park Drive means more traffic travelling through pedestrian areas at the casino. More apartments will only increase this volume. The original plans seem to be vastly different from the current proposal and there are already other developments under construction in this area.	Train Station. It is not the responsibility for the development of the subject sites to resolve existing parking problems already experienced within the locality, although new proposals should aim to minimise any additional impact in terms of traffic or car parking within the locality.
30	Address unknown	I object to the changes in regards to the height of the proposed scheme, from 5 storeys to 16. I feel that there are already many apartment buildings in the immediate area and the heights of these should be restricted as the area could start to look like a concrete city. With so many other residences being added to the area, now and in the near future, there doesn't need to be more apartments added than the original proposal.	It is recognised in district structure planning that the Peninsula is envisaged as one of several connect precinct incorporating high density residential and mixed use development that takes advantage of excellent public transport links, recreational, entertainment and employment opportunities.
31	Owner of property in Bow River Crescent, Burswood	The proposed amendment is not consistent with the overall Burswood Peninsular community development planning, and it has gone too far away from the existing planning and will largely impact on the surrounding residential community in terms of residence density, noise, safety etc. All these changes to living conditions are unfair to the current residents who have bought the property based on the existing Burswood Peninsular planning.	Noted, however, the scale and density of development proposed is consistent with the amendments to the Structure Plan approved by the WAPC in September 2017.

14.1 Recommendation from the Finance and Audit Committee - Schedule of accounts for 30 April 2018



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Municipal Fund Bank Account				

Payments**Creditors Cheques**

00608335	3-Apr-18	Alinta	Gas Usage Charges	214.35
00608343	18-Apr-18	Alinta	Gas Usage Charges	824.35
00608338	11-Apr-18	Construction Training Fund	Levy Payments	97,249.38
00608339	11-Apr-18	Department of Commerce	Levy Payments	69,319.20
00608340	12-Apr-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	4,638.56
00608336	3-Apr-18	Telstra Corporation Ltd	Telephone Usage Charges	1,418.16
00608341	12-Apr-18	Telstra Corporation Ltd	Telephone Usage Charges	1,566.52
00608344	18-Apr-18	Telstra Corporation Ltd	Telephone Usage Charges	109.54
00608350	24-Apr-18	Telstra Corporation Ltd	Telephone Usage Charges	904.88
00608337	3-Apr-18	Water Corporation	Water Usage Charges	99.67
00608342	12-Apr-18	Water Corporation	Water Usage Charges	1,620.01
00608346	18-Apr-18	Water Corporation	Water Usage Charges	19,393.72
00608351	24-Apr-18	Water Corporation	Water Usage Charges	1,286.13
Total Creditors Cheques				198,644.47

Creditors EFT Payments

1156.4780-01	24-Apr-18	A & M Grover Holding Pty Ltd T/A Mo	Advertising Services	1,474.00
1149.1328-01	11-Apr-18	Abco Products Pty Ltd	Cleaning Services and Equipment	703.45
1156.1328-01	24-Apr-18	Abco Products Pty Ltd	Cleaning Services and Equipment	909.91
1149.3400-01	11-Apr-18	Academy Services (WA) Pty Ltd	Cleaning Services and Equipment	7,003.84
1152.3400-01	18-Apr-18	Academy Services (WA) Pty Ltd	Cleaning Services and Equipment	7,003.84
1152.4527-01	18-Apr-18	Access Analytic Solutions Pty Ltd	Software and IT Solutions	687.50
1152.331-01	18-Apr-18	Active Games & Entertainment	Event Performance and Activity	572.00
1144.1513-01	4-Apr-18	AD Engineering International Pty Ltd	Equipment Supply and Repair	528.00
1149.1293-01	11-Apr-18	Alanco Australia Pty Ltd	Plant Supply and Servicing	40.25
1156.1293-01	24-Apr-18	Alanco Australia Pty Ltd	Plant Supply and Servicing	388.04
1156.14-01	24-Apr-18	Algaefree Australia	Environmental Services	809.60
1149.1738-01	11-Apr-18	All Earth Waste Collection Services	Waste Management Services	19,396.30
1144.570-01	4-Apr-18	Allflow Industrial	Machinery Servicing and Parts	226.55
1152.20-01	18-Apr-18	Allmark & Associates Pty Ltd	Uniforms and Protective Equipment	70.95
1144.17-01	4-Apr-18	Allpest WA	Pest Control Services	295.00
1152.17-01	18-Apr-18	Allpest WA	Pest Control Services	390.00
1152.4391-01	18-Apr-18	Allstate Kerbing & Concrete	Footpath Materials and Construction	2,150.61
1149.2774-01	11-Apr-18	Ampac Debt Recovery (WA) Pty Ltd	Financial Services	224.12
1149.872-01	11-Apr-18	Animal Care Equipment & Services	Equipment Supply and Repair	1,046.93
1156.872-01	24-Apr-18	Animal Care Equipment & Services	Equipment Supply and Repair	183.90
1144.3376-01	4-Apr-18	Anyware Corporation Pty Ltd	Equipment Supply and Repair	349.80
1149.2646-01	11-Apr-18	APN Outdoor Pty Ltd	Advertising Services	3,105.53
1144.4093-01	4-Apr-18	Aquatic Services WA Pty Ltd	Equipment Supply and Repair	665.50
1152.4923-01	18-Apr-18	Area 5 Football Pty Ltd	Equipment Supply and Repair	275.00
1156.4243-01	24-Apr-18	Arts Margaret River Inc	Event Performance and Activity	180.00
1152.3138-01	18-Apr-18	ARUP Pty Ltd	Engineering & Surveying Services	10,862.50
1152.1509-01	18-Apr-18	Asphalt in a Bag	Road Construction Materials and Services	1,718.75
1149.662-01	11-Apr-18	Asphaltech Pty Ltd	Road Construction Materials and Services	520,137.24
1152.2127-01	18-Apr-18	Asset Infrastructure Management	Asset Management Services	2,200.00
1149.3781-01	11-Apr-18	Atmos Foods	Resale Inventory	409.10
1152.1866-01	18-Apr-18	Austraffic WA	Traffic Control Services	8,954.00
1156.271-01	24-Apr-18	Australasian Performing Right	Licencing and Subscriptions	2,906.37
1149.273-01	11-Apr-18	Australia Post	Postage Services	21,284.88
1149.1158-01	11-Apr-18	Australian Hvac Services	Equipment Supply and Repair	2,123.00
1144.1770-01	4-Apr-18	Australian Institute of Traffic	Membership and Subscription	730.00
1149.588-01	11-Apr-18	Australian Library & Information As	Membership and Subscription	190.00
1149.1995-01	11-Apr-18	Australian Office Leadingbrands.com	Office Supplies	986.84
1147.98000-0	9-Apr-18	Australian Taxation Office	Taxation	162,637.00
1153.98000-0	18-Apr-18	Australian Taxation Office	Taxation	160,417.00
1149.277-01	11-Apr-18	Bannister Downs Dairy Company	Amenities	192.00
1156.960-01	24-Apr-18	Batteries Plus Technologies	Equipment Supply and Repair	122.10
1144.278-01	4-Apr-18	BBC Entertainment	Event Performance and Activity	935.00
1149.192-01	11-Apr-18	Beacon Equipment	Machinery Servicing and Parts	65.00
1144.280-01	4-Apr-18	Beaver Tree Services	Landscaping Materials and Services	266,889.43
1149.280-01	11-Apr-18	Beaver Tree Services	Landscaping Materials and Services	123,314.14
1152.280-01	18-Apr-18	Beaver Tree Services	Landscaping Materials and Services	16,309.76



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1156.280-01	24-Apr-18	Beaver Tree Services	Landscaping Materials and Services	125,096.52
1152.2699-01	18-Apr-18	Belmont Junior Football Club	Kidsport Program	430.00
1149.1241-01	11-Apr-18	Belmont Netball Association Inc	Donation-Community	450.00
1149.4974-01	11-Apr-18	Belmont Park Tennis Club	Kidsport Program	95.00
1144.409-01	4-Apr-18	Bidfood WA Pty Ltd	Resale Inventory	488.53
1149.409-01	11-Apr-18	Bidfood WA Pty Ltd	Resale Inventory	255.40
1144.3520-01	4-Apr-18	BikeDr Cycle Services Pty Ltd	Equipment Supply and Repair	605.00
1144.429-01	4-Apr-18	Bin Bath Australia Pty Ltd	Cleaning Services and Equipment	199.87
1149.283-01	11-Apr-18	Blackwell & Associates Pty Ltd	Planning and Building Services	2,145.00
1156.4933-01	24-Apr-18	Blue Gerbera	Library Equipment and Stock	25.00
1144.286-01	4-Apr-18	Bob Jane T-Mart Victoria Park	Plant Supply and Servicing	119.00
1152.287-01	18-Apr-18	BOC Limited	Equipment Supply and Repair	1,273.56
1156.287-01	24-Apr-18	BOC Limited	Equipment Supply and Repair	89.68
1144.333-01	4-Apr-18	Boral Construction Materials Group	Equipment Supply and Repair	358.28
1152.333-01	18-Apr-18	Boral Construction Materials Group	Equipment Supply and Repair	513.90
1156.333-01	24-Apr-18	Boral Construction Materials Group	Equipment Supply and Repair	248.66
1146.2093-01	5-Apr-18	BP Australia Pty Ltd	Fuel and Oils	5,721.86
1149.2955-01	11-Apr-18	Brand IS Pty Ltd	Office Supplies	2,238.50
1149.2524-01	11-Apr-18	Brandconnect Australia	Library Equipment and Stock	1,030.70
1149.289-01	11-Apr-18	Broken Hill Hotel	Catering and Refreshments	146.93
1144.1211-01	4-Apr-18	Brownes Foods Operations	Amenities	47.17
1149.4049-01	11-Apr-18	Bubble Ventures Pty Ltd	Event Performance and Activity	524.50
1149.442-01	11-Apr-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	2,702.95
1152.442-01	18-Apr-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	4,130.50
1144.290-01	4-Apr-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	8.40
1149.290-01	11-Apr-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	579.85
1152.290-01	18-Apr-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	931.16
1156.290-01	24-Apr-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	266.48
1156.1110-01	24-Apr-18	Burswood Residents Association	Street Meet n Greet	1,035.00
1144.3173-01	4-Apr-18	Business News Pty Ltd	Printing Services	1,485.00
1156.527-01	24-Apr-18	Cabcharge Australia Ltd	Transport Services	24.70
1152.3001-01	18-Apr-18	Cadgroup Australia Pty Ltd	Software and IT Solutions	10,884.50
1149.279-01	11-Apr-18	Caltex Aust Limited	Fuel and Oils	10,907.65
1156.3438-01	24-Apr-18	Cancalc Pty Ltd	Equipment Supply and Repair	2,813.99
1144.298-01	4-Apr-18	Canon Australia Pty Ltd	Printing Services	781.17
1149.298-01	11-Apr-18	Canon Australia Pty Ltd	Printing Services	720.72
1152.298-01	18-Apr-18	Canon Australia Pty Ltd	Printing Services	335.50
1144.1129-01	4-Apr-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	4,730.00
1152.1129-01	18-Apr-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	6,842.00
1156.1129-01	24-Apr-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	1,845.80
1144.300-01	4-Apr-18	Carlisle Events Hire Pty Ltd	Equipment Hire	88.00
1149.3056-01	11-Apr-18	Carlisle Scout Group	Kidsport Program	450.00
1149.1503-01	11-Apr-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	19,442.08
1152.1503-01	18-Apr-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	148.50
1156.1503-01	24-Apr-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	511.50
1144.4894-01	4-Apr-18	Centre for Pavement Engineering	Training Services	1,156.50
1149.3943-01	11-Apr-18	Centre Support Pty Ltd	Training Services	1,200.00
1149.309-01	11-Apr-18	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	231.13
1149.988-01	11-Apr-18	City of Canning	Local Government Services	550.00
1149.369-01	11-Apr-18	City of Perth	Local Government Services	27,247.24
1144.563-01	4-Apr-18	City of South Perth	Local Government Services	4,000.00
1149.711-01	11-Apr-18	City of Wanneroo	Rates	12,794.57
1144.511-01	4-Apr-18	City Subaru	Plant Supply and Servicing	27,466.35
1149.466-01	11-Apr-18	Civica Pty Ltd	Software and IT Solutions	23,497.87
1152.483-01	18-Apr-18	Cleanaway	Waste Management Services	79,823.70
1156.629-01	24-Apr-18	Clever Patch Pty Ltd	Library Equipment and Stock	74.80
1144.3555-01	4-Apr-18	Climate Change Response Institute	Environmental Services	15,400.00
1144.2965-01	4-Apr-18	Cobble Stone Concrete	Equipment Supply and Repair	18,145.99
1144.2588-01	4-Apr-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	336.37
1149.2588-01	11-Apr-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	301.06
1149.2153-01	11-Apr-18	Committee for Economic Development	Membership and Subscription	590.00
1149.689-01	11-Apr-18	Copley Contracting	Road Construction Materials and Services	8,971.60
1152.689-01	18-Apr-18	Copley Contracting	Road Construction Materials and Services	11,046.20
1156.689-01	24-Apr-18	Copley Contracting	Road Construction Materials and Services	11,058.85
1156.209-01	24-Apr-18	Coretex Australia Pty Ltd	Software and IT Solutions	752.40
1152.2186-01	18-Apr-18	Cornerstone Legal Pty Ltd	Legal Services	2,772.00



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1144.2363-01	4-Apr-18	CTI Security Services Pty Ltd	Facility Maintenance Services	280.28
1144.4846-01	4-Apr-18	Culture Counts (Australia) Pty Ltd	Community Engagement Services	1,650.00
1149.2962-01	11-Apr-18	Curtin Football Club	Kidsport Program	600.00
1149.953-01	11-Apr-18	Curtin University of Technology	Training Services	6,490.00
1152.953-01	18-Apr-18	Curtin University of Technology	Training Services	40.00
1152.2489-01	18-Apr-18	David's Garden Centre	Landscaping Materials and Services	1,091.70
1144.426-01	4-Apr-18	Daytone Printing Pty Ltd	Printing Services	418.00
1152.426-01	18-Apr-18	Daytone Printing Pty Ltd	Printing Services	196.10
1156.426-01	24-Apr-18	Daytone Printing Pty Ltd	Printing Services	334.40
1152.4782-01	18-Apr-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	1,827.83
1156.4782-01	24-Apr-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	4,819.83
1152.2598-01	18-Apr-18	Dial Before You Dig WA Ltd	Road Construction Materials and Services	2,039.18
1156.1372-01	24-Apr-18	Direct Coffee Supplies	Resale Inventory	175.00
1144.4466-01	4-Apr-18	Directions Workforce Solutions	Training Services	802.23
1152.4466-01	18-Apr-18	Directions Workforce Solutions	Training Services	1,604.48
1145.4950-01	4-Apr-18	DM Porter & SJ Whiting	Refund - Application Fee	130.00
1156.614-01	24-Apr-18	Domus Nursery	Landscaping Materials and Services	470.25
1152.1150-01	18-Apr-18	Donald Veal Consultants Pty Ltd	Parking Management Services	3,080.00
1156.4697-01	24-Apr-18	Downer Engineering Power Pty Ltd	Equipment Supply and Repair	93.50
1144.1624-01	4-Apr-18	Dowsing Concrete	Road Construction Materials and Services	2,604.80
1152.1624-01	18-Apr-18	Dowsing Concrete	Road Construction Materials and Services	25,445.68
1154.4987-01	18-Apr-18	DTH Construction Pty Ltd	Crossover Contribution	400.00
1149.411-01	11-Apr-18	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	21.45
1156.355-01	24-Apr-18	E Fire & Safety	Fire Alarm and Security Services	566.50
1150.4962-01	11-Apr-18	E Polini	Refund - Infringement	60.00
1149.1202-01	11-Apr-18	East Victoria Park Primary School	Donation-Community	440.00
1152.3525-01	18-Apr-18	Eco Logical Australia Pty Ltd	Environmental Services	1,166.00
1156.3525-01	24-Apr-18	Eco Logical Australia Pty Ltd	Environmental Services	1,529.00
1152.3347-01	18-Apr-18	Elekcom	Equipment Supply and Repair	2,596.00
1144.4041-01	4-Apr-18	Elite Compliance Pty Ltd	Design and Drafting Services	5,500.00
1152.4041-01	18-Apr-18	Elite Compliance Pty Ltd	Design and Drafting Services	2,288.00
1156.421-01	24-Apr-18	Elite Pool Covers	Equipment Supply and Repair	170.00
1144.451-01	4-Apr-18	Embroidery WA	Uniforms and Protective Equipment	362.45
1152.451-01	18-Apr-18	Embroidery WA	Uniforms and Protective Equipment	87.56
1152.2372-01	18-Apr-18	Empire Estate Agent	Rental Payments	5,518.02
1149.4807-01	11-Apr-18	Enchanted Characters	Event Performance and Activity	1,485.00
1149.4752-01	11-Apr-18	Enzed Welshpool	Equipment Supply and Repair	2.17
1152.2064-01	18-Apr-18	Espresso Essential	Resale Inventory	592.76
1156.2064-01	24-Apr-18	Espresso Essential	Resale Inventory	373.79
1149.377-01	11-Apr-18	Examiner Newspapers (WA)	Advertising Services	407.00
1147.3243-01	9-Apr-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	10,244.48
1153.3243-01	18-Apr-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	10,244.48
1149.4410-01	11-Apr-18	Fineline Print and Copy Service (WA)	Printing Services	484.00
1156.4410-01	24-Apr-18	Fineline Print and Copy Service (WA)	Printing Services	434.50
1150.4965-01	11-Apr-18	First Class Automotives	Grant - CCTV Partnership Program	750.00
1144.2430-01	4-Apr-18	Fix Auto Welshpool-Swan Smash Repai	Plant Supply and Servicing	500.00
1156.621-01	24-Apr-18	Fleet Fitness	Equipment Supply and Repair	963.60
1144.4259-01	4-Apr-18	Flexi Staff Pty Ltd	Agency and Contract Staff	1,172.03
1149.4259-01	11-Apr-18	Flexi Staff Pty Ltd	Agency and Contract Staff	3,125.41
1152.4259-01	18-Apr-18	Flexi Staff Pty Ltd	Agency and Contract Staff	2,344.06
1149.3191-01	11-Apr-18	Flick Anticimex Pty Ltd	Pest Control Services	694.52
1144.913-01	4-Apr-18	For The Coffee Table	Catering and Refreshments	211.30
1144.4417-01	4-Apr-18	Forum Group Pty Ltd	Software and IT Solutions	64.90
1144.371-01	4-Apr-18	Frazzcon Enterprises	Sign Installation and Supply	2,604.76
1156.2302-01	24-Apr-18	Frigmac Pty Ltd	Equipment Supply and Repair	148.50
1152.2701-01	18-Apr-18	Full Steam Ahead Ironing Service	Cleaning Services and Equipment	810.70
1149.3753-01	11-Apr-18	Go Graphics	Sign Installation and Supply	1,463.00
1152.4720-01	18-Apr-18	Go2cup	Catering and Refreshments	584.00
1156.4299-01	24-Apr-18	Goldpin Corporation Pty Ltd trading	Equipment Supply and Repair	259.32
1156.3380-01	24-Apr-18	Greenacres Turf Group	Landscaping Materials and Services	41,234.60
1152.2570-01	18-Apr-18	Greensteam Australia Pty Ltd	Landscaping Materials and Services	4,999.50
1156.3842-01	24-Apr-18	Griffon Alpha Group Pty Ltd	Fire Alarm and Security Services	338.80
1152.453-01	18-Apr-18	Gronbek Security	Fire Alarm and Security Services	22.05
1156.453-01	24-Apr-18	Gronbek Security	Fire Alarm and Security Services	1,623.46
1156.313-01	24-Apr-18	Hames Sharley (WA) Pty Ltd	Town Planning Services	13,268.75
1152.1301-01	18-Apr-18	Harold Hawthorne Senior Citizens Ce	Subsidy	35,915.46



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1149.491-01	11-Apr-18	Hays Personal Services	Agency and Contract Staff	2,941.69
1152.491-01	18-Apr-18	Hays Personal Services	Agency and Contract Staff	5,763.02
1156.491-01	24-Apr-18	Hays Personal Services	Agency and Contract Staff	1,397.26
1156.4993-01	24-Apr-18	HiCraft Workwear and Safety	Uniforms and Protective Equipment	1,411.30
1149.1367-01	11-Apr-18	Higgins Park Tennis Club	Donation-Community	150.00
1149.110-01	11-Apr-18	Hydroquip Pumps	Irrigation Supply and Repair	48,345.00
1149.3590-01	11-Apr-18	Icon Septech WA (Cascada)	Equipment Supply and Repair	6,034.60
1152.3590-01	18-Apr-18	Icon Septech WA (Cascada)	Equipment Supply and Repair	715.00
1156.3590-01	24-Apr-18	Icon Septech WA (Cascada)	Equipment Supply and Repair	2,888.60
1149.3796-01	11-Apr-18	Iconic Property Services	Cleaning Services and Equipment	2,177.67
1152.3796-01	18-Apr-18	Iconic Property Services	Cleaning Services and Equipment	14,995.82
1149.210-01	11-Apr-18	Indoor Gardens Pty Ltd	Landscaping Materials and Services	1,180.30
1156.216-01	24-Apr-18	Insight CCS	Communication Services	1,215.51
1149.2582-01	11-Apr-18	Instant Toilets and Showers Pty Ltd	Equipment Hire	314.20
1144.433-01	4-Apr-18	IPWEA Limited	Conference and Workshop Enrolment	3,795.00
1144.219-01	4-Apr-18	IPWEA Western Australia	Training Services	1,850.00
1144.942-01	4-Apr-18	IPWEA Western Australia	Training Services	450.00
1149.942-01	11-Apr-18	IPWEA Western Australia	Training Services	3,301.30
1149.4837-01	11-Apr-18	Iron Mountain Australia Group Pty L	Equipment Supply and Repair	1,444.12
1149.2294-01	11-Apr-18	Isentia Pty Ltd	Communication Services	1,094.50
1152.2294-01	18-Apr-18	Isentia Pty Ltd	Communication Services	1,094.50
1152.684-01	18-Apr-18	Isubscribe Pty Ltd	Library Equipment and Stock	3,058.68
1149.284-01	11-Apr-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	446.65
1156.2431-01	24-Apr-18	J Van De Velde	Landscaping Materials and Services	736.40
1149.222-01	11-Apr-18	Jackson McDonald Lawyers	Legal Services	8,054.42
1156.1846-01	24-Apr-18	JB HI FI	Library Equipment and Stock	955.97
1152.2762-01	18-Apr-18	JB HiFi Commerical	Equipment Supply and Repair	58.00
1156.1376-01	24-Apr-18	JBA Surveys	Engineering & Surveying Services	1,320.00
1156.3553-01	24-Apr-18	Jim's Fencing (North Perth)	Fencing	1,540.00
1149.2432-01	11-Apr-18	Jim's Mowing Cloverdale	Landscaping Materials and Services	250.00
1152.230-01	18-Apr-18	Johns Building Supplies Pty Ltd	Equipment Supply and Repair	1,074.92
1149.3648-01	11-Apr-18	Josh Byrne & Associates Pty Ltd	Design and Drafting Services	7,282.00
1152.2935-01	18-Apr-18	Kite Kinetics	Event Performance and Activity	1,694.00
1152.2337-01	18-Apr-18	Kmart	Equipment Supply and Repair	109.50
1144.241-01	4-Apr-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	8,555.00
1149.241-01	11-Apr-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	10,636.50
1152.241-01	18-Apr-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	9,060.00
1151.2814-01	11-Apr-18	Landfill Gas & Power Pty Ltd	Electricity Usage Charges	51,172.27
1144.501-01	4-Apr-18	Landgate	Local Government Services	4,207.57
1149.501-01	11-Apr-18	Landgate	Local Government Services	809.60
1152.501-01	18-Apr-18	Landgate	Local Government Services	931.97
1144.3670-01	4-Apr-18	LD Total	Landscaping Materials and Services	52,922.11
1156.252-01	24-Apr-18	Les Mills Asia Pacific	Licencing and Subscriptions	1,057.99
1152.4395-01	18-Apr-18	LGC Group Pty Ltd	Traffic Control Services	8,362.86
1149.547-01	11-Apr-18	LO GO Appointments	Agency and Contract Staff	5,074.75
1152.547-01	18-Apr-18	LO GO Appointments	Agency and Contract Staff	1,568.56
1156.547-01	24-Apr-18	LO GO Appointments	Agency and Contract Staff	3,506.19
1144.3967-01	4-Apr-18	Local Government Professionals	Membership and Subscription	2,100.00
1149.3967-01	11-Apr-18	Local Government Professionals	Membership and Subscription	140.00
1149.457-01	11-Apr-18	Lochness Pty Ltd	Landscaping Materials and Services	70,364.16
1152.457-01	18-Apr-18	Lochness Pty Ltd	Landscaping Materials and Services	893.75
1156.457-01	24-Apr-18	Lochness Pty Ltd	Landscaping Materials and Services	20,152.22
1152.536-01	18-Apr-18	Magic Garden Supplies	Landscaping Materials and Services	1,040.00
1156.536-01	24-Apr-18	Magic Garden Supplies	Landscaping Materials and Services	215.00
1144.856-01	4-Apr-18	Main Roads Western Australia	Road Construction Materials and Services	90,272.71
1144.930-01	4-Apr-18	Malcolm & Caril Barker	Landscaping Materials and Services	550.00
1152.4120-01	18-Apr-18	Managed System Services Pty Ltd	Software and IT Solutions	165.00
1149.1693-01	11-Apr-18	Marketforce Pty Ltd	Advertising Services	2,479.44
1152.317-01	18-Apr-18	Marlbroh Bingo Enterprises	Bingo Costs	42.50
1149.1986-01	11-Apr-18	Matthew Landers Florist	Flowers	100.00
1145.4943-01	4-Apr-18	MCI Building Company Pty Ltd T/As P	Refund - Debtor Overpayment	318.70
1144.319-01	4-Apr-18	McLeods	Legal Services	1,107.70
1149.319-01	11-Apr-18	McLeods	Legal Services	3,634.51
1152.319-01	18-Apr-18	McLeods	Legal Services	4,314.15
1152.3084-01	18-Apr-18	MCW Corporation T/A Perth Security	Fire Alarm and Security Services	2,159.85
1152.349-01	18-Apr-18	Meagan Bell	Event Performance and Activity	1,237.50



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1149.600-01	11-Apr-18	Message4U Pty Ltd	Communication Services	230.56
1144.3408-01	4-Apr-18	Michael Page International	Agency and Contract Staff	4,457.65
1149.3408-01	11-Apr-18	Michael Page International	Agency and Contract Staff	3,024.80
1152.3408-01	18-Apr-18	Michael Page International	Agency and Contract Staff	6,405.97
1156.3408-01	24-Apr-18	Michael Page International	Agency and Contract Staff	3,969.34
1152.4931-01	18-Apr-18	Microanalysis Australia Pty Ltd	Environmental Services	1,038.95
1144.189-01	4-Apr-18	Mindarie Regional Council	Waste Management Services	44,243.10
1149.189-01	11-Apr-18	Mindarie Regional Council	Waste Management Services	54,387.67
1152.189-01	18-Apr-18	Mindarie Regional Council	Waste Management Services	35,337.06
1156.189-01	24-Apr-18	Mindarie Regional Council	Waste Management Services	45,975.60
1154.4989-01	18-Apr-18	Miss Z Watson	Refund - Registration	30.00
1156.1933-01	24-Apr-18	MLC Roof Services Pty Ltd	Facility Maintenance Services	6,924.50
1152.1817-01	18-Apr-18	Mobile Mouse	Training Services	265.00
1156.1930-01	24-Apr-18	Mr A P Johnston	Staff Payments and Reimbursement	30.00
1154.4988-01	18-Apr-18	Mr A T Aung	Refund - Memberships	274.80
1156.1506-01	24-Apr-18	Mr A Vuleta	Staff Payments and Reimbursement	80.00
1156.4089-01	24-Apr-18	Mr B J Smithson	Staff Payments and Reimbursement	61.06
1144.4549-01	4-Apr-18	Mr B X Killigrew	Staff Payments and Reimbursement	97.20
1145.4956-01	4-Apr-18	Mr C Wilson	Security Incentive Scheme	70.00
1152.4623-01	18-Apr-18	Mr D Lau	Staff Payments and Reimbursement	110.00
1145.4938-01	4-Apr-18	Mr E Casey	Crossover Contribution	400.00
1144.1832-01	4-Apr-18	Mr G A Monckton	Staff Payments and Reimbursement	173.00
1150.4964-01	11-Apr-18	Mr G J Mabbs	Grant - CCTV Partnership Program	750.00
1154.4981-01	18-Apr-18	Mr I K Chandrasena	Security Incentive Scheme	200.00
1150.4967-01	11-Apr-18	Mr J Waters	Grant - CCTV Partnership Program	950.00
1145.4951-01	4-Apr-18	Mr K H Dankesreither	Refund - Rates	988.41
1150.4970-01	11-Apr-18	Mr M A Robinson	Refund - Rates	930.43
1150.4963-01	11-Apr-18	Mr M Perrella	Grant - CCTV Partnership Program	625.00
1150.4972-01	11-Apr-18	Mr M Perrella & Ms G A Perrella	Security Incentive Scheme	250.00
1154.4982-01	18-Apr-18	Mr N J Boettcher-Hunt	Security Incentive Scheme	200.00
1145.4946-01	4-Apr-18	Mr P Porter	Refund - Registration	150.00
1150.4971-01	11-Apr-18	Mr R G Fraser	Security Incentive Scheme	140.00
1157.4997-01	24-Apr-18	Mr S Campbell	Refund - Infringement	120.00
1150.4968-01	11-Apr-18	Mr S M Healy & Mrs C A Healy	Grant - CCTV Partnership Program	750.00
1144.2463-01	4-Apr-18	Mr S Nannup	Event Performance and Activity	550.00
1145.4557-01	4-Apr-18	Mr S W Hamilton & Mrs J Hamilton	Adopt a Verge Rebate	500.00
1154.3821-01	18-Apr-18	Mr T J McAuliffe & Ms M F Beach	Security Incentive Scheme	70.00
1154.4990-01	18-Apr-18	Mr Y P Chia	Security Incentive Scheme	250.00
1149.2488-01	11-Apr-18	Mrs A M Podmore	Staff Payments and Reimbursement	225.00
1152.2867-01	18-Apr-18	Mrs K E Griggs	Staff Payments and Reimbursement	32.78
1152.1784-01	18-Apr-18	Mrs K Winterbourn	Staff Payments and Reimbursement	62.00
1152.3148-01	18-Apr-18	Mrs M R Blackburn	Security Incentive Scheme	35.00
1156.4994-01	24-Apr-18	Mrs N E Martin Goode	Staff Payments and Reimbursement	122.50
1145.4957-01	4-Apr-18	Ms A N Vargas	Security Incentive Scheme	200.00
1145.4952-01	4-Apr-18	Ms C E Stone	Refund - Rates	360.84
1157.4826-01	24-Apr-18	Ms C J Croft	Street Meet n Greet	389.40
1145.4948-01	4-Apr-18	Ms C M Landsberger	Refund - Registration	20.00
1157.4251-01	24-Apr-18	Ms G F Gibbs	Refund - Memberships	90.00
1157.4999-01	24-Apr-18	Ms J A Savill	Street Meet n Greet	1,073.59
1145.4942-01	4-Apr-18	Ms J M Weiss	Refund - Registration	30.00
1145.4955-01	4-Apr-18	Ms K McColl	Security Incentive Scheme	200.00
1150.4961-01	11-Apr-18	Ms M Harris	Donation-Community	200.00
1152.4279-01	18-Apr-18	Ms N Brydon	Engineering & Surveying Services	840.00
1154.4983-01	18-Apr-18	Ms S L Grljusich	Refund - Rates	219.81
1145.4484-01	4-Apr-18	Ms S Parkinson	Event Performance and Activity	200.00
1150.4966-01	11-Apr-18	Ms V Walton	Grant - CCTV Partnership Program	750.00
1152.4536-01	18-Apr-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	440.00
1144.202-01	4-Apr-18	Officeworks Superstores Pty Ltd	Office Supplies	278.65
1149.202-01	11-Apr-18	Officeworks Superstores Pty Ltd	Office Supplies	1,417.00
1152.202-01	18-Apr-18	Officeworks Superstores Pty Ltd	Office Supplies	2,531.17
1149.759-01	11-Apr-18	Officino	Furniture Supply and Repair	3,597.00
1144.1459-01	4-Apr-18	Oracle Surveys Pty Ltd	Engineering & Surveying Services	5,065.50
1149.1459-01	11-Apr-18	Oracle Surveys Pty Ltd	Engineering & Surveying Services	3,674.00
1152.1459-01	18-Apr-18	Oracle Surveys Pty Ltd	Engineering & Surveying Services	2,304.50
1149.1287-01	11-Apr-18	Outsource Business Support Solution	Business Systems Development	1,452.00
1152.1287-01	18-Apr-18	Outsource Business Support Solution	Business Systems Development	1,996.50



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1152.207-01	18-Apr-18	Oven Sparkle Pty Ltd	Cleaning Services and Equipment	1,210.00
1149.2950-01	11-Apr-18	OzWashroom	Facility Maintenance Services	498.00
1144.2554-01	4-Apr-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	14,629.75
1149.2554-01	11-Apr-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	6,567.75
1152.2554-01	18-Apr-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	330.00
1156.2554-01	24-Apr-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	13,542.30
1149.2819-01	11-Apr-18	Parallax Productions Pty Ltd	Community Art - Goods and Services	13,425.50
1156.2819-01	24-Apr-18	Parallax Productions Pty Ltd	Community Art - Goods and Services	8,182.00
1149.410-01	11-Apr-18	Perth Frozen Foods Pty Ltd	Resale Inventory	850.75
1149.1946-01	11-Apr-18	Perth Safety Products	Uniforms and Protective Equipment	143.00
1152.4679-01	18-Apr-18	PMY(ANZ) PTY LTD	Strategic Services	22,000.00
1149.2603-01	11-Apr-18	Poster Passion	Printing Services	379.28
1149.3905-01	11-Apr-18	Powerlux WA	Electrical Services and Maintenance	4,807.00
1152.3905-01	18-Apr-18	Powerlux WA	Electrical Services and Maintenance	22,585.57
1156.3905-01	24-Apr-18	Powerlux WA	Electrical Services and Maintenance	69,987.79
1149.677-01	11-Apr-18	Premier Glass & Mirrors	Facility Maintenance Services	661.92
1152.4442-01	18-Apr-18	Prime Trophies	Equipment Supply and Repair	366.00
1156.4442-01	24-Apr-18	Prime Trophies	Equipment Supply and Repair	1,026.00
1152.4326-01	18-Apr-18	Printezy.com	Printing Services	158.40
1149.2241-01	11-Apr-18	Progility Pty Ltd	Software and IT Solutions	4,224.00
1149.1481-01	11-Apr-18	Public Transport Authority of Weste	Transport Services	47,107.98
1149.1669-01	11-Apr-18	PWE Valuations Pty Ltd	Asset Management Services	6,580.00
1152.4978-01	18-Apr-18	Quality Press	Printing Services	7,685.70
1144.2999-01	4-Apr-18	Quality Press-Digital & Wide Format	Printing Services	572.00
1144.746-01	4-Apr-18	Quick Corporate Australia	Office Supplies	683.57
1149.746-01	11-Apr-18	Quick Corporate Australia	Office Supplies	269.12
1152.746-01	18-Apr-18	Quick Corporate Australia	Office Supplies	723.46
1156.746-01	24-Apr-18	Quick Corporate Australia	Office Supplies	285.07
1156.630-01	24-Apr-18	Raeco	Office Supplies	114.02
1145.4944-01	4-Apr-18	Ranieri Building & Design Pty Ltd	Crossover Contribution	800.00
1149.4904-01	11-Apr-18	Rawsters Coffee	Catering and Refreshments	500.00
1149.4448-01	11-Apr-18	RDA Oakford	Kidsport Program	165.00
1152.3689-01	18-Apr-18	RealmStudios Pty Ltd	Landscaping Materials and Services	34,813.19
1156.2214-01	24-Apr-18	Rebecca Flanagan	Event Performance and Activity	135.00
1144.2349-01	4-Apr-18	Redman Solutions	Software and IT Solutions	32,700.80
1149.2349-01	11-Apr-18	Redman Solutions	Software and IT Solutions	3,872.00
1149.2471-01	11-Apr-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	115.50
1152.4397-01	18-Apr-18	Remote Civils Australia	Footpath Materials and Construction	31,284.31
1144.4538-01	4-Apr-18	Renouf Import Direct Pty Ltd	Equipment Supply and Repair	910.10
1152.4277-01	18-Apr-18	Roof Safe Pty Ltd	Facility Maintenance Services	8,769.75
1144.3146-01	4-Apr-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	742.50
1149.3146-01	11-Apr-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	990.00
1152.3146-01	18-Apr-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	665.50
1156.3146-01	24-Apr-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	99.00
1149.4975-01	11-Apr-18	RT & JR Whitney t/a Old Macdonal's	Event Performance and Activity	660.00
1149.1260-01	11-Apr-18	Safety Barriers WA Pty Ltd	Equipment Supply and Repair	3,135.00
1152.114-01	18-Apr-18	SAI Global Limited	Membership and Subscription	7,408.82
1149.3880-01	11-Apr-18	Schlager Group Pty Ltd	Facility Maintenance Services	71.50
1152.3880-01	18-Apr-18	Schlager Group Pty Ltd	Facility Maintenance Services	1,561.18
1156.3880-01	24-Apr-18	Schlager Group Pty Ltd	Facility Maintenance Services	801.86
1144.383-01	4-Apr-18	Schweppes Australia Pty Ltd	Resale Inventory	514.42
1149.383-01	11-Apr-18	Schweppes Australia Pty Ltd	Resale Inventory	407.35
1144.2455-01	4-Apr-18	Scott Print	Printing Services	253.00
1149.2455-01	11-Apr-18	Scott Print	Printing Services	82.50
1156.2455-01	24-Apr-18	Scott Print	Printing Services	269.50
1149.1816-01	11-Apr-18	Secure Cash	Financial Services	616.00
1152.1816-01	18-Apr-18	Secure Cash	Financial Services	2,063.60
1144.1820-01	4-Apr-18	Secure Cash	Financial Services	813.32
1149.2367-01	11-Apr-18	SEM Distribution	Advertising Services	226.11
1152.2367-01	18-Apr-18	SEM Distribution	Advertising Services	73.15
1156.4940-01	24-Apr-18	Shade Experience	Equipment Supply and Repair	17,600.00
1144.1208-01	4-Apr-18	Shane McMaster Surveys	Engineering & Surveying Services	2,200.00
1152.1208-01	18-Apr-18	Shane McMaster Surveys	Engineering & Surveying Services	3,300.00
1156.4866-01	24-Apr-18	Sherwood Flooring Pty Ltd	Equipment Supply and Repair	51,897.89
1152.758-01	18-Apr-18	Shopper Anonymous	Business Quality Assesment	214.50
1149.354-01	11-Apr-18	Sigma Chemicals	Equipment Supply and Repair	184.25



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1152.354-01	18-Apr-18	Sigma Chemicals	Equipment Supply and Repair	3,299.45
1156.354-01	24-Apr-18	Sigma Chemicals	Equipment Supply and Repair	1,031.80
1149.122-01	11-Apr-18	Signarama Burswood	Sign Installation and Supply	88.00
1152.124-01	18-Apr-18	SJR Civil Consulting Pty Ltd	Engineering Design	1,936.00
1156.124-01	24-Apr-18	SJR Civil Consulting Pty Ltd	Engineering Design	5,357.00
1144.2493-01	4-Apr-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	1,261.70
1149.2493-01	11-Apr-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	462.00
1152.2493-01	18-Apr-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	231.00
1144.2953-01	4-Apr-18	Soundtown	Equipment Supply and Repair	132.00
1152.4429-01	18-Apr-18	Southern Cross Austereo Pty Ltd	Advertising Services	9,120.10
1156.4429-01	24-Apr-18	Southern Cross Austereo Pty Ltd	Advertising Services	1,806.20
1152.1953-01	18-Apr-18	Spider Waste Collection Services Pt	Waste Management Services	5,636.40
1156.1953-01	24-Apr-18	Spider Waste Collection Services Pt	Waste Management Services	2,869.35
1149.138-01	11-Apr-18	St John Ambulance Australia (WA) In	Training Services	277.20
1152.2474-01	18-Apr-18	Star West Party Hire	Event Performance and Activity	360.00
1149.3996-01	11-Apr-18	StrataGreen	Landscaping Materials and Services	3,392.40
1144.4161-01	4-Apr-18	Strategen	Audit Services - Property	3,409.56
1149.4858-01	11-Apr-18	Streetfighter Media	Advertising Services	1,760.00
1156.2087-01	24-Apr-18	Studio 53	Town Planning Services	8,580.00
1149.141-01	11-Apr-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	468.34
1152.141-01	18-Apr-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	1,593.79
1156.4853-01	24-Apr-18	Super Bowl Melville	School Holiday Program Activities	539.40
1149.4550-01	11-Apr-18	Sushi Time (Australia) Pty Ltd	Catering and Refreshments	86.00
1152.4550-01	18-Apr-18	Sushi Time (Australia) Pty Ltd	Catering and Refreshments	43.00
1149.3780-01	11-Apr-18	Swansea Street Markets	Catering and Refreshments	135.90
1152.3780-01	18-Apr-18	Swansea Street Markets	Catering and Refreshments	111.80
1156.3780-01	24-Apr-18	Swansea Street Markets	Catering and Refreshments	106.79
1151.144-01	11-Apr-18	Synergy	Electricity Usage Charges	54,863.85
1155.144-01	18-Apr-18	Synergy	Electricity Usage Charges	20,320.65
1156.714-01	24-Apr-18	T & C Transport Service	Courier Services	625.39
1152.2666-01	18-Apr-18	Talis Consultants Pty Ltd	Noise Monitoring and Analysis	4,395.60
1149.2156-01	11-Apr-18	Tamala Park Regional Council	Environmental Services	11,750.45
1149.2016-01	11-Apr-18	Tanks for Hire	Equipment Supply and Repair	489.50
1149.1939-01	11-Apr-18	TenderLink.com	Advertising Services	172.70
1152.1939-01	18-Apr-18	TenderLink.com	Advertising Services	518.10
1149.1869-01	11-Apr-18	The BBQ Man	Cleaning Services and Equipment	1,221.00
1144.408-01	4-Apr-18	The Distributors Perth	Resale Inventory	387.00
1149.408-01	11-Apr-18	The Distributors Perth	Resale Inventory	177.25
1149.156-01	11-Apr-18	The Pressure King	Cleaning Services and Equipment	2,469.50
1152.312-01	18-Apr-18	The Royal Life Saving Society WA In	Medical Equipment and Services	224.90
1152.1195-01	18-Apr-18	The Scout Association of Australia W	Sign Installation and Supply	1,100.00
1149.4404-01	11-Apr-18	The Trustee for Spoon Media Trust	Communication Services	165.00
1149.176-01	11-Apr-18	The University of Western Australia	Library Equipment and Stock	165.00
1144.3682-01	4-Apr-18	Tocojepa Pty Ltd T/as T-Quip	Plant Supply and Servicing	224.80
1149.3682-01	11-Apr-18	Tocojepa Pty Ltd T/as T-Quip	Plant Supply and Servicing	180.95
1149.931-01	11-Apr-18	Total Eden Pty Ltd	Irrigation Supply and Repair	8,012.33
1156.163-01	24-Apr-18	Total Packaging (WA) Pty Ltd	Equipment Supply and Repair	3,432.00
1149.4922-01	11-Apr-18	Total Security System Pty Ltd	Equipment Supply and Repair	329.45
1149.164-01	11-Apr-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	795.46
1152.164-01	18-Apr-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	70.35
1156.167-01	24-Apr-18	Tox Free (Kwinana) Pty Ltd	Waste Management Services	330.00
1149.171-01	11-Apr-18	Trisley Hydraulics Services	Plant Supply and Servicing	635.80
1149.1038-01	11-Apr-18	Truckline	Machinery Servicing and Parts	298.58
1156.173-01	24-Apr-18	Tudor House	Printing Services	397.65
1156.1094-01	24-Apr-18	U Can Hatch Us	Event Performance and Activity	265.00
1149.529-01	11-Apr-18	UN Plumbing	Facility Maintenance Services	1,232.00
1152.529-01	18-Apr-18	UN Plumbing	Facility Maintenance Services	528.00
1156.529-01	24-Apr-18	UN Plumbing	Facility Maintenance Services	2,194.50
1149.2512-01	11-Apr-18	Unicare Health	Equipment Supply and Repair	4,238.00
1152.628-01	18-Apr-18	Uniqco (WA) Pty Ltd	Fleet Management Services	2,957.08
1149.4472-01	11-Apr-18	United Fasteners WA Pty Ltd	Equipment Supply and Repair	60.97
1149.3152-01	11-Apr-18	Unlimited Tow and Recovery	Towing Services	187.00
1144.2254-01	4-Apr-18	Urban Modelling Solutions	Engineering & Surveying Services	5,445.00
1149.4127-01	11-Apr-18	Urbaqua Ltd	Environmental Services	4,285.60
1152.1751-01	18-Apr-18	Urbis Pty Ltd	Town Planning Services	990.00
1152.4241-01	18-Apr-18	Vetwest Animal Hospitals	Veterinary Services	52.77



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1149.927-01	11-Apr-18	Victoria Park Raiders Junior Footba	Kidsport Program	3,945.00
1144.24-01	4-Apr-18	WA Hino Sales & Service	Machinery Servicing and Parts	278.30
1149.29-01	11-Apr-18	WA Local Government Association (WA	Local Government Services	515.00
1156.29-01	24-Apr-18	WA Local Government Association (WA	Local Government Services	515.00
1149.4671-01	11-Apr-18	Walker Music Enterprises	Event Performance and Activity	2,230.00
1156.2074-01	24-Apr-18	West Australian Newspapers Ltd	Membership and Subscription	37.18
1156.3153-01	24-Apr-18	West Oz Wildlife	School Holiday Program Activities	313.50
1149.46-01	11-Apr-18	Westbooks	Library Equipment and Stock	364.99
1152.46-01	18-Apr-18	Westbooks	Library Equipment and Stock	1,291.27
1156.46-01	24-Apr-18	Westbooks	Library Equipment and Stock	1,320.20
1152.828-01	18-Apr-18	Western Australian Treasury Corpora	Loan Repayments	207,365.78
1156.828-01	24-Apr-18	Western Australian Treasury Corpora	Loan Repayments	65,508.76
1149.41-01	11-Apr-18	Weston Road Systems	Linemarking	16,358.10
1144.376-01	4-Apr-18	WINC Australia Pty Limited	Office Supplies	176.16
1149.376-01	11-Apr-18	WINC Australia Pty Limited	Office Supplies	225.61
1152.376-01	18-Apr-18	WINC Australia Pty Limited	Office Supplies	106.61
1144.3345-01	4-Apr-18	Woodcourt Pty Ltd	Facility Maintenance Services	699.93
1149.3345-01	11-Apr-18	Woodcourt Pty Ltd	Facility Maintenance Services	4,240.15
1144.99-01	4-Apr-18	Work Clobber	Uniforms and Protective Equipment	832.19
1152.3564-01	18-Apr-18	Worldwide Printing Solutions Cannin	Printing Services	99.00
1144.2383-01	4-Apr-18	Wright Express Australia Pty Ld	Resale Inventory	1,109.12
1149.2383-01	11-Apr-18	Wright Express Australia Pty Ld	Resale Inventory	1,401.90
1152.2383-01	18-Apr-18	Wright Express Australia Pty Ld	Resale Inventory	426.99
1156.2383-01	24-Apr-18	Wright Express Australia Pty Ld	Resale Inventory	308.87
1149.104-01	11-Apr-18	Youngs Holden	Plant Supply and Servicing	456.59
Total Creditors EFT Payments				3,717,547.93

Non Creditors Cheques

00608348	19-Apr-18	101 Residential Pty Ltd	Cancel invoice and refund/Planning	1,491.49
00608347	19-Apr-18	Carlton Surveys	Cancel invoice and refund / Planning	146.00
00608349	19-Apr-18	Mr C R James & C A Yi	Cancel invoice and refund/Planning	74.00
Total Non Creditors Cheques				1,711.49

Payroll

PY01-20	1-Apr-18	Municipal Fund Bank Account	Payroll	510,850.40
PY01-21	15-Apr-18	Municipal Fund Bank Account	Payroll	502,472.55
PY99-21	15-Apr-18	Municipal Fund Bank Account	Payroll	1,361.01
PY01-22	29-Apr-18	Municipal Fund Bank Account	Payroll	520,226.98
Total Payroll				1,534,910.94

Total Payments From Municipal Fund Bank Account
5,452,814.83**Trust Fund Bank Account****Payments****Non Creditors Cheques**

00003565	24-Apr-18	BuiltCorp Pty Ltd (In Liquidation	Refund - Bond R.O.W Reinstatement	2,375.00
00003566	24-Apr-18	BuiltCorp Pty Ltd (In Liquidation	Refund - Bond Crossover	6,680.00
00003562	19-Apr-18	Iranian Community of Western Austra	Refund - Bond GO Edwards Park	2,000.00
00003564	24-Apr-18	Mr A Mohammed	Refund - Bond Raphael Park	300.00
00003563	24-Apr-18	Mr D Dryden	Refund - Bond Minor Hall	1,000.00
00003561	19-Apr-18	Mr J Wilson	Refund - Bond McCallum Park	1,000.00
00003560	19-Apr-18	Mr T Maqsood	Refund - Bond Raphael Park	300.00
00003559	19-Apr-18	Ms E Fitzpatrick	Refund - Bond Harold Rossiter	300.00
00003558	19-Apr-18	Ursula Frayne Catholic College	Refund - Bond	220.00
Total Non Creditors Cheques				14,175.00

Total Payments From Trust Fund Bank Account
14,175.00**5,466,989.83**



All Payments Made From 1-Apr-18 To 30-Apr-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Cheques Cancelled between 1-Apr-18 and 30-Apr-18 that were raised in a prior period				

<u>Cheque</u>	<u>Payee</u>	<u>Raised</u>	<u>Value</u>	<u>Cancelled</u>
---------------	--------------	---------------	--------------	------------------

--	--	--	--	--

14.3 Recommendation from the Finance and Audit Committee - Fees and Charges – Effective from 1 July 2018



Schedule of Fees and Charges

Overview

The following pages outline the fees and charges set by Council for the 2018-2019 financial year. The authority to set fees and charges is contained within Section 6.16 (Imposition of fees and charges) and Section 6.17 (Setting the level of fees and charges) of the Local Government Act 1995.

Council acknowledges that, in determining the amount of a fee or charge for a service or for goods, consideration has been given to:

- The cost to the Council of providing the service or goods;
- The importance of the service or the goods to the community; and
- The price at which the service or goods could be provided by an alternative supplier.

The recommended fees aim to maintain affordable access to Council facilities and services. Fees and charges may need to increase each year in order to recover the increased cost of doing business - as consideration to those aforementioned points is measured and considered. Further reviews of management practices and the service levels provided by the Town may have an impact on fees and charges in the future.

#

Those items denoted with a hash symbol (#) are quoted items that may be subject to variation by the Town where additional work is required to be undertaken that was not outlined and included in the original fee.

*

Those items denoted with an asterisk symbol (*) attract an additional fee for being a penalty fee if the development has commenced or been carried out.

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Aquatics Casual Entry				
Adult	Above 17 years	5.50	GST	6.20
Adult concession	Above 17 years, with card	4.50	GST	4.60
Child - with parent / guardian	Under 5 years	4.00	GST	4.10
Child	5 - 17 years still at school	4.00	GST	4.10
Child community club member	5 - 17 years still at school	3.50	GST	3.50
Adult multipass	10 sessions	50.00	GST	55.80
Adult multipass concession	10 sessions	40.00	GST	41.40
Child multipass	10 sessions	36.00	GST	36.90
Family pass	2 adults, 2 children or 1 adult, 3 children	16.50	GST	16.50
Child in term swim	Per child	3.20	-	3.20
Spectator	Per person	2.00	GST	0 - 2.00
Carers	With approved card	0.00	GST	0.00
Swim Plus				
Adult	Above 17 years	10.20	GST	10.30
Adult concession	Above 17 years, with card	8.00	GST	8.20
Child (Hydro only)	5 - 17 years still at school	6.00	GST	6.20
Adult multipass	10 sessions	91.80	GST	95.00
Adult multipass concession	10 sessions	72.00	GST	76.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Lane Hire (Plus Appropriate Entry Fees)				
Lane hire - 25m indoor	Per lane, per hour	12.00	GST	12.50
Lane hire - 50m outdoor	Per lane, per hour	13.00	GST	15.00
Community lane hire	Per lane, per hour	7.80	GST	8.50
Hydrotherapy pool hire	Per hour	40.00	GST	40.00
Bookings alteration fee	More than 72 hours notice	5.00	GST	10.00
Bookings alteration fee	Less than 72 hours notice	15.00	GST	25.00
Swim School				
30 minute session	Per session	14.80	-	11.00 - 16.00
45 minute session	Per session	0.00	0.00	12.00 - 18.00
60 minute session	Per session	0.00	0.00	14.00 - 20.00
Private 1-on-1 sessions	Per 30 minutes	50.00	-	50.00
Private 1-on-2 sessions	Per 30 minutes, per person	35.00	-	35.00
Private 1-on-1 sessions with disability	Per 30 minutes, per person	40.00	-	40.00
School session	Per session	0.00	-	8.00
Administration fee	Refunds, alterations etc.	25.00	-	20.00
CPR only	Per person	52.00	-	52.00
Bronze requalification	Per person	78.00	-	78.00
Swimming Carnivals				
Child within school hours	Per child to 17 years	3.10	GST	3.20
Child outside school hours	Per child to 17 years	3.50	GST	3.50
Full day carnival	No refund	350.00	GST	380.00
1/2 day morning carnival	9:00am-11:45am, no refund	200.00	GST	220.00
1/2 day afternoon carnival	12:15pm-3:00pm, no refund	200.00	GST	220.00
Non-school hour carnival	Per hour, no refund	140.00	GST	150.00
Carnival deposit	No refund	60.00	GST	100.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Facility Membership (Gym, Fitness Classes and Aquatics)				
Standard upfront 12 month	Legacy - Existing memberships only	830.00	GST	840.00
Standard direct debit monthly rollover	Legacy - Existing memberships only	70.00	GST	75.00
Concession upfront 12 month	Legacy - Existing memberships only	650.00	GST	660.00
Concession direct debit monthly rollover	Legacy - Existing memberships only	54.00	GST	60.00
Corporate upfront 12 month	Legacy - Existing memberships only	700.00	GST	710.00
Corporate direct debit monthly rollover	Legacy - Existing memberships only	58.00	GST	60.00
All Access Membership (Gym, Group Fitness, Aquatics, Discount Casual Sports & Creche)				
All access	Per month	0.00	GST	50.00 - 80.00
Flexi Pass (Gym, Fitness Classes, Aquatics and Casual Sport)				
Pass - 1 month	Not a membership	80.00	GST	75.00
Essentials Membership (Choice of Gym or Fitness or Aquatics)				
Essentials membership	Per month	0.00	GST	45.00
Essentials concession	Per month	0.00	GST	36.00
Rehabilitation membership	Per month, by referral on medical grounds	315.00	GST	100.00
Personal Training				
1-on-1 session	30 minute session	45.00	GST	45.00
1-on-1 session	1 hour session	80.00	GST	80.00
Contractors	Per trainer, per month	840.00	GST	800.00
Group training non-members	5 to 20 participants	15.00	GST	15.00
Group training members	5 to 20 participants	12.00	GST	12.00
Administration				
Direct Debit Joining fee	Direct Debit Member only	50.00	GST	40.00
Administration fee	Alterations / suspensions	20.00	GST	5.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Casual Entry Fees				
Standard single visit	Per person, per visit	15.00	GST	15.00
Concession single visit	Per person, per visit	8.00	GST	8.00
Programs (non-members)	Per person, per visit	0.00 - 500.00	GST	10.00 - 100.00
Programs (members)	Per person, per visit	0.00 - 300.00	GST	8.00 - 80.00
Gym assessment or program	30 minute session	50.00	GST	40.00
Discounted Membership Loyalty Fees				
Bronze (1 - 5 years membership)	Legacy - already qualified members only	10%	GST	10%
Silver (6 - 11 years membership)	Legacy - already qualified members only	15%	GST	15%
Gold (Above 12 years membership)	Legacy - already qualified members only	20%	GST	20%
Crèche Fees				
Crèche fees (non-members)	First 1 1/2 hours, per child	4.50	GST	4.50
Crèche fees (members)	First 1 1/2 hours, per child	3.50	GST	3.50
Late fees	10 to 30 minutes, per child	3.50	GST	2.00
Crèche fees	Extra 1 1/2 hours, per child	2.00	GST	2.00
Crèche fees	Group, extra hours, booked	80.00	GST	84.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Room Hire				
Commercial kitchen hire	Per hour	25.00	GST	25.00
Medium room (peak)	Per hour	40.00	GST	40.00
Small room or office (peak)	Per hour	20.00	GST	20.00
Large room (peak)	Non-off peak times, per hour	50.00	GST	50.00
Discount (charitable / community groups)	Per booking, Room and hall hire only	50%	GST	50%
Minor hall function	Per hour	125.00	GST	75.00
Major hall function	Per hour	225.00	GST	118.00
Bond (minimum)	Subject to application	1000.00 - 5,000.00	-	250.00 - 5,000
Function deposit	Non refundable	110.00	GST	110.00
Public holiday function surcharge	Per hour	80.00	GST	60.00
Outside of opening hours	Per hour	85.00	GST	120.00
Function cancellation fee	% Fee payable with less than 72 hours notice	100%	GST	100%
User group cancellation fee	% Fee payable with less than 24 hours notice	50%	GST	100%
Liquor application fee for alcohol	Per application	62.00	GST	62.00
Bookings alteration fee	More than 72 hours notice	5.00	GST	10.00
Bookings alteration fee	Less than 72 hours notice	15.00	GST	25.00
Stage hire	Per booking	20.00	GST	20.00
Off peak room hire	Applies to all rooms except small room or office	0.00	GST	30.00
	Before 5pm, Per Hour			
Promotional Participation Incentive Programs				
All programs	Per program	Various	GST	Various

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Sports Hall - Adult Sports				
Basketball team fee	Per game	64.00	GST	65.00
Netball team fee	Per game	72.00	GST	70.00
Soccer team fee	Per game	64.00	GST	62.00
Volleyball team fee	Per game	64.00	GST	64.00
Daytime social sport	Per person, includes crèche	13.00	GST	10.00
Disabled sports session	Per 1 hour session	8.50	GST	8.50
Forfeit - No show	Per team	99.00	GST	100.00
Forfeit - Notice on game day	Per team	89.00	GST	89.00
Forfeit - Notice earlier than game day	Per team	72.00	GST	73.00
Team withdrawal fine	Per team	120.00	GST	120.00
Team nomination - New team	Per team	71.00	GST	70.00
Team nomination - Existing team	Per team	55.00	GST	50.00
Sports bib hire	Per set	12.00	GST	12.00
Daytime adult sport team fee (including creche)	Per game, including creche	0.00	GST	50.00
Tournament fee	Per team, per tournament	0.00	GST	120.00
Sports Hall - Junior Sports				
Basketball team fee	Per game	47.00	GST	47.00
Netball team fee	Per game	57.00	GST	59.00
Soccer team fee	Per game	47.00	GST	47.00
Forfeit - Notice on game day	Per team	57.00	GST	57.00
Forfeit - Notice earlier than game day	Per team	38.00	GST	38.00
Team nomination	Per team	30.00	GST	30.00
Junior coaching	Per person, per session	8.50	GST	8.50
Junior activity fee	Per person, per class	8.50	GST	8.50
Netball team fee - summer season		0.00	GST	50.00
Carnival Fee		0.00	GST	120.00
Coaching Fee		0.00	GST	30.00
Sports Clinics and Sports Staff				
Adult coaching	Per clinic, per day	53.00	GST	53.00
Sports coach	Per hour	42.00	GST	42.00
Sports umpire	Per hour	35.00	GST	35.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Court Hire				
Casual sports	Per hour, per person	5.00	GST	5.00
Badminton	Per hour, per court	27.00	GST	24.00
Court hire	Per hour, per court	54.00	GST	50.00
Half court hire	Per hour, per court	31.00	GST	30.00
Ball hire	Per ball	3.00	GST	3.00
Perth Basketball Association	3 courts, 8am to 4pm	37.00	GST	38.00
Basketball Membership (six months)	Per person	80.00	GST	80.00
Court Hire for Schools and Not-For Profit Groups				
Badminton	Per hour, per court	22.00	GST	22.00
Court hire	Per hour, per court	42.00	GST	40.00
Half court hire	Per hour, per court	42.00	GST	20.00
Badminton				
Social day session	Per session	7.00	GST	6.00
Social evening session	Per session	9.00	GST	9.00
Badminton pennants entry	Per person	13.00	GST	13.00
Leisurelife Racquet Member				
Badminton Court hire	Per hour, per court	18.00	GST	18.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
School Holiday Program				
Per child	Per day	68.00	-	60.00 - 80.00
Per child	Per week	340.00	-	290.00 - 360.00
Late fee	Per hour, per child	35.00	-	35.00
Squash				
<u>Individuals</u>				
Squash pennant entry	Per person	13.50	GST	13.50
Vic Park Squash Club junior rate	Per hour, under 19 years	9.50	GST	9.50
<u>Vic Park Squash Club Bookings</u>				
Court hire weekday - Resident club	Per hour, per court	15.00	GST	15.00
Court hire weekend day - Resident club	Per hour, per court	12.00	GST	12.00
Court hire - Resident Club Jnr Coaching	Per hour, per court	12.00	GST	12.00
<u>Leisurelife Racket Member</u>				
Court hire - Weekday	Per hour, per court	15.00	GST	15.00
Court hire - Weekend	Per hour, per court	12.00	GST	12.00
Junior court hire	Per hour, per court	0.00	GST	9.00
Annual Racquet membership	Per person	80.00	GST	80.00
Annual Racket membership concession	Per person	0.00	GST	60.00
Annual Racket membership Junior	Per person	0.00	GST	40.00
Racquet hire (member)	Per racquet, per booking	5.00	GST	0.00
Social badminton day session	Per person	0.00	GST	5.00
Social badminton evening session	Per person	0.00	GST	8.00
Social squash day session	Per person	0.00	GST	5.00
Badminton shuttlecock hire	Per person	0.00	GST	2.00
Squash ball hire	Per person	0.00	GST	2.00
Squash pennant entry	Per person	0.00	GST	12.00
Squash coaching fee	Per person, per session	0.00	GST	10.00
Administration fee	Per person	0.00	GST	10.00
<u>Squash non-member</u>				
Off peak, before 4pm - 30 minutes	Per court	15.00	GST	15.00
Off peak, before 4pm - 1 hour	Per court	25.00	GST	25.00
Peak, after 4pm - 30 minutes	Per court	18.00	GST	20.00
Peak, after 4pm - 1 hour	Per court	31.00	GST	32.00
Schools and not-for-profits - 1 hour	Per court	17.50	GST	17.50
Social day session	Per person	7.00	GST	6.00
Racquet and ball hire (badminton & squash)	Per person, per racket and ball	0.00	GST	10.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Birthday Parties				
Parties - Up to 13 children	Per hour	180.00	GST	180.00
Parties - 14 to 24 children	Per hour	270.00	GST	270.00
Parties - 25 to 25 children	Per hour	400.00	GST	400.00
Extra child	Per child	10.00	GST	10.00
Extra leaders	Per leader, per hour	42.00	GST	42.00
Catering (minimum)	Per head	8.00	GST	8.00
Catering (maximum)	Per head	12.00	GST	12.00
Drink cooler		11.00	GST	11.00
Arts and craft material	Per child	3.00	GST	3.00
Party gift bags	Per child	3.00	GST	3.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Programs and Sessions				
One-off session - Resident	Per person	8.00	GST	8.00
One-off session - Non resident	Per person	10.00	GST	10.00
Term program - Resident	Per person (9 sessions + 1 Free)	0.00	GST	81.00
Term program - Non resident	Per person (9 sessions + 1 Free)	0.00	GST	99.00
Low resource program	Per person	16.00	GST	16.00
Medium resource program	Per person	22.00	GST	22.00
High resource program	Per person	36.00	GST	36.00
General session - Resident	Per person	9.00	GST	9.00
General session - Non resident	Per person	11.00	GST	11.00
Children's program	Per child	12.00	GST	10.00
Living longer, living stronger - Appraisal	Per person	55.00	GST	55.00
Living longer, living stronger - Session	Per person	8.00	GST	8.00
Living longer, living stronger - Multipass	11 sessions (10 + 1 free)	80.00	GST	80.00
Equipment and Services				
Blender Bike - Community Group	Per day	20.00	GST	20.00
Blender Bike - Corporate	Per day	40.00	GST	80.00
Blender Bike - Small Business	Per day	0.00	GST	40.00
Temp Bike Parking - Community Group	Per day per piece	15.00	GST	15.00
Temp Bike Parking - Corporate	Per day per piece	30.00	GST	30.00
Activity Boxes - Community Group	Per day per box	20.00	GST	20.00
Activity Boxes - Corporate	Per day per piece	30.00	GST	30.00
Bond for equipment hire	Per hire	200.00	-	200.00
Bond for Activity Boxes	Per hire	0.00	-	100.00
Bond for temp bike parking	Per hire	0.00	-	100.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Photocopying, Printing and Faxing				
Black and white - A4	Per page	0.20	GST	0.20
Black and white - A3	Per page	0.40	GST	0.40
Colour - A4	Per page	1.00	GST	1.00
Colour - A3	Per page	1.50	GST	1.50
Incoming or outgoing	Per facsimile	3.00	GST	3.00
Other Items				
Library bags	Per bag	1.00	GST	1.00
Replacement library cards	Per card	6.00	GST	6.00
Temporary membership	Per member	55.00	GST	50.00
Computer access - Non library member	Per 30 minutes	2.50	GST	2.50
Book sales - Written history (soft cover)	Per book	24.95	GST	24.95
Book sales - Written history (hard back)	Per book	44.95	GST	44.95
Lost or damaged library stock (minimum)	Per item	7.70	GST	7.70
Barcode replacement - Library stock	Per item	2.00	GST	2.00
Program or workshop attendance	Per participant	2.00 - 12.00	GST	2.00 - 15.00
External interlibrary loan	Per item	0.00	GST	16.50
Local History				
Photographs (minimum)	Size dependant, per item	5.50	GST	5.50
Photographs (maximum)	Size dependant, per item	75.00	GST	75.00
Time line	Per item	3.00	GST	3.00
Documents and maps (minimum)	Size dependant, per item	5.50	GST	5.50
Documents and maps (maximum)	Size dependant, per item	75.00	GST	5.50
Digitising items to electronic devices	Per item	7.70	GST	7.70
Booklet	Per item	3.00	GST	3.00
Meeting Room Hire (Max 8 people)				
Commercial Groups	Per hour	15.00	GST	15.00
Not for Profit Groups	Per hour	5.00	GST	5.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Meeting Room Booking				
Corporate room hire - Half a day	8:30am to 12:30pm	200.00	GST	200.00
Corporate room hire - Full day	8:30am to 4:30pm	350.00	GST	350.00
Corporate room hire - Evening	5:00pm to 8:00pm	300.00	GST	300.00
Community room hire - Half a day	8:30am to 12:30pm	100.00	GST	100.00
Community room hire - Full day	8:30am to 4:30pm	175.00	GST	175.00
Community room hire - Evening	5:00pm to 8:00pm	225.00	GST	225.00
Printing and scanning	Per page	0.20	GST	0.20
3D printing - Up to 4 cm square	First print hour	10.00	GST	10.00
3D printing - Subsequent hour/part thereof	Time over first hour	2.00	GST	2.00
Training				
Metropolitan area - Half day	8:30am to 12:30pm	300.00	GST	300.00
Metropolitan area - Full day	8:30am to 4:30pm	550.00	GST	550.00
Country area - Half day	8:30am to 12:30pm	Application	GST	Application
Country area - Full day	8:30am to 4:30pm	Application	GST	Application
Country area - Half day and iVan	8:30am to 12:30pm	Application	GST	Application
Country area - Full day and iVan	8:30am to 4:30pm	Application	GST	Application
Consultancy				
Metropolitan area - Full day	Condition	600.00	GST	600.00
Country area - Full day	Condition	Application	GST	Application

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Offensive Trades (Fees) Reg. 1976				
Laundries, dry-cleaning business	Per annum	147.00	-	147.00
Fish processing business	Per annum	298.00	-	298.00
Shellfish, crustacean processing business	Per annum	298.00	-	298.00
Other offensive trade not specified	Per annum	298.00	-	298.00
Health (Public Buildings) Reg. 1992				
<u>Applications</u>				
Public building approval - High risk	Per application	871.00	-	871.00
Variation of approval - High risk	Per application	871.00	-	871.00
Public building approval - Medium risk	Per application	441.00	-	441.00
Variation of approval - Medium risk	Per application	441.00	-	441.00
Public building approval - Low risk	Per application	367.00	-	367.00
Variation of approval - Low risk	Per application	367.00	-	367.00
Accommodation and Large Public Events				
Lodging house registration	Per annum	232.00	-	240.00
Low risk public event - Application	Exemptions may apply	110.00	-	114.00
High risk public event - Application	Exemptions may apply	254.00	-	263.00
Waste Water Disposal				
Copy of on-site effluent disposal plan	Per request	59.00	-	59.00
Diseases Control				
<u>Applications</u>				
Hairdresser, skin penetration business	Per application	161.00	-	167.00

Fees and Charges 2018-2019

Environmental Health

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Food Safety				
Food business inspection - After hours	Per request	264.00	GST	273.00
Food business inspection	Per request	132.00	GST	137.00
Food sampling	Per request	178.00	GST	184.00
Food business notification	Once off	80.00	GST	83.00
Spoilt food condemnation	Per hour	89.00	GST	92.00
Temporary food stall certificate - Annual	Not trade permission, prorata	281.00	GST	291.00
Temporary food stall certificate - Single	Not trade permission	80.00	GST	83.00
Temporary food stall certificate - Exempt	Conditions apply	0.00	GST	0.00
Construction of new food business	Per application	241.00	GST	250.00
Major refurbishment of food business	Per application	241.00	GST	250.00
High risk food business	Per annum, prorata	638.00	GST	660.00
High risk food business - Exempt	Conditions apply	0.00	GST	0.00
Medium risk food business	Per annum, prorata	482.00	GST	499.00
Medium risk food business - Exempt	Conditions apply	0.00	GST	0.00
Low risk food business	Per annum, prorata	282.00	GST	292.00
Low risk food business - Exempt	Conditions apply	0.00	GST	0.00
Family day-care	Per annum, prorata	60.00	GST	62.00
Food businesses using commercial kitchen				
Application for assessment - once off	Per application	0.00	GST	83.00
Application for renewal - six months	Per application	0.00	GST	85.00
Application - pop-up restaurant up to 3 days per week	Per application per six months	0.00	GST	125.00
Application - pop-up restaurant up to 7 days a week	Per application per six months	0.00	GST	250.00
Mobile Food Trading				
Mobile Food Trading permit - single use	Per application	0.00	GST	100.00
Mobile Food Trading permit - per week	Per application	0.00	GST	250.00
Mobile Food Trading permit - per month	Per application	0.00	GST	400.00
Mobile Food Trading permit - per annum	Pro rata - Per application	0.00	GST	1,600.00
Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974				
Approval of apparatus - Application	Per application	118.00	-	118.00
Issuing of permit to use and apparatus	Per application	118.00	-	118.00
Water Quality				
<u>Public aquatic facilities audit and monthly sampling</u>				
One water body	Per annum	1,028.00	GST	1,028.00
One to three water bodies	Per annum	1,129.00	GST	1,129.00
More than three water bodies	Per annum	1,541.00	GST	1,541.00
Deep, shallow and spa	Per annum	1,541.00	GST	1,541.00
<u>Other fees</u>				
Water sampling - By request	Collection only, per request	169.00	GST	175.00
Water sampling - Analysis costs	Per sample	At Cost	GST	At cost

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Pollution Control				
Contaminated site audit and report	Per application	441.00	GST	441.00
Approval for non-complying noise event	Per application	1,000.00	GST	1,000.00
Noise monitoring	Per hour	303.00	GST	177.00
Approval construction noise management (Reg 13)	Per plan	221.00	GST	221.00
Approval for noise - waste collection (Reg 14)	Per application	0.00	GST	500.00
Approval for venue application (Reg 19B)	Per application	0.00	GST	15,000.00
Miscellaneous				
Officer attendance - Business hours	Per officer, per hour	88.00	GST	91.00
Officer attendance - After hours	Per officer, per hour	177.00	GST	183.00
Liquor Act certification (s.39)	Per application	126.00	GST	130.00
Gaming Act certification	Per application	126.00	GST	130.00
Extended trading permit (s.60)	Per application	126.00	GST	130.00
Non-compliance reinspection fee	Per reinspection, per hour	132.00	GST	137.00
Permit to keep bees or poultry	Per application	240.00	GST	240.00
Settlement inquiry	Per application	94.00	GST	97.00
Transfer of licence, permit or registrations	Exemptions may apply	86.00	GST	89.00
Late application fee	Per application	0.00	GST	100.00
Reinspection Fee	Per reinspection	150.00	GST	155.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Animal Care Facility				
Daily maintenance	Per animal, per day	25.00	GST	25.00
Seizure and impounding	Per seizure	100.00	-	100.00
After hours opening	Per callout	150.00	GST	150.00
Euthanasia - With or without collection	Per request	330.00	GST	330.00
Animal pound vet vouchers	Per animal	At cost	GST	At cost
Impound Fees				
Towing abandoned vehicle	Per vehicle	At cost	-	At cost
Abandoned vehicles	Per vehicle	131.00	-	131.00
Livestock and cattle	Per animal	120.00	-	120.00
Abandoned shopping trolley	Per trolley	50.00	-	50.00
Illegal signage	Per item	50.00	-	50.00
Other items (miscellaneous)	Per item	50.00	-	50.00
Health Care and Pensioner Card discount	First instance only	50%	-	50%
Pound Fees				
Abandoned vehicles	Per vehicle, per day	34.00	-	34.00
Livestock and cattle	Per animal, per day	31.00	-	31.00
Abandoned shopping trolley	Per trolley, per day	20.00	-	20.00
Illegal signage	Per item, per day	15.00	-	15.00
Other items (miscellaneous)	Per item, per day	31.00	-	31.00
Health Care and Pensioner Card discount	First instance only	50%	-	50%
Other Fees				
Officer attendance - Business hours	Per hour	105.00	GST	105.00
Officer attendance - After hours	Per hour	210.00	GST	210.00
Club room after hours attendance	Per attendance	315.00	GST	315.00
Temporary parking - Install and remove	Per event	At cost	GST	At cost
Cat Licences				
Registration - Part year (after 31 May)	Per cat	10.00	-	10.00
Registration - 1 year	Per cat	20.00	-	20.00
Registration - 3 year	Per cat	42.50	-	42.50
Registration - Lifetime	Per cat	100.00	-	100.00
Breeding Approval	Per breeding cat	100.00	-	100.00
Pensioner concession to above fees	Conditions apply	50%	-	50%

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Dog Licences				
Unsterilised registration - 1 year	Per dog	50.00	-	50.00
Unsterilised registration - 3 years	Per dog	120.00	-	120.00
Unsterilised registration - Lifetime	Per dog	250.00	-	250.00
Sterilised registration - 1 year	Per dog	20.00	-	20.00
Sterilised registration - 3 years	Per dog	42.50	-	42.50
Sterilised registration - Lifetime	Per dog	100.00	-	100.00
Pensioner concession to above fees	Conditions apply	50%	-	50%
Replacement dog tag	Per tag	2.00	GST	2.00
Administration Fees				
Dangerous dog signage	Per item	36.00	GST	36.00
Dangerous dog collar	Per item	52.00	GST	52.00
Declaration of dangerous dog	Per dog	294.00	-	294.00
Declared dangerous dog - Inspection	Per inspection	52.00	-	52.00
Declared dangerous dog - Investigation	Per investigation	52.00	-	52.00
Application to keep more than 2 dogs	Per application	294.00	-	294.00
Clean up bulk rubbish illegally dumped	Condition	At cost	GST	At cost
Installation of fire breaks to remove hazard	Condition	At cost	GST	At cost
Sale of abandoned vehicles	Condition	At auction	GST	At auction
Non compliance firebreak order inspection	Per inspection	57.00	GST	57.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Parking Local Law				
<u>Parking Work Zones</u>				
Work zone - Per 5m length	Per bay, per half day	5.00	GST	5.00
Work zone - Per 5m length	Per bay, per day	10.00	GST	10.00
Work zone - Per 5m length	Per bay, per month	200.00	GST	200.00
Work zone - Application	Per application	30.00	GST	30.00
Work zone - Application (Food Truck)	Per application	10.00	GST	10.00
Parking Services				
<u>Private Parking Agreements</u>				
Private parking agreement - Registration	Per registration	75.00	GST	75.00
Private parking agreement - Renewal	Per renewal	75.00	GST	75.00
Private parking infringement withdrawal	Per infringement	50.00	GST	50.00
Residential permits - Application	Per permit	25.00	GST	25.00
Residential permits - Annual renewal	Per permit	0.00	GST	0.00
Residential permits - Replacement	Per permit	25.00	GST	25.00
King George Street Car Park				
First 60 minutes	Restrictions apply	0.00	GST	0.00
Per hour, or part thereof	Restrictions apply	1.50	GST	1.50
8 hours	Restrictions apply	10.00	GST	7.50
GO Edwards Reserve Car Park				
First 60 minutes	Restrictions apply	0.00	GST	0.00
Per hour, or part thereof	Restrictions apply	1.00	GST	1.00
All Day	Restrictions apply	5.00	GST	5.00
Hawthorne Place Car Park				
First 60 minutes	Restrictions apply	0.00	GST	0.00
Per hour, or part thereof	Restrictions apply	1.00	GST	1.00
All day	Restrictions apply	5.00	GST	5.00
Permanent Bay in Paid Car Park				
Private parking bay	Per annum	2,000.00	GST	2,000.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Somerset Street Car Park				
First 15 minutes	Restrictions apply	0.00	GST	0.00
Per hour, or part thereof	Restrictions apply	1.50	GST	1.50
8 hours	Restrictions apply	10.00	GST	7.50
Oats Street Parking Management Area				
Per hour, or part thereof	Restrictions apply	1.00	GST	1.00
All day fee	Restrictions apply	5.00	GST	5.00
Raphael Park Parking Management Area				
Per hour, or part thereof	Restrictions apply	1.00	GST	1.00
All day fee for applicable areas	Restrictions apply	5.00	GST	5.00
On Street Parking (not separately identified)				
First 15 minutes for applicable areas	Restrictions apply	0.00	GST	0.00
First 30 minutes for applicable areas	Restrictions apply	0.00	GST	0.00
Per hour, or part thereof	Restrictions apply	2.00	GST	2.20

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Active Reserves				
<u>General</u>				
Disability access obstruction to location	Per hour to remedy	60.50	GST	60.50
<u>Sports Ground - Casual Use (Social Sports Events)</u>				
Commercial groups / events	Per day, per pitch	237.00	GST	237.00
Commercial groups / events	Per half day, per pitch	134.00	GST	134.00
Unincorporated community groups	Per day, per pitch	123.00	GST	123.00
Unincorporated community groups	Per half day, per pitch	61.50	GST	61.50
Individual	Per day, per pitch	123.00	GST	123.00
Individual	Per half day, per pitch	61.50	GST	61.50
<u>Edward Millen House and Sports Pavilion - Casual Use</u>				
Functions (Weddings, birthdays etc.)	Per hour	52.00	GST	52.00
Day rate (up to 6pm)	Per hour	26.00	GST	26.00
Day rate (after 6pm)	Per hour	42.00	GST	42.00
Community or Not for Profit (up to 6pm)	Per hour	21.00	GST	21.00
Community or Not for Profit (after 6pm)	Per hour	26.00	GST	26.00
Venue Supervisor	Per hour	0.00	GST	37.12 - 59.40
<u>McCallum Park Basketball Courts - Not For Hire By An Individual</u>				
Community Groups - Hourly	Per court	21.00	GST	21.00
Community Groups - Four hours	Per court	61.00	GST	61.00
Community Groups - Full day	Per court	125.00	GST	125.00
Commercial Organisations - Hourly	Per court	41.00	GST	41.00
Commercial Organisations - Four hours	Per court	131.00	GST	131.00
Commercial Organisations - Full day	Per court	242.00	GST	242.00
<u>McCallum Park Skate Bowl - Not For Hire By An Individual</u>				
Community Groups - Four hours	Per court	61.00	GST	61.00
Community Groups - Full day	Per court	125.00	GST	125.00
Commercial Organisations - Four hours	Per court	131.00	GST	131.00
Commercial Organisations - Full day	Per court	242.00	GST	242.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Active Reserves				
<u>Seasonal Charges</u>				
Match play	Per player	31.30	GST	31.30
Training	Per player	16.15	GST	16.15
Club rooms	Per player	12.90	GST	12.90
Club rooms and toilets	Per player	7.60	GST	7.60
Alcohol consumption fee	Per player	6.45	GST	6.45
Flood lights - Raphael	Per pitch	15.40	GST	15.40
Flood lights - Parnham	Per pitch	12.80	GST	12.80
Flood lights - Higgins	Per pitch	12.80	GST	12.80
Flood lights - Carlisle	Per pitch	12.80	GST	12.80
Flood lights - Fraser	Per pitch	12.80	GST	12.80
Flood lights - Harold Roissiter Reserve	Per pitch	0.00	GST	12.80
Administration and maintenance fee		125.00	GST	125.00
Utilities	of metered use	At cost	GST	At cost
Bookings instalment fee	Per instalment	31.00	GST	31.00
Pre-season training	Per person, per session	3.60	GST	3.60
<u>Juniors and Schools Reserve Hire</u>				
Commercial junior sporting use	Per hour, \$1,500 pa cap	10.30	GST	10.30
Sports carnivals, fairs, fetes etc.	Per event, per day or part	364.00	GST	364.00
Non-local schools training and activity	Per hour	18.45	GST	18.45
Passive Reserves				
<u>General</u>				
GO Edwards Reserve - Gazebo		82.00	GST	82.00
<u>Casual Hire - Daily Fees per Site / Zone (Exclusive Use)</u>				
Incorporated not for profit / charity groups	Per zone, per day	72.00	GST	72.00
Incorporated not for profit / charity groups	Per zone, per half day	41.00	GST	41.00
Unincorporated community groups	Per zone, per day	133.50	GST	133.50
Unincorporated community groups	Per zone, per half day	72.00	GST	72.00
Individual	Per zone, per day	133.50	GST	133.50
Individual	Per zone, per half day	72.00	GST	72.00
Commercial group	Per zone, per day	332.50	GST	332.50
Commercial group	Per zone, per half day	174.50	GST	174.50
All Reserves				
<u>Group Fitness and Personal Training (General Purpose, Not Event)</u>				
Weekly 5 to 10 people, non exclusive use	Per 6 months	364.00	GST	364.00
Weekly 11 to 40 people, non exclusive use	Per 6 months	608.00	GST	608.00
Weekly over 40 people, non exclusive use	Per 6 months	852.00	GST	852.00
Exclusive use	Per hour	37.00	GST	37.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
All Reserves				
<u>General</u>				
Dog obedience, exclusive use	Per hour	7.70	GST	7.70
Dog trials and competition, exclusive use	Per hour	12.30	GST	12.30
Late booking fee - Event	Within 2 weeks	62.00	GST	62.00
Late booking fee - Special public event	Within 2 months	246.00	GST	246.00
Booking adjustment fee - Casual	Per adjustment	62.00	GST	62.00
Booking adjustment fee - Large event	Per adjustment	236.00	GST	236.00
Additional site meeting fee	Per meeting	101.00	GST	101.00
Utilities fee	Daily, per event	20.00	GST	20.00
<u>Events Management</u>				
Resident notification letter	Per 100 letters	185.00	GST	185.00
Liquor permit - Consumption and supply	Per permit	62.00	GST	62.00
Additional toilet cleaning	Monday - Friday, 6am to 6pm	99.00	GST	99.00
Additional toilet cleaning	Monday - Friday, 6pm to 6am	99.00	GST	99.00
Additional toilet cleaning	Saturday, all hours	121.00	GST	121.00
Additional toilet cleaning	Sunday, all hours	132.00	GST	132.00
Event bins (waste and recycle set)	Per set	49.00	GST	49.00
Event bins (waste only)	Per bin	37.00	GST	37.00
Road closure staff		Application	GST	Application
Reserve hire solely for parking	Not including special events	162.00	GST	162.00
Special Events (over 500 people)	Determined on application	Application	GST	Application
Community cinema hire	Per day	390.00	GST	390.00
Community cinema hire bond	Per hire	500.00	-	500.00
<u>Bonds</u>				
Special event (minimum)	Per application	6,000.00	-	6,000.00
Heavy use (minimum)	Per application	6,000.00	-	6,000.00
Medium use (minimum)	Per application	3,000.00	-	3,000.00
Light use (minimum)	Per application	600.00	-	600.00
Casual booking hire (minimum)	Per application	200.00	-	200.00
Seasonal usage of clubrooms / pavilions		500.00	-	500.00
Key bond	Per key	100.00	-	100.00
Authorised use of sail track banner		500.00	-	500.00
<u>Casual use - Low risk Bond</u>				
Edward Millen House/Clubrooms	Per event	200.00	-	200.00
<u>Casual use - Medium risk Bond</u>				
Edward Millen House/Clubrooms	Per event	400.00	-	400.00
<u>Casual use - High risk Bond</u>				
Edward Millen House/Clubrooms	Per event	1,000.00	-	1,000.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
All Reserves				
<u>Casual Hire</u>				
Individual	Allocated area, per hour	20.00	GST	20.00
<u>Food Truck</u>				
Annual permit	Per application	1,600.00	GST	1,600.00
Monthly permit	Per application	150.00	GST	150.00

Fees and Charges 2018-2019

Planning

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Fees for Development				
Between \$0 to \$50,000 *	Includes \$0 developments	147.00	-	147.00
Between \$50,001 to \$500,000 *	% of development value	0.32%	-	0.32%
Between \$500,001 to \$2,500,000 *	\$1,700 + 0.257% > \$500,000	Calculation	-	Calculation
Between \$2,500,001 to \$5,000,000 *	\$7,161 + 0.206% > \$2.5m	Calculation	-	Calculation
Between \$5,000,001 to \$21,500,500 *	\$12,633 + 0.123% > \$5.0m	Calculation	-	Calculation
More than \$21,500,001 *		34,196.00	-	34,196.00
Fees for Scheme Amendment, Structure Plan, Activity Centre Plan and Local Development Plan				
Application fee - Amendments	Per application	Application	GST	Application
Application fee - Structure plan	Per application	Application	GST	Application
Application fee - Activity centre plan	Per application	Application	GST	Application
Application fee - Local development plan	Per application	Application	GST	Application
Subdivision Clearance fees				
< 5 lots *	Per lot	73.00	-	73.00
6 - 195 lots - 1st 5 lots *	Per lot	73.00	-	73.00
6 - 195 lots - Subsequent lots *	Per lot	35.00	-	35.00
> 195 lots *		7,393.00	-	7,393.00
Form 24 Preliminary Strata Approval				
Up to, and including, 5 lots	Base fee	656.00	-	656.00
Up to, and including, 5 lots	Per lot	65.00	-	65.00
6 lots, up to 100 lots	Base fee	981.00	-	981.00
6 lots, up to 100 lots	Per lot	43.50	-	43.50
100 or more lots		5,113.50	-	5,113.50

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Development Assessment Panel (DAP) Application Fees				
From \$2.0m to \$7.0m estimated cost	Per application	4,548.00	-	4,548.00
From \$7.0m to \$10.0m estimated cost	Per application	7,021.00	-	7,021.00
From \$10.0m to \$12.5m estimated cost	Per application	7,639.00	-	7,639.00
From \$12.5m to \$15.0m estimated cost	Per application	7,857.00	-	7,857.00
From \$15.0m to \$17.5m estimated cost	Per application	8,075.00	-	8,075.00
From \$17.5m to \$20.0m estimated cost	Per application	8,294.00	-	8,294.00
\$20m or more estimated cost	Per application	8,511.00	-	8,511.00
Application under regulation 17	Per application	196.00	-	196.00
Other Fees For Development				
Administration fee	Per application	At cost	GST	At cost
Change of use *	Per application	295.00	-	295.00
Change of use - Commenced penalty	Per application	500.00	-	500.00
Home occupation - Initial *	Per application	222.00	-	222.00
Home occupation - Commenced penalty	Per application	400.00	-	400.00
Demolition application *	Per application	147.00	-	147.00
Application for time extension	Minimum, per application	295.00	-	147.00
Signs where planning approval required *	Per application	147.00	-	147.00
Minor amendment - development approval	Per application	140.00	-	147.00
Major amendment - development approval	Per application	295.00	-	295.00
Other Fees and Charges				
Liquor licensing section 40 certificate	Per application	73.00	-	73.00
Written zoning query / planning advice	Per application	73.00	-	73.00
Planning approval clearance letter	Minimum, per application	100.00	-	100.00
Planning approval clearance letter	% of fee, per application	10%	-	10%
Cash-in-lieu payment for parking bays	Per bay	40,000.00	GST	40,000.00
Archival searches	Per application	75.00	-	75.00
Archival searches - Urgent (<48 hours)	Per application	200.00	-	200.00
Scheme policy manual or scheme text	Per application	25.00	GST	25.00
Scheme maps	Per map	4.50	GST	4.50

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Application for building permits and demolition permits				
<u>Certified Applications for a Building Permit</u>				
Class 1 or Class 10 - Minimum	Per application	97.70	-	97.70
Class 1 or Class 10 - % of estimation	Per application	0.19%	-	0.19%
Class 2 to 9 - Minimum	Per application	97.70	-	97.70
Class 2 to 9 - % of estimation	Per application	0.09%	-	0.09%
<u>Uncertified Applications for a Building Permit</u>				
Class 1 or Class 10 - Minimum	Per application	97.70	-	97.70
Class 1 or Class 10 - % of estimation	Per application	0.32%	-	0.32%
<u>Other Building and Demolition Permit Fees</u>				
Amended plan relating to any permit	Per application	97.70	-	97.70
Time extension to permit	Per application	97.70	-	97.70
Demolition permit - Class 1, Class 10	Per storey, per property	97.70	-	97.70
Demolition permit - Class 2 - 9	Per storey, per property	97.70	-	97.70
<u>Construction Training Fund Levy</u>				
Over \$20,000 - % of estimation	Per application	0.20%	-	0.20%
<u>Building Services Levy - Building Permits</u>				
Up to \$45,000	Per application	61.65	-	61.65
Over \$45,000 - % of estimation	Per application	0.137%	-	0.137%
<u>Building Services Levy - Demolition Permits</u>				
Up to \$45,000 - % of estimation	Per application	61.65	-	61.65
Over \$45,000 - % of estimation	Per application	0.137%	-	0.137%

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Occupancy Permits and Building Approval Certificate Applications				
Occupancy permit for a completed building	Per application	97.70	-	97.70
Temporary occupancy permit for an incomplete building	Per application	97.70	-	97.70
Occupancy permit for additional use of a building on a temporary basis	Per application	97.70	-	97.70
Replacement occupancy permit for permanent change of the building's use classification	Per application	97.70	-	97.70
Occupancy permit or building approval certificate for registration of a strata scheme, plan of re-subdivision - minimum	Per application	107.70	-	107.70
Occupancy permit or building approval certificate for registration of a strata scheme, plan of re-subdivision - per strata unit with a minimum fee	Per application, per unit	10.80	-	10.80
Occupancy permit for a building in respect of which unauthorised work has been done - minimum	Per application	97.70	-	97.70
Occupancy permit for a building in respect of which unauthorised work has been done - % of the estimated value of building work	Per application	0.18%	-	0.18%
Building approval certificate for a building in respect of which unauthorised work has been done - minimum	Per application	97.70	-	97.70
Building approval certificate for a building in respect of which unauthorised work has been done - % of estimated value	Per application	0.38%	-	0.38%
Replace an occupancy permit for an existing building	Per application	97.70	-	97.70
Building approval certificate for an existing building where unauthorised work has not been done	Per application	97.70	-	97.70
Extend the time during which an occupancy permit or building approval certificate has effect	Per application	97.70	-	97.70

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Occupancy Permits and Building Approval Certificate Applications (continued)				
<u>Construction Training Fund Levy</u>				
Over \$20,000 - % of estimation	Per application	0.20%	-	0.20%
<u>Building Services Levy - Occupancy Permits or Building Approval Certificate (Unauthorised Works)</u>				
Up to \$45,000	Per application	123.30	-	123.30
Over \$45,000 - % of estimation	Per application	0.274%	-	0.274%
<u>Building Services Levy - Occupancy Permits or Building Approval Certificate (No Unauthorised Works)</u>				
Levy payment	Per application	61.65	-	61.65
Certificate of Design Compliance				
<u>For Class 2 to 9 Certified Application for a Building Permit</u>				
For construction works up to \$150,000	Per application	290.00	GST	290.00
For construction works between \$150,001 to \$500,000				
- Base fee	Per application	290.00	GST	290.00
For construction works between \$150,001 to \$500,000				
- % for every \$1 in excess of \$150,000 (additional to base)	Per application	0.15%	GST	0.15%
For construction works between \$500,001 to \$1,000,000				
- Base fee	Per application	820.00	GST	820.00
For construction works between \$500,001 to \$1,000,000				
- % for every \$1 in excess of \$500,000 (additional to base)	Per application	0.12%	GST	0.12%
\$1,000,001 and above - Base fee	Per application	1,450.00	GST	1,450.00
\$1,000,001 and above - % for every \$1 in excess of				
\$1,000,000 (additional to base)	Per application	0.10%	GST	0.10%
<u>For Class 1 and 10 Certified Application for a Building Permit</u>				
Certificate of Design Compliance	Minimum, per permit	120.00	GST	120.00
Certificate of Design Compliance	% of estimation, per permit	0.13%	GST	0.13%

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Certificate of Building Compliance or Construction Compliance				
Certificate of Building Compliance or Certificate of Construction Compliance - minimum (1 on-site inspection included)		250.00	GST	250.00
Certificate of Building Compliance or Certificate of Construction Compliance - additional inspections		130.00	GST	130.00
Other Fees and Charges				
Swimming pool inspections (maximum)	Condition	57.45	GST	57.45
All sign licence applications	Condition	75.00	-	75.00
All sign licence applications	Condition	300.00	-	300.00
Inspection fee	Condition	90.00	GST	90.00
Inspection fee	Condition	30.00	GST	30.00
Canvas awnings	Condition	14.00	GST	14.00
Canvas awnings	Condition	71.00	GST	71.00
Monthly building licence statistics report	Condition	70.00	GST	70.00
Copy of permit or certificates	Condition	50.00	-	50.00
Approval of battery powered smoke alarm	Condition	176.30	-	179.40

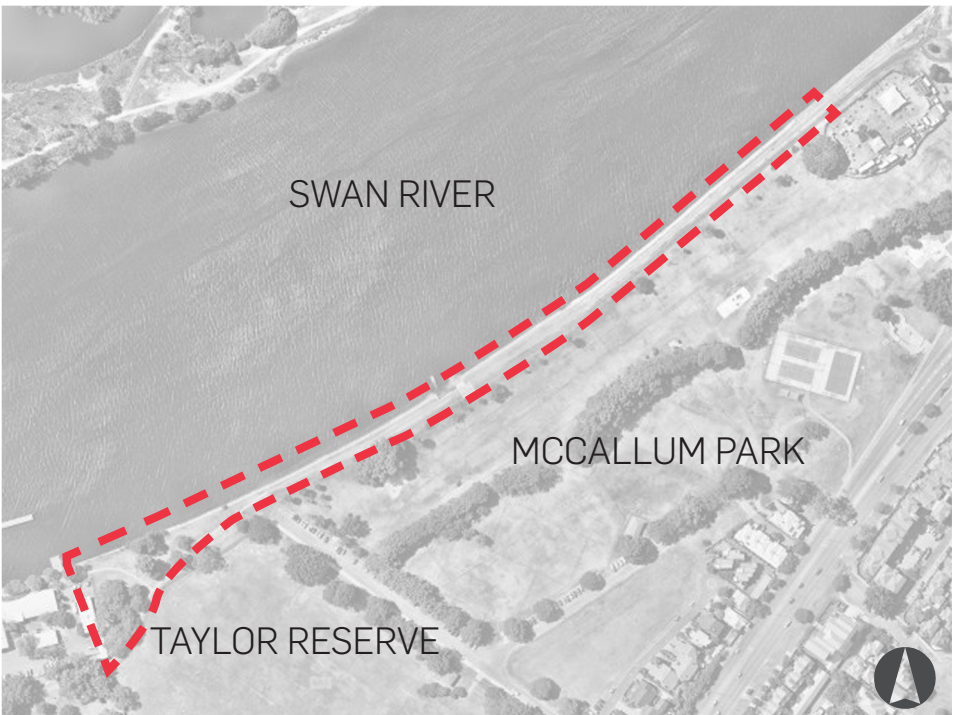
Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
General				
Directional signage erection	Per sign	246.00	GST	247.50
Banner masts and flag poles erection	Per mast / pole	1,150.00	GST	1,150.00
Vehicular access from a right-of-way	Per square metre	240.00	GST	240.00
Hoarding application	Per square metre, per month	1.20	GST	1.20
Materials on street - Licence	Per square metre, per month	1.20	GST	1.20
Sump fence contribution (Super six or colourbond)	Subject to approval	50% of cost	GST	50% of cost
Removal / replacement of street tree	Per tree	At cost	GST	At cost
Tree removal administration cost	Per request	100.00	GST	100.00
Flower and fruit stand	Per annum	850.00	-	850.00
Verge reinstatement bond	Per square meter	0.00	-	65.00
Activities on Thoroughfares Permits				
Sign in a public place - Application	Per sign	30.00	GST	40.00
Sign in a public place - Renewal	Per sign	30.00	GST	40.00
Activity requiring permit (s2.2)	Per application	30.00	-	40.00
Free trade area demarcation fee	Per boundary marker	47.00	GST	50.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Rubbish Service Charges per Service per Annum (240L Bins General Waste)				
Weekly service - Non-rated / Exempt	Prorata, 6 months minimum	565.00	-	570.00
Additional weekly service - Rated	Prorata, 6 months minimum	565.00	-	570.00
Recycling Service Charges per Service per Annum (240L Bins Recycling)				
Fortnightly service - Non-rated / Exempt	Prorata, 6 months minimum	61.00	-	65.00
<u>Additional:</u>				
Fortnightly service - Rated (residential)	Prorata, 6 months minimum	61.00	-	65.00
Weekly service - Rated (non-residential)	Prorata, 6 months minimum	122.00	-	130.00
Recycling Service Charges per Service per Annum (360L Bins Recycling)				
1st upgrade from 240L (residential)	Prorata, 6 months minimum	0.00	-	0.00
1st upgrade from 240L (non-residential)	Prorata, 6 months minimum	61.00	-	65.00
Fortnightly service - Non-rated / Exempt	Prorata, 6 months minimum	61.00	-	65.00
<u>Additional:</u>				
Fortnightly service - Rated (residential)	Prorata, 6 months minimum	61.00	-	65.00
Weekly service - Rated (non-residential)	Prorata, 6 months minimum	122.00	-	130.00

Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Meeting Minutes				
Removable media - Complete minutes	Microsoft Word	16.00	GST	16.00
Plan Printing and / or Scanning				
A0 size	Per page	8.50	GST	8.50
A1 size	Per page	7.50	GST	7.50
A2 size	Per page	6.50	GST	6.50
A3 size	Per page	0.40	GST	0.40
A4 size	Per page	0.20	GST	0.20
General Copying and / or Printing				
A3 size - Less than 10 pages	Per page	0.00	GST	0.00
A3 size - 10 or more pages	Per page	0.40	GST	0.40
A4 size - Less than 10 pages	Per page	0.00	GST	0.00
A4 size - 10 or more pages	Per page	0.20	GST	0.20
Freedom of Information				
Application	Non-personal information	30.00	-	30.00
Research and collation	Per hour	30.00	-	30.00
Supervised access	Per hour	30.00	-	30.00
Photocopying	Per page	0.20	-	0.20
Postage	Within acceptable reason	Cost	-	Cost
Special access arrangements	Within acceptable reason	Cost	-	Cost
Discounted access	Conditions apply	25% off	-	25% off
Miscellaneous				
Street listing and / or ownership roll	Removable media	190.00	GST	190.00
Election nomination deposit	Per page	80.00	-	80.00
Policy manual	Per page	65.00	GST	65.00
Settlement agency search	Orders, requisitions, rates	105.00	-	108.00
Settlement agency search	Orders, requisitions only	92.00	-	93.00
Settlement agency search	Rates only	15.00	-	17.00

Fees and Charges 2018-2019				Rate Services
Particulars	Conditions	Previous Year \$	GST Applicable ?	2018-2019 \$
Administrative fees				
Instalment Fee - 2nd, 3rd and 4th	Per instalment	13.00	-	13.00
Administration fee	Per instance	41.00	-	41.00
Dishonour fee	Per instance	16.00	-	16.00
Legal documentation preparation	Per application	75.00	-	75.00
Instalment interest rate	Per annum	5.5%	-	5.5%
Late payment penalty interest	Per annum	11%	-	11%

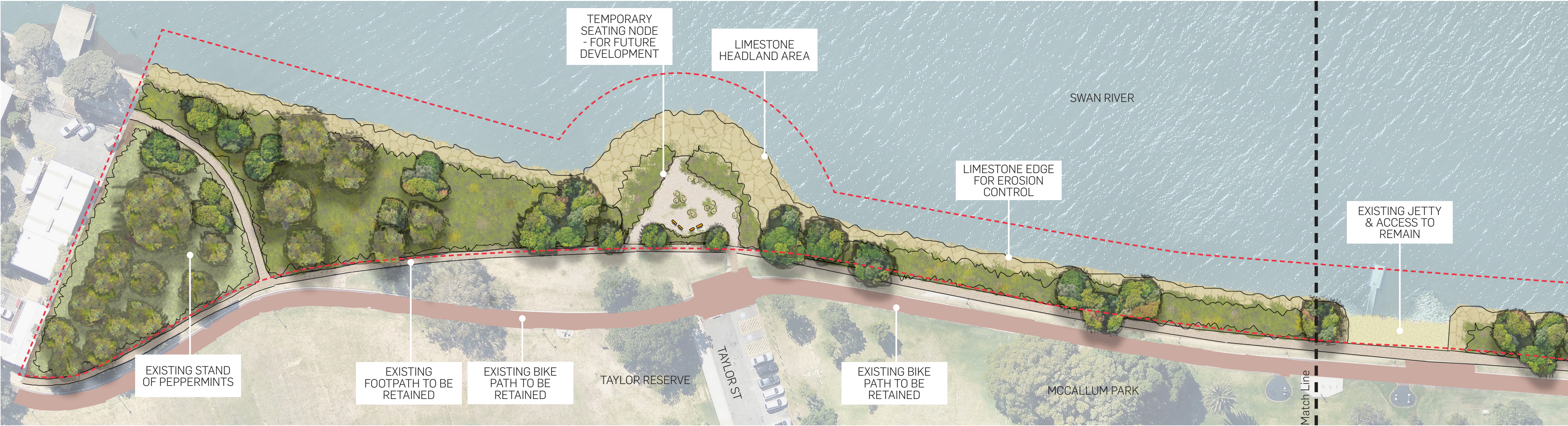
14.6 Recommendation from Finance and Audit Committee – Endorsement of Taylor Reserve and McCallum Park River Edge Detailed Design



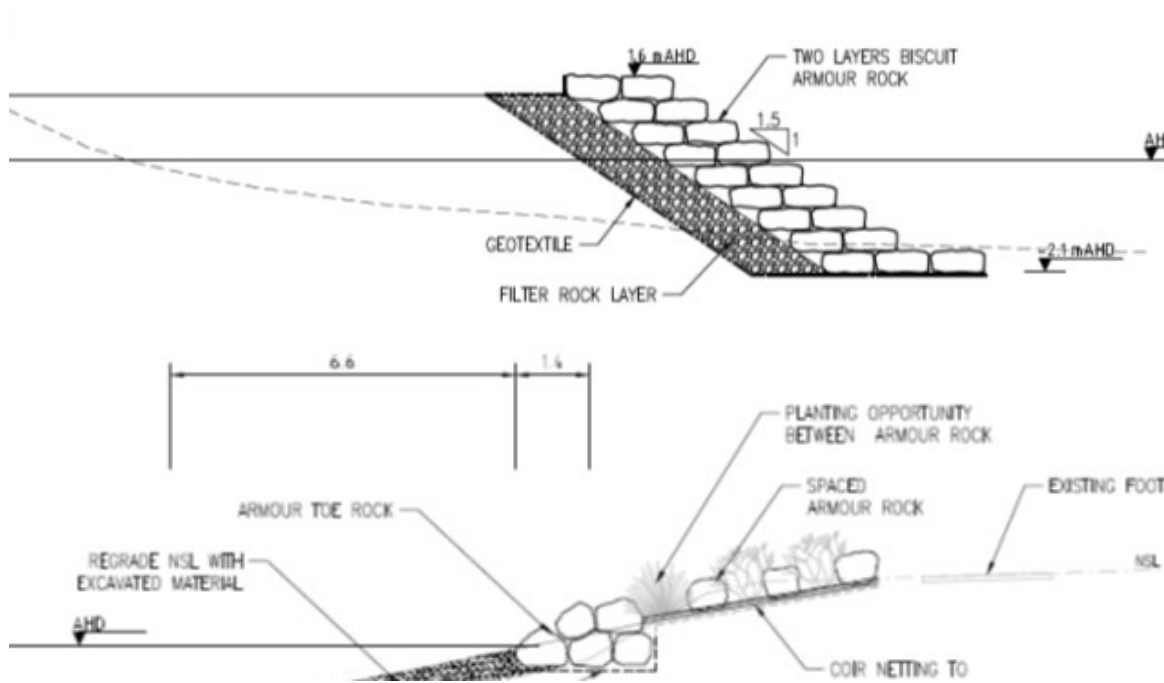
KEY PLAN

LEGEND:

- EXISTING TREE
- PROPOSED TREE
- EXTENT OF WORKS



INDICATIVE 'NATURAL EDGE' RIVER INTERFACE SECTION N.T.S.



DETAILED DESIGN SECTIONS HEADLAND AND 'NATURAL EDGE' N.T.S.



EXAMPLE LIMESTONE HEADLAND



EXAMPLE - NATURAL EDGE

Collaborative Arrangement

Under Section 37 of the
Swan and Canning Rivers Management Act 2006

Between the

**DEPARTMENT OF BIODIVERSITY, CONSERVATION
AND ATTRACTIONS**

and

TOWN OF VICTORIA PARK

**McCallum Park and Taylor Reserve Investigation and
Implementation Stage 1**

P18VP01

May 2018

TABLE OF CONTENTS

1.	DEFINITIONS AND INTERPRETATIONS.....	3
1.1.	Definitions	3
1.2.	Interpretations	5
1.3.	Transfer of Functions	6
2.	TERM OF ARRANGEMENT	6
3.	OBLIGATIONS OF THE DEPARTMENT	6
3.1.	Payment of Funding	6
3.2.	GST	7
3.3.	Other Obligations	7
4.	OBLIGATIONS OF TOWN OF VICTORIA PARK	7
4.1.	Reputation.....	7
4.2.	Use of Funding.....	7
4.3.	Variations to Project.....	8
4.4.	Request for information.....	8
4.5.	Records.....	8
4.6.	Progress and Financial Reports	8
4.7.	Acquittal Statement and Final Progress Report	9
4.8.	Project Approvals	9
4.9.	Other Obligations	9
4.10.	Expected Behaviour and Ethical Conduct	9
4.11.	Financial Management.....	10
4.12.	Project Funding and Management.....	11
4.13.	Resource/Asset Management	11
4.14.	Human Resource Management.....	12
4.15.	Procurement of Goods and Services.....	13
5.	FREEDOM OF INFORMATION ACT 1992, FINANCIAL MANAGEMENT ACT 2006 AND AUDITOR GENERAL ACT 2006	13
6.	REPAYMENT AND RETENTION OF FUNDING	14
7.	REPRESENTATIONS AND WARRANTIES.....	14
8.	MARKETING, COMMUNICATIONS AND MEDIA.....	14
8.1.	Marketing and Acknowledgements.....	14
8.2.	Communications	14
8.3.	Media Management	15
9.	DEFAULT AND TERMINATION	15
9.1.	Event of Default by Town of Victoria Park	15
9.2.	Effect of Event of Default	15
9.3.	Direction by the Department	16
9.4.	Dispute resolution	16
9.5.	Unspent Funding, Project Material, Intellectual Property and Assets	16
10.	INSURANCE AND INDEMNITY	16
11.	DISPUTE RESOLUTION	17
12.	EXTENSION	17
13.	EXCUSABLE DELAY.....	17
14.	NOTICES	17
14.1.	Delivery of Notices	17
14.2.	Notice Details	18
15.	OUTCOMES OF THE WORK.....	19
16.	MISCELLANEOUS	20
16.1.	Consent.....	20
16.2.	Further Assurances.....	20
16.3.	Relationship	20
16.4.	Rights and Remedies.....	20
16.5.	Entire Arrangement.....	20
16.6.	Variations	20
16.7.	Waiver	20
16.8.	Costs	21
17.	EXECUTION OF THIS ARRANGEMENT.....	22

THIS ARRANGEMENT is made on the _____ day of _____ 20_____.

BETWEEN

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS (“**Department**”), the department of the Public Service principally assisting in administering the *Swan and Canning Rivers Management Act 2006 (WA)*, of 17 Dick Perry Avenue, Technology Park Western Precinct, Kensington WA 6151.

AND

TOWN of VICTORIA PARK, 99 Shepperton Road, Victoria Park WA 6100.

RECITALS

- A. It is an objective of the Department to maintain or enhance the environmental quality and public amenity of the waterways and adjacent lands of the Swan and Canning rivers. To support this objective the Department also has an interest in increasing our knowledge of the Swan Canning river system.
- B. Under section 37 of the Act the Department may enter into collaborative arrangements binding persons to undertake projects of a kind specified in the arrangement and directed towards the protection and enhancement of the ecological and community benefits of the Riverpark.
- C. This Arrangement is made pursuant to section 37 of the Act and in accordance with the Department’s objectives under the Act, and it provides for the Department and Town of Victoria Park to collaborate and build an ongoing working relationship and for the provision of funding to Town of Victoria Park for the Project McCallum Park and Taylor Reserve Investigation and Implementation Stage 1.

1. DEFINITIONS AND INTERPRETATIONS

1.1. Definitions

Act means the *Swan and Canning Rivers Management Act 2006*.

Arrangement means this arrangement including any Schedules.

Auditor means an accountant who is a member of the Institute of Chartered Accountants in Australia, the Australian Society of Certified Practising Accountants or the National Institute of Accountants.

Auditor General means the Auditor General for the State of Western Australia.

Background Intellectual Property Rights means any pre-existing Intellectual Property Rights vested in a Party which are in existence before the commencement date of this Agreement and which that Party is able to disclose to the other Party without being in breach of any agreement with a third party.

Business Day means any day except a Saturday, Sunday or public holiday in Perth, Western Australia.

Catchment area means the land and waters referred to in section 8 of the *Swan and Canning Rivers Management Act 2006*.

Event of Default means an event of default described in clause 9.1.

Excusable Delay affecting a Party means anything outside that Party's reasonable control, including but not limited to, acts or omissions of another Party, fire, storm, flood, earthquake, war, transportation embargo or failure or delay in transportation, acts or omissions (including laws, regulations, disapprovals or failures to approve) of any third person (including but not limited to, governments or government agencies).

Funding means the amount or amounts specified in the Schedule, including any interest accrued on that amount or amounts.

GST has the same meaning as in the GST Act.

GST Act means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and, where the context permits, includes the Commissioner of Taxation's goods and services tax rulings and determinations and any other written law dealing with GST applying for the time being in the State of Western Australia.

Intellectual Property Rights means:

- (a) all copyright and future copyright, (including rights in relations to phonograms and broadcasts), all rights in relation to inventions (including patent rights), registered and unregistered trademarks (including service marks), registered designs and circuit layouts, plant breeder's rights, and all other rights resulting from intellectual activity in the industrial, scientific, literary or artistic fields as well as traditional indigenous knowledge; and
- (b) any application or right to apply for registration of any of those rights.

Notice means a notice issued under clause 14.

Party means each of the Department and Town of Victoria Park as the context requires and **Parties** means both of them.

Project means the initiative or activities to be undertaken with the Funding provided under this Arrangement as set out in the Schedule.

Project Material means all documents, any other material and anything in which Intellectual Property Rights subsist, in any form, created or a copy thereof or in any other way brought into existence as part of, or in the performance of, the Project, and includes: new, enhanced or derived data; documents; equipment; software; goods; information and publications produced as a result of the Funding and stored by any means.

Public Authority has the same meaning as in the *State Supply Commission Act 1991*.

Riverpark means the lands and waters referred to in section 9 of the Act, and includes any land the subject of an agreement under section 28 of the Act for management, as if the land were part of the Riverpark.

Schedule means the schedule attached to this Arrangement that details the activities, which the Parties agree to be undertaken, and for which Funding is paid under this Agreement, the outcomes and targets (or progress towards targets) to

be achieved from the activities, project milestones and timetable of Funding payments.

Tax Invoice has the meaning given to it in the *A New Tax System (Goods and Services Tax) Act 1999*.

Unspent Funding means Funding that has been paid by the Department, but in respect of which no work has been undertaken by Town of Victoria Park and no contractual commitment entered into prior to the effective date of termination.

1.2. Interpretations

In this Arrangement, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) a reference to the Department includes a reference to the Department's legal successors and permitted assigns;
- (c) a reference to any thing is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them;
- (d) a reference to a statute, ordinance, code or other law includes regulations, by-laws, rules and other statutory instruments under it for the time being in force and consolidations, amendments, re-enactments or replacements or any of them (whether the same or other legislative authority having jurisdiction);
- (e) a reference to this Arrangement or any other instrument includes this Arrangement or any other instrument as varied or replaced, notwithstanding any change in the identity of the Parties;
- (f) all the provisions in any Schedule, attachment or appendix to this Arrangement are incorporated in, and form part of, this Arrangement and bind the Parties;
- (g) a right obtained, or an obligation imposed pursuant to this Arrangement should be taken as recurring each year of the Term of Arrangement;
- (h) a reference to writing includes all means of representing or reproducing the words in visible form, including by electronic means such as facsimile transmissions;
- (i) if a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (j) if the word "including" or "includes" is used, the words "without limitation" are taken to immediately follow;
- (k) headings are inserted for ease of reference only and do not affect the interpretation of this Arrangement;
- (l) a reference to liability includes all obligations to pay money and all other losses, costs and expenses of any kind;

- (m) if a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated inclusive of that day;
- (n) when the day or last day for doing, an act is not a Business Day, then the day or last day for doing the act shall be the directly following Business Day;
- (o) where the time for performing an obligation, or exercising a right is expressed by reference to a period of one or more months before or after **a specified date (the reference date) that time period shall be determined** by calculating the number of months specified from the reference date, with the period expiring on the date which is the equivalent date to the reference date, or if there is no such date in the final month, the last day of that final month; and
- (p) a reference to a monetary amount means that amount in Australian currency.

1.3. Transfer of Functions

Town of Victoria Park acknowledges that the Department may be reconstituted, renamed or replaced and that some or all of the powers of the Department may be transferred to or vested in another entity.

If the Department is reconstituted, renamed or replaced or if some or all of the Department's powers are transferred to or vested in another entity, references in this Arrangement to the Department shall be deemed to refer, as applicable, to that reconstituted, renamed or new entity to the extent that the entity has assumed or has had transferred to it or vested in it those powers.

For the purposes of this clause 1.3, another entity means a Public Authority.

2. TERM OF ARRANGEMENT

Subject to clauses 9 and 12, this Arrangement shall continue for a term outlined in Table 1 of the Schedule and upon its expiry, a further collaborative arrangement may be made.

3. OBLIGATIONS OF THE DEPARTMENT

3.1. Payment of Funding

- (a) Subject to the terms and conditions of this Arrangement, the Department shall pay to Town of Victoria Park the Funding in accordance with item 5 of the Schedule.
- (b) Subject to paragraph (c), any variations to the costings identified in the Schedule require the prior written approval of the Department.
- (c) Paragraph (b) of this clause 3.1 does not apply if the proposed variation to the costing is less than 10 per cent and the variation does not affect the overall total of Funding.
- (d) Receipt of Funding carries no assurance of continued Funding in subsequent years.

3.2. GST

- (a) In this clause, **Additional Amount**, **Recipient** and **Supplier** have the meanings given in clause 3.2(c). Any terms used in this clause 3.2 that are defined in the GST Act have the same meanings as in the GST Act.
- (b) All prices or other amounts fixed or determined under, or referred to in, this Arrangement are exclusive of GST, except where expressly provided to the contrary in a particular provision of this Arrangement.
- (c) Subject to paragraph (d), if GST is or becomes payable by a Party (**Supplier**) in relation to any supply that it makes under, in connection with or resulting from this Arrangement, the Parties agree that, in addition to any consideration provided by a Party (**Recipient**) for that supply, the Recipient shall pay to the Supplier the amount of any GST for which the Supplier is liable in relation to that supply (**Additional Amount**) at the same time as the relevant consideration or any part of it is provided.
- (d) The obligation to pay the Additional Amount only arises once the Supplier has issued a tax invoice (and any adjustment note) to the Recipient in respect of the Additional Amount.
- (e) If, under this Arrangement, one Party is required to pay an amount to reimburse or compensate the other Party for any cost or liability incurred by that other Party, the amount to be reimbursed or compensated excludes any GST component of that cost or liability for which that other Party is entitled to claim an input tax credit.

3.3. Other Obligations

The Department shall perform the obligations set out in item 4 of the Schedule.

4. OBLIGATIONS OF Town of Victoria Park

4.1. Reputation

Town of Victoria Park must use its best endeavours to protect the reputation of the Department and the State of Western Australia in performing its obligations under this Arrangement.

4.2. Use of Funding

- (a) Town of Victoria Park shall use the Funding solely for the Project and in the manner outlined in the Schedule.
- (b) Assets cannot be acquired and used for private purposes using the Funding.
- (c) Where Town of Victoria Park is giving the Funding to a third party to undertake the Project or part of the Project Town of Victoria Park shall ensure that:
 - (i) The third party is able to manage and monitor expenditure in accordance with the standards described in this Arrangement and in conformity with sound financial practices;
 - (ii) The third party is able to implement the standards, principles and procedures described in this Arrangement;

- (iii) The third party is able to meet conditions set out in this Arrangement and any other conditions which may be applied to the Project from time to time.
- (d) Town of Victoria Park must treat any interest earned on the Funding as Funding money to be used solely for the purposes of the Project and in accordance with the Schedule.

4.3. Variations to Project

Town of Victoria Park shall not make any changes to the Project without prior written approval from the Department.

4.4. Request for information

- (a) Within five (5) Business Days of the Department requesting access to information, Town of Victoria Park shall provide the Department with access to the records specified in clause 4.5 as and when requested.
- (b) If the Department requests from Town of Victoria Park information or access thereto pertaining to the Project or this Arrangement, then Town of Victoria Park shall promptly provide such information or access and any reasonable assistance the Department may need for the purpose of carrying out the inspection. All information provided (or to which access is provided) shall be true, complete, accurate, up-to-date and neither deceptive nor misleading. Provision of any commercial, financial or personal information by Town of Victoria Park will be subject to reasonable confidentiality requirements.

4.5. Records

Town of Victoria Park shall keep, in respect of the Project and this Arrangement and for at least five (5) years after expiry of the Term of this Arrangement (including any extensions of the Term):

- (a) proper financial records in accordance with generally accepted accounting principles and practices, including records of income, expenditure, and interest relating to Funding received;
- (b) all reports submitted in accordance with clause 4.6; and
- (c) all correspondence.

4.6. Progress and Financial Reports

- (a) Town of Victoria Park shall submit to the Department, Progress and Financial Reports, using the Department's template for Progress and Financial Reports, in accordance with this clause 4.6 and clause 4.7.
- (b) Progress Reports shall include:
 - (i) a succinct statement of progress against relevant outputs and milestones set out in Table 1 of the Schedule; and
 - (ii) any request for variation to the milestones of the Project as well as the reasons for the request and a proposed revised budget and timetable.

- (c) Financial Reports shall include a statement of income and expenditure against those items identified in the Schedule.
- (d) Progress and Financial Reports shall be submitted as outlined in items 4 and 6 of the Schedule.
- (e) The Department reserves the right to request an interim financial statement at any time during the project. This statement shall include a statement of income and expenditure against those items identified in Table 1 of the Schedule.
- (f) If this Arrangement is extended in accordance with clause 12, a further Progress and Financial Report shall be submitted at the completion of the Project.
- (g) All Progress Reports submitted under this clause 4.6 shall be signed by the Chief Executive Officer, or an authorised representative, of Town of Victoria Park.

4.7. Acquittal Statement and Final Progress Report

- (a) Town of Victoria Park shall provide a financial statement as outlined in Items 4 and 6 of the Schedule or at an alternate date agreed to by the Department, acquitting the total Funding advanced by the Department and expended by Town of Victoria Park, including:
 - (i) a statement of income and expenditure; and
 - (ii) a final progress report showing how the moneys were spent and the outcomes received, using the Department's final progress report template.
- (b) The financial statement referred to in sub-paragraph (i) above, shall be signed by the Chief Financial Officer, or an authorised financial representative, of Town of Victoria Park.
- (c) The Department reserves the right to request that Town of Victoria Park undertake an independent audit of that financial statement, which will be at the Department's expense unless the audit shows a misapplication of Funding.

4.8. Project Approvals

Town of Victoria Park shall ensure that the Project has met all statutory requirements including those for development approval under the Act.

4.9. Other Obligations

Town of Victoria Park shall perform the obligations set out in item 4 of the Schedule.

4.10. Expected Behaviour and Ethical Conduct

As recipients and beneficiaries of public funding under this Arrangement, Town of Victoria Park and its officers, members, employees and agents must:

- (a) Conduct themselves with integrity, probity and in an open and transparent manner;
- (b) Operate in accordance with the law;
- (c) Declare any private interest and pecuniary benefit they may gain from the Funding;
- (d) Utilise the Funding for public benefit and not for private gain unless agreed between the Parties;
- (e) Provide advice and information to individuals involved or affected by any activity funded through this Arrangement so they can make informed decisions and take appropriate action;
- (f) Ensure that processes and procedures appropriate to the size of Town of Victoria Park are put in place to establish, maintain, operate and demonstrate an appropriate framework of business controls, to cover all operational, technical, commercial, financial and administrative activities such as those described in this Arrangement.

4.11. Financial Management

- (a) Town of Victoria Park must ensure that financial management techniques appropriate to the size of Town of Victoria Park are applied including:
 - (i) Appropriate internal control systems that:
 - Prevent and detect fraud and error and achieve the principles of probity and value for money;
 - Ensure all moneys (including in-kind contributions) received are properly brought to account;
 - Ensure all payments are correctly made and properly authorised;
 - Ensure that adequate control is maintained over the incurring of liabilities by Town of Victoria Park;
 - Ensure that Town of Victoria Park has a management review and governance framework in place to identify and manage incidents of suspected fraud; and
 - (ii) Appropriate expenditure control systems that ensure:
 - Proper incurring and certifying of expenditure;
 - No expenditure is made which does not achieve value for money, contravenes probity principles or exceeds the approved project allocations;
 - All expenditure has been substantiated in accordance with taxation legislation;
 - The asset register is updated with expenditure that is classified as an asset or attractive nature.

- (b) Town of Victoria Park must ensure that financial reports and statements are drawn up in accordance with the Australian Generally Accepted Accounting Standards (GAAP), impending International Financial Reporting Standards and other mandatory professional reporting requirements in Australia.

4.12. Project Funding and Management

- (a) Town of Victoria Park must ensure that fair and transparent processes, free from bias or the perception of bias, are implemented for any allocation of Funding to third parties.
- (b) Town of Victoria Park must ensure that there are adequate controls in place to ensure that:
 - (i) Funding allocated to third parties is expended appropriately;
 - (ii) Project reports by third parties that have been allocated Funding accurately present the status of project delivery and expenditure incurred on the Project;
 - (iii) Any material and contentious methods or issues used in the presentation of financial statements and milestone reports by third parties that have been allocated Funding have been adequately disclosed and material variances investigated and managed; and
 - (iv) Where Project milestones have not been met, the reasons have been obtained, reviewed, and reported with impact analysis to the Department.

4.13. Resource/Asset Management

- (a) Town of Victoria Park must ensure that there are procedures in place, appropriate to the size of Town of Victoria Park, to ensure adequate control is maintained over assets of, or in the custody of, Town of Victoria Park.
- (b) Town of Victoria Park must maintain a register of all assets acquired with the Funding showing purchase price and date.
- (c) A stock take of portable and attractive assets acquired with the Funding must be conducted at least annually and management action with respect to missing items must be recorded.
- (d) Assets acquired with the Funding shall be insured to the full replaceable value as on the date of purchase and shall be maintained in a secure environment with all reasonable care taken to reduce damage or other loss of value to them.
- (e) For completed projects, Town of Victoria Park must ensure that:
 - (i) Assets purchased with the Funding have been returned to the Department unless the Parties otherwise agree; and

- (ii) A copy of all data and spatial information products brought into existence as part of, or in the performance of, the Project has been provided to the Department.

4.14. Human Resource Management

- (a) Town of Victoria Park must ensure that appropriate standards of human resource management are based on the Principles of Natural Justice and that encourage merit, equity and probity are implemented.

The Western Australian Public Sector Standards in Human Resource Management and/or the standards prescribed under the *Local Government Act 1995* (WA) should be considered as the minimum standard required where an award does not exist.

- (b) Town of Victoria Park must ensure that there are mechanisms in place, appropriate to the size of Town of Victoria Park, to ensure:

- (i) The *Equal Employment Opportunity Act 1984* (WA) is complied with and the business opportunities available through workforce diversity are realised;
- (ii) The accountabilities for Town of Victoria Park are effectively devolved and managed to ensure successful delivery;
- (iii) Staff and volunteers have the appropriate capabilities to deliver the outcomes and outputs Town of Victoria Park requires of them;
- (iv) The facilitation of the raising, investigation and determination of grievances concerning employees and volunteers;
- (v) That recruitment and selection processes and decisions are made in accordance with legislative requirements and industrial instruments;
- (vi) That requirements under legislation and industrial instruments are applied for termination of staff and volunteers;
- (vii) That salaries, wages and allowances are paid in accordance with legislation, industrial instruments, taxation laws which meet audit requirements for maintenance of appropriate pay records.

Town of Victoria Park will ensure that the salaried, wages and allowances of positions supported by Funding are comparable to those of positions with similar tasks and responsibilities and requiring similar skills and experience within the Western Australian Public Sector;

- (viii) Compliance with the *Occupational Safety and Health Act 1984* (WA);
- (ix) Compliance with the relevant workers' compensation legislation.

4.15. Procurement of Goods and Services

- (a) Town of Victoria Park must ensure when acquiring goods and services that:
 - (i) The highest standards of integrity and ethics are applied;
 - (ii) Value for money is obtained;
 - (iii) An ethic of fair, open and accessible competition is adopted and the purchasing process is transparent, free from bias or the perception of bias;
 - (iv) There is no actual or perceived conflict of interest in the purchasing process through past, present or proposed future relationships, connections or interests with providers of goods and services; and
 - (v) Procurement practices or any other behaviour that induce conflict, corruption or which deny legitimate business opportunities to potential participants are considered unacceptable.
- (b) Town of Victoria Park must have a formal contract evaluation and recommendation reporting process in place for purchases of goods and services:
 - (i) With a total contract price of over \$50,000 (including any options for extension or variation); or
 - (ii) Which are of high risk or complex, regardless of contract value.
- (c) Town of Victoria Park must ensure that there are mechanisms in place, appropriate to the size of Town of Victoria Park, to resolve supplier complaints including reference to any independent external party where appropriate.
- (d) Town of Victoria Park should set a high benchmark for environmentally sustainable procurement practices.

5. FREEDOM OF INFORMATION ACT 1992, FINANCIAL MANAGEMENT ACT 2006 AND AUDITOR GENERAL ACT 2006

- (a) Town of Victoria Park acknowledges and agrees that this Arrangement and information regarding it is subject to the State's right to disclose any matter with respect to the Funding within the State Government sector and in Parliament and to the *Freedom of Information Act 1992* and that the Department may publicly disclose information in relation to this Arrangement, including its terms and the details of Town of Victoria Park.
- (b) The Parties acknowledge and agree that, despite any provision of this Arrangement to the contrary, the powers and responsibilities of the Auditor General under the *Financial Management Act 2006 (WA)* and the *Auditor General Act 2006 (WA)* are not limited or affected by this Arrangement.

- (c) Town of Victoria Park must allow the Auditor General, or an authorised representative, to have access to and examine its records and information concerning this Arrangement.

6. REPAYMENT AND RETENTION OF FUNDING

Upon expiry of the Term of the Arrangement or of the period of extension of the Arrangement agreed by the Department under clause 12, any Unspent Funding shall be returned to the Department, unless there has been written agreement otherwise between the Parties.

7. REPRESENTATIONS AND WARRANTIES

The Parties represent and warrant that:

- (a) they are duly authorised and have the power to enter into and observe their obligations under this Arrangement;
- (b) their obligations under this Arrangement are valid and binding and are enforceable against them in accordance with its terms;
- (c) there is no litigation, arbitration or administrative proceedings currently taking place or threatened against either Party which could have a materially adverse effect on the Parties' ability to perform under this Arrangement;
- (d) they are unaware of any act, matter, thing or circumstance by reason of which they would be unable to perform any obligation under this Arrangement; and
- (e) the representations and warranties made by the Parties are taken to be made continuously throughout the term of this Arrangement.

8. MARKETING, COMMUNICATIONS AND MEDIA

8.1. Marketing and Acknowledgements

- (a) Any communication activity including presentations, publications, signage, articles, newsletters or other literary works relating to the Project or its activities shall give representation to the Parties in the display of logos and Party names.
- (b) The respective roles of the Department and Town of Victoria Park must be acknowledged at relevant forums, conferences and project launches where the Project is promoted.
- (c) The requirements in (a) and (b) will be subject to clause 8.3, and will not apply to the extent that a Party requests that its name or logo not be used for a particular communication activity.

8.2. Communications

The Department and Town of Victoria Park shall:

- (a) work cooperatively at all levels;

- (b) maintain open communication, both formal and informal, from both Parties to progress the Arrangement objectives;
- (c) share information and knowledge as practicable; and
- (d) advise any shared stakeholders about arrangements between the Parties.

8.3. Media Management

- (a) The Department and Town of Victoria Park shall coordinate joint communications when dealing with the media and shared stakeholders on issue/s of mutual concern in relation to the Project, including circulating draft media statements between the Parties for comment.
- (b) Both Parties agree to publicise project milestones and outcomes in a joint, coordinated manner that allows them to brief their respective internal stakeholders prior to information being released to the public.
- (c) Town of Victoria Park will not issue media releases, participate in media interviews, provide information to the media or engage in social media activity on any aspect of work performed under this Arrangement unless prior written approval (via email) is provided by the Department's signatory to this Arrangement or its delegate(s) no less than three working days, prior to any such project-related information entering the public arena. For urgent matters, if agreed by the Department, approval may be provided with less than three days' notice.

9. DEFAULT AND TERMINATION

9.1. Event of Default by Town of Victoria Park

An Event of Default occurs if:

- (a) Town of Victoria Park breaches any of its obligations under this Arrangement, which breach continues without remedy for ten (10) Business Days after notice in writing has been served on Town of Victoria Park by the Department; or
- (b) the Department has reasonable grounds to believe that Town of Victoria Park is unwilling or unable to comply with its obligations under this Arrangement; or
- (c) a representation or warranty made by Town of Victoria Park in relation to the Project is incorrect or misleading; or
- (d) the reputation of the Department or the Government of Western Australia is likely to be damaged by any unlawful or negligent: (i) act or omission of; or (ii) conduct by Town of Victoria Park.

9.2. Effect of Event of Default

If an Event of Default occurs, the Department may:

- (a) terminate the Arrangement by providing a further ten (10) Business Days' Notice to Town of Victoria Park of the Event of Default; or

- (b) direct Town of Victoria Park to take specified action to remedy the default.

9.3. Direction by the Department

- (a) Where the Department directs Town of Victoria Park to take specified action under clause 9.2(b), Town of Victoria Park must immediately comply with the direction.
- (b) If Town of Victoria Park fails to take the action specified under clause 9.2(b), in accordance with 9.3(a), the Department may exercise any other remedy in 9.2.

9.4. Dispute resolution

Prior to the Department giving Notice under clause 9.2(a), if there is a dispute in relation to whether there has been an Event of Default, the Parties may attempt to resolve the dispute in the manner provided for in clause 11.

9.5. Unspent Funding, Project Material, Intellectual Property and Assets

- (a) If this Arrangement is terminated under clause 9.2(a) Town of Victoria Park shall, within fourteen (14) business days of termination:
 - (i) return any Unspent Funding to the Department;
 - (ii) reimburse the Department for any Funding spent otherwise than in respect of the Project; and
 - (iii) take all necessary steps to assign to, and otherwise have vested in, the Department any of Town of Victoria Park's Intellectual Property Rights in Project Material and other rights, title and interests in non-consumable assets acquired using the Funding.
- (b) For the purposes of paragraph (a)(iii):
 - (i) Town of Victoria Park shall take reasonable steps to protect Project Material and non-consumable assets acquired using the Funding and minimise any loss resulting from the suspension or termination of the Arrangement;
 - (ii) Town of Victoria Park shall provide the Department and/or agents of the Department with access to Project Material and non-consumable assets acquired using the Funding;

10. INSURANCE AND INDEMNITY

- (a) Town of Victoria Park must maintain sufficient insurance, including but not limited to workers' compensation insurance, personal accident insurance for volunteers and public liability insurance, to cover its potential liability in conducting activities funded in part or in full through this Arrangement and its obligation to indemnify the State of Western Australia and its officers, employees and agents set out in paragraph (b).
- (b) Each Party must at all times indemnify, hold harmless and defend the other Party, their respective directors, officers, employees and agents from and against any loss and damage, including reasonable legal costs and expenses or liability, that the other Party may incur or sustain as a

direct result of any negligent or unlawful act or omission or breach of the Party providing the indemnity arising out of or in connection with conducting activities funded in part or in full through this Arrangement.

- (c) Neither Party will be liable to the other Party for any loss of profit, loss of revenue, loss of business opportunity or damage to goodwill or reputation incurred or sustained by the other Party. The Parties agree that these losses are indirect or consequential and not being losses which arise naturally as a result of a breach of this Agreement or negligence.
- (d) Each Parties liability to indemnify the other Party pursuant to sub-clause (b) will be reduced proportionally to the extent that any unlawful or negligent act or omission or breach of this Agreement by the other Party and their respective directors, officers, employees, agents or contractors may have contributed to the loss or liability.
- (e) Town of Victoria Park shall provide to the Department, upon request of the Department, proof of the existence and currency of the insurance required by this clause 10.

11. DISPUTE RESOLUTION

- (a) If any dispute arises between the Parties during the Term (including any extensions of the Term) in relation to this Arrangement or any matter referred to in this Arrangement, that dispute is to be determined by joint decision of the Director General of the Department and the Chief Executive Officer of Town of Victoria Park, acting in good faith.

12. EXTENSION

Upon written application by Town of Victoria Park to extend the Term of the Arrangement, the Department may agree to do so.

13. EXCUSABLE DELAY

If an Excusable Delay affecting a Party precludes that Party partially or wholly from complying with its obligations under this Arrangement, then:

- (a) that Party must promptly notify the other Parties of the Excusable Delay;
- (b) those obligations will be suspended, but only to the extent and for the period that the Party is precluded by the Excusable Delay from complying with them;
- (c) that Party must use all reasonable efforts (if any) to comply with the suspended obligations despite the Excusable Delay and to remedy the cause of the Excusable Delay; and
- (d) if the Excusable Delay continues for a period of three (3) months or more, either Party may by written notice to the other terminate this Arrangement.

14. NOTICES

14.1. Delivery of Notices

A notice or other communication in connection with the Arrangement:

- (a) shall be in writing;

- (b) may be given by an authorised officer of the Department on behalf of the Department; and
- (c) shall be:
 - (i) hand delivered or sent by prepaid post to the address of the recipient specified in clause 14.2
 - (ii) sent by email to the email address of the recipient specified in clause 14.2.
- (d) ~~subject to paragraph (e), is taken to be received:~~
 - (i) in the case of hand delivery, on the date of delivery;
 - (ii) in the case of a letter sent by post, on the second Business Day after posting;
 - (iii) in the case of an email, on the date on which the sender's records indicate that the email was successfully transmitted; and
- (e) if received after 5 pm or on a day other than a Business Day, is taken to be received on the next Business Day.

14.2. Notice Details

The address and email of each of the Department and Town of Victoria Park for the purpose of clause [14.1] is as follows:

- (a) The Department of Biodiversity, Conservation and Attractions:

Director – Rivers and Estuaries Branch
Department of Biodiversity, Conservation and Attractions
17 Dick Perry Avenue
Technology Park – Western Precinct
KENSINGTON WA 6151

Email: markus.nordstrom@dbca.wa.gov.au

Attention: Markus Nordstrom

Or such other address as may be notified by the Department for the purposes of service of notices

- (b) Town of Victoria Park:

Chief Executive Officer
Town of Victoria Park
99 Shepperton Road, Victoria Park WA 6100

Email: BNock@vicpark.wa.gov.au

Attention: Brendan Nock

Or such other address as may be notified by Town of Victoria Park for the purposes of service of notices.

15. OUTCOMES OF THE WORK

- (a) The Parties agree that the entire future Intellectual Property Rights (other than moral rights) in all Project Material will be jointly owned by the Parties upon their creation.
- (b) Each Party may use, distribute, reproduce, adapt and otherwise exercise any of the Intellectual Property Rights in Project Material at its discretion, subject to: (i) moral rights of the authors; and (ii) any specific restrictions noted in clause 15(e) of this Agreement.
- (c) Each Party uses Project Material (and intellectual property therein) at its own risk.
- (d) The Parties acknowledge and agree that each Party shall retain its Background Intellectual Property Rights as its exclusive property and nothing in this Agreement shall authorise the other Party to use or exercise any such rights.
- (e) Under this specific Agreement:
 - (i) Both the Department and Town of Victoria Park, its subcontractors or agents and their respective employees, may make an oral or written publication concerning the activities forming part of, and outcomes of, the Project provided that the other Party and its contributions (including technical, financial and project support) is appropriately acknowledged in any such publication, subject to (ii) and (iii) below.
 - (ii) The Parties acknowledge that it is intended that the results of this Project will be made publicly available. This will be done by the Department and Town of Victoria Park through technical reports, publications in scientific journals, the publication of data and associated Project materials in scientific publications, and the presentation of these data and material at scientific conferences, and by the Department through Government reports, other Government publications, intra-Government briefings and presentations, and presentations by representatives of the Department.
 - (iii) Where either Party, its subcontractors or agents and their respective employees intends to publish or make publicly available the information outside of the areas as set out in (ii) above, then the written consent of the other Party must be obtained.
 - (iv) Any decisions regarding any Publication arising out of the performance of this Agreement are to be made jointly by the Parties;
 - (v) in the interests of promoting scientific endeavour and/or academic achievement, the Parties agree in-principle to support the publication of research and results arising from work performed under the Agreement, in any of the forums listed in (ii) on the condition that each Party be notified in writing (email) at least 28 days prior to submission to any publishing media or presentation to any conference, workshop or forum as listed above in (ii).

16. MISCELLANEOUS

16.1. Consent

Whenever the consent of the Department is required under this Arrangement:

- (a) that consent may be given or withheld by the Department in the Department's absolute discretion and may be given subject to such conditions as the Department may determine;
- (b) the Department is not required to provide a reason or reasons for giving or refusing its consent; and
- (c) Town of Victoria Park agrees that any failure by it to comply with or perform a condition imposed by the Department under paragraph (a) shall constitute a breach of a condition by Town of Victoria Park of this Arrangement.

16.2. Further Assurances

- (a) Each Party agrees, at its own expense, on the request of the other Party, to do everything reasonably necessary to give full effect to this Arrangement and the transactions contemplated by it including but not limited to, the execution of further documents.

16.3. Relationship

- (a) The Parties acknowledge and agree that nothing in this Arrangement may be construed to make either of them a partner, agent, employee or joint venturer of the other.

16.4. Rights and Remedies

- (a) The rights, powers and remedies in this Arrangement are in addition to, and not exclusive of, the rights, powers and remedies existing at law or in equity.

16.5. Entire Arrangement

- (a) This Arrangement supersedes all prior negotiations, understandings, agreements and arrangements between the Department and [Town of Victoria Park] relating to the matters covered by this Arrangement and constitutes the full and complete understanding between the Department and Town of Victoria Park relating to the matters covered by this Arrangement.

16.6. Variations

- (a) This Arrangement may only be varied in writing executed by the Department and Town of Victoria Park.

16.7. Waiver

- (a) Any waiver by either Party shall be in writing.
- (b) Any waiver by either Party does not affect that Party's rights in respect of any other breach of this Arrangement by the other Party.

- (c) Subject to paragraph (a), any failure by either Party to enforce any right under this Arrangement, or any forbearance, delay or indulgence granted by one Party to the other Party shall not be construed as a waiver of rights under this Arrangement.

16.8. Costs

- (a) Unless otherwise stated Town of Victoria Park must comply with all obligations of Town of Victoria Park at Town of Victoria Park's own cost.
- (b) Each Party must pay its own costs of and incidental to the instructions for and the preparation and execution of the Arrangement.

17. EXECUTION OF THIS ARRANGEMENT

Signed for and on behalf of the Department of Biodiversity, Conservation and Attractions by:

.....
Dr Kerry Trayler
A/Branch Manager
Under delegated authority from the CALM Executive Body as per Section 38 of the
Conservation and Land Management Act 1984

In the presence of:

Witness	Signature	_____
	Name (PRINT)	_____
	Occupation (PRINT)	_____
	Address (PRINT)	_____
	Date	_____

Signed for and on behalf of **Town of Victoria Park** by:

_____ Signature	_____ Witness Signature
_____ Name (PRINT)	_____ Witness Name (PRINT)
_____ Title (PRINT)	_____ Witness' Address (PRINT)
_____ Date	_____ Date

SCHEDULE 1

Item 1 Project

Approved Project	Amount Approved (ex GST)
P18VP01 - McCallum Park and Taylor Reserve Investigation and Implementation Stage 1	\$304,000

Item 2 Contributions

Funding Partner	Contributing amount (ex GST)
Department of Biodiversity Conservation and Attractions grant funding (cash)	\$304,000
Town of Victoria Park (cash)	\$304,000

Item 3 Project Description

Part of the greater McCallum Park and Taylor Reserve Concept Plan, this project will focus on environmental investigations followed by removal of failed sloped river wall and implementation of the Stage 1. River edge treatments in the Stage 1 extent include a composite design of native vegetated edge with rock toe.

Item 4 Project Responsibilities

In implementing this Schedule, the Department and Town of Victoria Park will work together to:

- (a) Manage the project to a high standard;
- (b) Seek appropriate approvals; and
- (c) Implement on-ground works.

The key outcome from this agreement will be long term stabilisation of the McCallum Park and Taylor Reserve foreshore, reconnecting the park and community to the river, the river to nature and provide habitat for native fauna.

This will be achieved by involvement in the activities outlined in Table 1:

Table 1: Summary of project activities and reporting requirements from May 2018

Milestone	Due date	ToVP funding (ex GST)	Riverbank funding (ex GST)	Total (ex GST)
Apply for DBCA approval	31 August 2018	\$0	\$0	\$0
Aboriginal consultation and apply for S18 approval	30 September 2018	\$15,000	\$15,000	\$30,000
Environmental investigations (ASS, contaminants)	30 September 2018	\$15,000	\$15,000	\$30,000
Midterm report (template to be provided by Riverbank)	30 September 2018	\$0	\$0	\$0
Construction preliminaries including construction tender	30 November 2018	\$29,000	\$29,000	\$58,000
Demolish and dispose of existing river wall to extents required for construction	31 December 2018	\$40,250	\$40,250	\$80,500
Natural Edge Section A Regrade foreshore interface, supply & place geotextile or coir, supply and place limestone armour rock. Including toe, crowning and landscaping rock.	31 March 2019	\$190,250	\$190,250	\$380,500
Project oversight by Coastal Engineer *	31 March 2019	\$7,000	\$7,000	\$14,000
Planting, including mulch & fertiliser	30 April 2019	\$37,500	\$37,500	\$75,000
Media opportunity	30 June 2019	\$0	\$0	\$0
Final report & independent financial audit (template to be provided by Riverbank)	31 July 2019	\$0	\$0	\$0
TOTAL ESTIMATED COST of STAGE 1		\$334,000	\$334,000	\$668,000
TOTAL BUDGET for STAGE 1a ***		\$304,000	\$304,000	\$608,000

*Refer to project plan for designs and cost estimates; Estimate of 60 hours allocated to Coastal Engineer oversight at \$235 per hour (ex GST)

***The total cost of Stage 1 exceeds the budget of \$608,000 therefore the tender for construction will request a schedule of rates so the maximum amount of Stage 1 can be completed with available funds.

Item 5 Payment of Funding

- (a) Funding shall be provided by the Department to Town of Victoria Park:
- (i) as soon as practicable after the Parties have agreed to the terms and conditions of this Arrangement; and
 - (ii) Town of Victoria Park provides to the Department its ABN and notice of its GST Registration; and
 - (iii) Town of Victoria Park provides to the Department a Tax Invoice for the relevant amount.
- (b) Funds will be provided to Town of Victoria Park as allocated in Table 2.

Table 2: Budget items and funding provisions

Item	Date	Amount (ex GST)
P18VP01 - McCallum Park and Taylor Reserve Investigation and Implementation Stage 1	As soon as practicable after the Parties have agreed to the terms and conditions of this Arrangement	\$304,000
TOTAL		\$304,000

Item 6 Reporting Requirements

Progress and Financial Reports referred to in Clause 4.6 and are to be provided on:

- Progress report (May 2018 to 30 September 2018) due 30 September 2018
- Progress report (May 2018 to 31 July 2019) due 31 July 2019

As per clause 4.7(c) the Department requests that the Town of Victoria Park undertake an independent audit of the final financial statement and may use funding provided by the Department to enable this as part of the overall cost of the project:

- Audited Financial Statement (May 2018 to 31 May 2019) due 31 July 2019

A template for Progress Reports and the Audited Financial Statement will be distributed by the Department. Refer to Table 1 for information that will need to be reported on within Progress Reports.

14.10 Recommendation from the Future Planning Committee: Draft Public Open Space Strategy Project Plan

Public Open Space Strategy Project Plan

Document Acceptance and Release Notice

This document is authorised for release once all signatures have been obtained.

PREPARED:
(for acceptance)

Kevin Cunningham, Strategic Projects Manager
Public Open Space Strategy Project Director

Date:

_____ - _____ - _____

ACCEPTED:
(for release)

Natalie Martin Goode, Chief Community Planner
Public Open Space Strategy Steering Committee

Date:

_____ - _____ - _____

ACCEPTED:
(for release)

Ben Killigrew, Chief Operations Officer
Public Open Space Strategy Steering Committee

Date:

_____ - _____ - _____

Table of Contents

1 Overview	4
1.1 Purpose of Project Plan	4
1.2 Project Title	4
1.3 Initiation & Background	4
2 Objectives and Scope	6
2.1 Objectives	6
2.1.1 Strategic Community Plan Mission	6
2.1.2 Project Objective(s)	7
2.2 Outcomes	8
2.3 Outputs	8
2.4 Scope of Work	9
2.5 Project Scheduling	11
2.6 Assumptions and Constraints	12
2.6.1 Assumptions	12
2.6.2 Constraints	12
2.7 Relevant Government Policy and Guidance	13
3 Managing the Project	13
3.1 Governance	13
3.1.1 Project Steering Committee	13
3.1.2 Project Director	13
3.1.3 Project Team	14
3.1.4 Consultants and Contractors	14
3.1.5 Subject Matter Experts	14
3.2 Reporting Requirements	14
3.2.1 Status Reports	15
4 Public Participation & Communication	15
5 Project Budget	15
5.1 Budget and Expenditure	15
6 Risk Management Plan	15
7 Evaluation	16
8 Project Closure	16
9 Appendices	17

1 Overview

1.1 Purpose of Project Plan

The Project Plan is the management document for the project. It is owned, maintained and utilised by the Project Team to ensure the delivery of project outputs and the realisation of project outcomes.

The document will be reviewed and amended to meet changed conditions or objectives during the project's life span.

1.2 Project Title

Public Open Space Strategy

1.3 Initiation & Background

Demands upon the Town's public open space (POS) network are diverse and competition amongst them has, in recent years, limited its capacity to meet community needs.

The State Government, through *Liveable Neighbourhoods*, has emphasised the responsibility of Local Government in guiding POS decision making. As noted in the *Public Open Space Strategy Guide for Local Governments* it is through a local POS strategy that the greatest impact on POS provision can be achieved. Such a document has the capacity to guide the provision of POS to establish and protect a parkland network which enhances sense of place, ensures balanced provision of sport, recreation and nature functions, retains significant environmental and cultural features: and realises opportunities for achieving efficiencies and sharing of infrastructure.

To date the Town has not had a POS Strategy or similar document to provide strategic direction for the future of POS. This document presents an opportunity to both rectify this gap in strategy whilst also looking to align all strategic visions for POS across the many documents that do exist in an attempt to provide for a more resilient future.

Context of the POS Strategy

The POS Strategy will sit amongst a series of endorsed strategies and current projects that guide the operation and future direction of the Town. If considered in a hierarchy the documents could be described in three levels:

- *Tier One*: these are the highest order of documents prepared by the Town and are typically legislated.
- *Tier Two*: these are documents that are not legislated and that deal with broad matters. The reach and impact of the document is Council-wide and impacts the operations and direction of a number of business units.
- *Tier Three*: these are documents that deal with a single or specialist subject matter.

The POS Strategy is considered to be a second tier strategy, having impact and relevance to a number of business units and operations within the Town. It is integral to the success of the document that is prepared in this context.

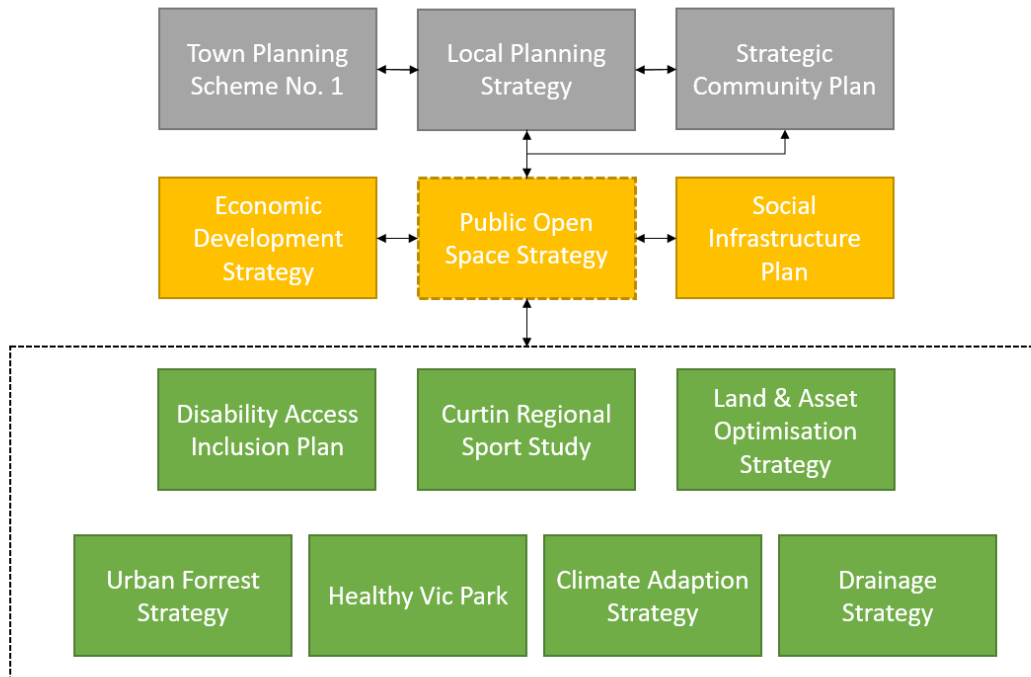


Figure 1: The position of the POS Strategy in the Town of Victoria Park document suite (specific to the POS Strategy)

Strategic Community Plan (SCP)

The SCP is the principal strategy and planning document that reflects the long-term vision, values, aspirations and priorities for the Town. As a first-tier document, the outcomes of the SCP underpin the values and future vision of the POS Strategy.

As part of the engagement process undertaken as part of its development, the SCP was able to draw a number of 'visions' from the engagement process. The 8 key visions included:

1. Safety and security
2. Connectivity
3. Sustainability
4. Community
5. Environment
6. Diversity
7. Human scale development
8. Vibrancy

On some level, all eight visions can be applied to the development of a POS strategy and should be at the forefront of consideration during its preparation. It is also telling that the most popular term used to describe a vision was 'green space'. This evidences the concept of green space being at the forefront of community ideology.

When examining service expectations POS once again featured heavily. Specifically, the management of the Town's POS was the second most common service area to be discussed, then sports and recreation, general planning and events. One of the largest engagement events held was the 'Victopia' workshop in which land use and wildlife were considered to be the most important principle at an aspirational level, with the theme of environment broadly being the most common.

Through noting the consistent prevalence of these topics across all engagement activities, it can be drawn that the environment and POS are central to the community's vision for its future. The resulting vision, mission and values statements that now form the foundation of all actions of the Town are heavily influenced by seeking creating a legacy underpinned by the creation of a cleaner, healthier and more resilient built and natural environment.

Local Planning Strategy (LPS)

The Town is currently in the process of drafting a Local Planning Strategy to establish the vision and strategic urban planning blueprint for the Town for the next 10 to 15 years while, establishing a longer term direction towards 2050 and beyond. It will align with the State Government's long-term strategic planning direction identified in *Perth and Peel @ 3.5 million and the associated Central Sub-Regional Planning Framework (2018)*.

The Town is experiencing a transformation as it adapts to impacts from globalisation, a rapidly changing local economy and endeavours to support urban planning challenges posed by an informed community and industry with increasing expectations. The Town is preparing to meet these challenges head on through the development of this local planning strategy and its ambitions for growth that will witness the transformation of the Town, over time, to a thriving inner city metropolis with strong connections to the unique heritage and character that is synonymous with the Town's identity.

The POS Strategy will need to be prepared in the context of the vision set by the LPS.

2 Objectives and Scope

2.1 Objectives

2.1.1 Strategic Community Plan Mission

Social – to promote sustainable, connected, safe and diverse places for everyone.

S1 – A Healthy Community. The principle behind this outcome is that good health is the cornerstone of a happy and connected community. Ultimately the aim is to create a local environment including affordable and accessible opportunities for all residents and visitors to achieve and maintain good health and wellbeing.

S2 – An informed and Knowledgeable Community. The principle behind this outcome is that people that have opportunities to learn and explore ideas are happier and more productive. This means providing options for people to access resources, knowledge and technology in a safe, nurturing environment.

Economic – to promote sustainable, diverse, resilient and prosperous places for everyone.

EC2 - Clean, safe and accessible place to visit. The principle behind this outcome is that people are more likely to visit a place that is clean, safe and accessible.

Environment – To promote sustainable, liveable, healthy and green places for everyone.

EN1 – Land use planning that puts people first in urban design, allows for different housing options for people with different housing needs and enhances the town's character. The principle behind this outcome is that people will need to be considered first and foremost in the planning process, rather than being ancillary, with an emphasis on high quality design. This outcome also acknowledges that providing housing options at varying densities suitably designed and located will be important in

enabling diversity. Finally, the goal will be to take on the challenge of ensuring that future development enhances the Town's character.

EN6 - Appropriate, inviting and sustainable green spaces for everyone that are well maintained and well managed. The principle behind this outcome is that the Town's parks, reserves, bushland areas and river foreshore will be more important as its population increases. It means that they will need to be more energy and water-efficient, well-maintained and appropriately used.

EN7 - Increased vegetation and tree canopy. This outcome acknowledges the importance placed by the community on increasing the tree canopy and vegetation around the Town and recognises the environmental, economic and social value of trees.

Civic Leadership – to show leadership by communicating with, empowering and supporting people in the community.

CL1 - Everyone receives appropriate information in the most efficient and effective way for them. This outcome recognises the importance that the Town places on continuing to ensure that people receive information in various ways at different times and that the content is easy to understand.

CL2 - A community that is authentically engaged and informed in a timely manner. This outcome recognises the importance that the Town places on continuing to ensure that the community is authentically engaged and informed.

CL3 – Well-thought out and managed projects that are delivered successfully. This outcome acknowledges the importance of ensuring that the projects the Town implements are appropriate, planned properly and ultimately deliver intended outcomes.

2.1.2 Project Objective(s)

The objective(s) of the Public Open Space Strategy are:

1. UNDERSTANDING THE SITUATION
Clearly define what is POS
Create an inventory of POS as per the classification system
Develop and apply a classification system for POS
Conduct an assessment of current POS strategy and policy and alignments and gaps in the existing framework.
Conduct a stakeholder analysis (including, but not limited to users, providers, community groups/champions)
2. RETHINK THE APPROACH
Build upon existing community visioning for POS
Describe the other benefits of POS (environment, ecosystem, flora and fauna, mental health/spiritual connection)
Conduct a current and future needs analysis (including a gap analysis)
Outline and define the approach to balancing different types and use of POS including sport, recreation and nature spaces
Develop ways in which to improve the social dividend of the Town's POS assets.
Develop ways in which to improve the utilisation of the Town's POS assets.
Examine and determine opportunities for system optimisations (i.e. formal/informal use of space, integration of technology, maintenance practices)
Examination of equitable revenue and economic return generated by POS
Identify any opportunities for alternative provision (i.e. public/private partnership)

3. IMPLEMENTATION

Establish benchmarks in the provision of POS in the Town

Provide for the coordination and prioritisation of strategies and actions to achieve the outcomes of the strategy.

2.2 Outcomes

The outcomes for the POS Strategy will be to ensure that:

- There is a clear understanding of who uses POS, how they use it and what it means to them.
- There is a clear understanding of what is and is not POS.
- The Town understands its role in the provision of a regional POS network within and outside of its boundaries and how the community contributes to its use.
- Information about POS will be easily accessible to the community.
- The Town and community will understand the Town's role in providing POS.
- POS will be more responsive/flexible and appropriate for community needs.
- POS will be more sustainable (economically, environmentally, socially and culturally).
- There will be a co-ordinated approach and awareness of POS across the organisation and within the community.
- An action/implementation plan around the provision of POS in the future will be in operation.
- The Town will be able to maximise utilisation of all POS that it has.
- The Town will be able to encourage and embrace new methods/ways to provide POS.
- There will be a sense of community pride, belonging and involvement in the Town's POS.
- POS will be provided in the best manner.

These outcomes comprise performance measures against which the project will be assessed, as detailed in Appendix A.

2.3 Outputs

The primary output of the POS Strategy, will be the strategy document itself. This can be broken down into the following detailed outputs:

- An understanding of the current POS situation:
 - o Definition of POS (including a definition of the different types of POS).
 - o Inventory of existing POS.
 - o Classification system for POS.
 - o Assessment of current POS strategy and policy and alignments and gaps in the existing framework.
 - o Stakeholder analysis (including gathering data of the possible layers of use being: physical use, perceived amenity and emotional attachment, and the role a space plays in providing a network of POS for the user).
- An optimised approach for the provision, use and future of POS in the Town:
 - o Future needs/gap analysis.
 - o Identification of other benefits of POS.
 - o Understanding of the balance of the different types of POS and the way in which they should be delivered.
 - o Understanding of equitable revenue and economic return generated by POS.
 - o Strategies for utilisation optimisation.

- o Strategies for system optimisation.
- o Strategies for improving the social dividend of the Town's POS assets.
- o Unified vision (community and Town) for the future of POS.
- o Options for alternative options in the provision of POS.
- o Benchmarks for the provision of POS in the Town.
- o Implementation Plan.

In addition, this project will require the delivery of an engagement plan (Appendix E).

2.4 Scope of Work

Task	Notes	Whose Responsibility
PROJECT ESTABLISHMENT		
Prepare the project plan		ToVP
Prepare an engagement plan, including communication details		ToVP
GATEWAY: Endorsement of Project Plan by Future Planning Committee	Prepare report for Future Planning Committee meeting outlining plans.	ToVP
	Attendance at Future Planning Committee meeting	ToVP
ToVP Staff Engagement – All Staff	Execute an awareness campaign	ToVP
UNDERSTANDING THE SITUATION		
Clearly define what is POS		Consultant
Develop and apply a classification system for POS	Informed by State government guidance	Consultant
Conduct an assessment of current POS strategy and policy and alignments and gaps in existing policy		Consultant
Create an Inventory of POS as per the classification system	Preliminary inventory exists	Consultant
Determine acceptable standards of engagement data validity		ToVP
Conduct a stakeholder analysis (including, but not limited to users, providers, community groups/champions)	Quantitative data collection	Consultant
	Community engagement: Qualitative data collection	Consultant/ToVP

GATEWAY: Future Planning Committee Meeting Acceptance of work to date	Prepare report for future planning committee outlining work to date and seeking clarification on any issues.	ToVP
	Attendance of Future Planning Committee meeting	TovP/Consultant if required
Build upon the existing community vision for POS	Community engagement to refine vision	Consultant/ToVP
	All of council workshop	Consultant/ToVP
Describe the benefits of POS (environment, ecosystem, flora and fauna, mental health/ spiritual connection)		Consultant
Conduct a current and future needs analysis (including a gap analysis and using social dividend as a measure)	Replication of work completed by the Social Infrastructure Plan	Consultant
Outline and define the approach to balancing different types of POS		Consultant
Develop ways in which to improve the social dividend of the Towns POS assets		Consultant
Develop ways in which to improve the utilisation of the Towns POS assets (including universal access)		Consultant
Examine and determine opportunities for system optimisations (i.e. formal/informal use of space, integration of technology, maintenance practices)		Consultant
Examination of overall equitable revenue and economic return generated by POS	David Purnell Research Work (UWA) on this topic.	Consultant
Identify any opportunities for innovative and alternative provision (i.e. public/private partnership)		Consultant
	Prepare report for future planning committee outlining work to date and seeking clarification on any issues.	ToVP

GATEWAY: Future Planning Committee meeting acceptance of work to date	Attendance at Future Planning Committee meeting	TovP/Consultant if required
IMPLEMENTATION PLANNING		
Establish benchmarks in the provision of POS in the Town		Consultant
Provide for the coordination and prioritisation of strategies and actions to achieve the outcomes of the strategy.		Consultant
VALIDATE		
First Draft		Consultant
All staff review & Peer Review		ToVP/ Consultant
Document review post all staff review		Consultant
Second Draft		Consultant
GATEWAY: Future Planning Committee meeting and recommendation to council for advertising	Prepare report for future planning committee outlining work to date and seeking clarification on any issues.	ToVP
	Attendance of Future Planning Committee meeting	ToVP/Consultant if required
GATEWAY: Ordinary Council Meeting for consideration for advertising	Presentation at Councillor Workshop (including preparation)	ToVP/Consultant if required
	Preparation of OCM report	ToVP
		TovP
Public Advertising		TovP
Completion of final document post public advertising		Consultant
GATEWAY: Ordinary council meeting for consideration for advertising	Presentation at Councillor Workshop (including preparation)	ToVP/Consultant if required
	Preparation of OCM report	ToVP
		TovP

2.5 Project Scheduling

A detailed project schedule is included as an appendices to this report.

The following table outlines key meeting dates for the 2018 calendar year that will inform the project Schedule.

Elected Members Briefing Sessions	Ordinary Council Meeting	Council workshops	Future Planning Committee
			16 May 2018
5 June 2018	12 June 2018	19 June 2018	20 June 2018
3 July 2018	10 July 2018	17 July 2017	18 July 2018
7 August 2018	14 August 2018	21 August 2018	15 August 2018
4 September 2018	11 September 2018	18 September 2018	19 September 2018
2 October 2018	9 October 2018	16 October 2018	17 October 2018
6 November 2018	13 November 2018	20 November 2018	21 November 2018
4 December 2018	11 December 2018	18 December 2018	19 December 2018

2.6 Assumptions and Constraints

2.6.1 Assumptions

The project is dependent of the following assumptions:

- That the scope and objectives as outlined by this project plan are acceptable and sufficient;
- That the project will result in organisational buy in and ultimate ownership of its implementation and delivery;
- That this project plan sufficiently identifies and mitigates the risks associated with this project;
- That the project will be aspirational;
- That there is high expectation that this project will meet the many needs of the organisation;
- That this project will understand and clearly align with other strategic documents in the Town, including but not limited to the Urban Forest Strategy;
- That the current direction set by Councillors is indicative of the direction of future councillors;
- That there will be community engagement that is positive, informative and aspirational;
- That resourcing is sufficient (including staff knowledge and capacity); and
- That innovative strategies and opportunities identified in the project will ultimately be implemented.

2.6.2 Constraints

Major potential constraints have been identified as follows:

- That critical staff members will not be available for the full length of the project;
- Availability of resources;
- The allocated budget for the preparation of the strategy document may not be sufficient;
- That pressure exists to produce a quality document within a quick timeframe (although the timeframe is not stated);
- There is an expectation to deliver traditional outcomes of a POS strategy;
- The Town has finite traditional opportunities to provide traditional POS outcomes;
- The State Government strategies and guiding documents are limited in assisting this project to explore new and innovative ideas.
- The community engagement may result in community perceptions and expectations that will require the Town to rethink its approach.

2.7 Relevant Government Policy and Guidance

State Government POS-related policy documents are critical in establishing the parameters for the development of POS. In particular the following are important reference points:

- *Directions 2031* and *Perth and Peel @ 3.5 Million*, which establish a vision for future growth of the metropolitan Perth and Peel regions.
- *Liveable Neighbourhoods*, which is to be followed in the design and approval of urban development.
- *Policy No. DC 2.3: Public Open Space in Residential Areas* which sets out the requirements of the Western Australian Planning Commission for POS and the provision of land for community facilities in residential areas.
- *Planning Bulletin 92: Urban Water Management* and *State Planning Policy 2.9: Water Resources*, which provide guidance on urban water management matters and assist in the management and sustainable use of water resources.
- *Public Open Space Strategy Guide for Local Government*, which guides the preparation of POS strategies.
- Public Parkland Planning & Design Guide by the Department of Sport and Recreation.
- Department of Water and Environmental Regulation policies and guidelines, which need to be considered when assessing new development or the provision of POS.

3 Managing the Project

3.1 Governance

3.1.1 Project governance is outlined in the context of the current organisational structure and resourcing availability of the Town. Project Steering Committee

This project requires input from and implementation by a number of business units across the Town. As a result, it has been identified that a steering committee in lieu of a project sponsor would best suit the governance requirements of this project. The steering committee for the POS strategy is comprised of:

- Natalie Martin Goode, Chief Community Planner
- Ben Killigrew, Chief Operations Officer

3.1.2 Project Director

The Project Director is contracted by the Steering Committee to deliver the defined project outputs. The Project Director is responsible for organising and managing the day-to-day aspects of the project and will:

1. Develop and maintain the Project Plan.
2. Manage and monitor the project activity through detailed plans and schedules.
3. Report to the Steering Committee at regular intervals.
4. Manage (client/provider/stakeholder) expectations through formal specification and agreement of goals, objectives, scope, outputs, resources required, budget, schedule, project structure, roles and responsibilities.
5. Manage all consultant and contractor outputs and involvement in the project.

The Project Director for the POS Strategy Project is Kevin Cunningham, Strategic Projects Manager.

3.1.3 Project Team

The core Project Team will be:

- Gregor Wilson –Manager – Infrastructure Operations
- David Doy – Manager Place Planning
- Brendan Nock – Environmental Officer
- Tim Cronin – Neighbourhood Enrichment Officer - Clubs, Events and Bookings
- Katie Schubert – Healthy Community Coordinator
- Simon O’Sullivan– Senior Strategic Planner
- Hayley Boyd - Community Engagement Advisor
- Kellie Todman – Senior Communications Advisor

3.1.4 Consultants and Contractors

The purchase of any goods and services during the term of the Project shall be carried out in accordance with the Town’s ‘FIN4 - Purchase of Goods and Services’ Policy.

3.1.5 Subject Matter Experts

It is proposed that a pool of subject matter experts be established to guide particular matters as and when the need arises. These experts include:

- Jon Morellini – Property Development Manager
- Laura Sabitzer – Co-ordinator Urban Planning
- Maddie Flynn – Neighbourhood Enrichment Officer - Seniors, Access and Inclusion
- Matt Owens – Senior Neighbourhood Enrichment Officer – Safety
- Nicky Nolan, Nichola Tomkins – Senior Neighbourhood Enrichment Officer
- TBA – Senior Governance Officer
- Bonnie Hutchins - Senior Finance Officer
- Terry McCarthy – Land and Properties Project Officer
- Jayde Robbins – Coordinator Strategic Assets
- Isaac Middle/Marian Tye - Curtin University, Sports Research
- May Carter – Department of Local Government, Sport and Cultural Industries

3.2 Reporting Requirements

Table 3: Reporting requirements for the Public Open Space Strategy Project:

Reported by	To whom	Reporting requirements	Frequency	Format
Project Director	Steering Committee	Status Report	At the precipice of key project milestones	Written and/or verbal
Project Director	Future Planning Committee	Status Report	At the precipice of key project milestones	Written and/or verbal

Reported by	To whom	Reporting requirements	Frequency	Format
Project Director	SMT / C-Suite	Status Report	As requested	Written and/or verbal

3.2.1 Status Reports

The Project Director's regular status reports will address the following as a minimum:

1. Status of the project
2. Milestones for the last reporting period
3. Milestones for the next reporting period
4. Milestones for the remaining period of the project
5. Budget report (with respect to planned expenditure, actual expenditure and the reasons for any deficit/surplus)
6. Issues report (including areas of concern, specific problems, and any action that needs to be taken by the Project Sponsor)
7. Risk management report (which will specify any new risks, or changes to the major risks identified since the previous report and modification to the strategies put in place to manage them).

4 Public Participation & Communication

A stakeholder analysis has been completed and is provided at Appendix B. This document outlines the intended communication activities to engage stakeholders.

An engagement plan and communications plan are provided at Appendix E.

5 Project Budget

5.1 Budget and Expenditure

Funding Sources

Town of Victoria Park

External Funding

Total project funding

(plus) _____
(equals) _____

Nb – The budget amount is not shown in this version of the project plan so as to no prejudice the consultant procurement process.

6 Risk Management Plan

A Risk Register is provided at Appendix C. This lists all risks identified, and the proposed action for each risk at this point in time. The grading system used to analyse and evaluate risk priority is also described here.

The following risks are considered to have a Major or Catastrophic level of risk:

Category	What and how it can happen	Consequence	Likelihood	Existing controls	Level of risk
Service interruption Possibly reputational	Staff resourcing is inconsistent and potentially unreliable/insufficient.	Major	Likely	Support of director for handover of project to appropriate project manager.	High (16)

The process used to identify risks for the project accords with the Town's accepted risk assessment protocol. Relevant assumptions and constraints identified in Section 2.6 have been considered.

Risks will be reviewed by the fortnightly by the Project Director.

Regular reports will be provided to the Steering Committee.

7 Evaluation

Table 3: Evaluation requirements for the Public Open Space Strategy Project:

Reported by	To whom	Review requirements	Frequency	Format
Project Director	Steering Committee	- SWOT analysis of progress to date - Review of project outputs to have been delivered at relevant project milestone - Review of processes - Lessons learnt	At the completion of key project milestones	Written and/or verbal
Project Director	Future Planning Committee	Summary report detailing: - SWOT analysis of progress to date - Review of project outputs to have been delivered at relevant project milestone	At the completion of key project milestones	Written and/or verbal

8 Project Closure

The project will be closed upon completion of the following:

- Steering Committee acceptance of the project outputs
- All financial matters being settled (i.e. all financial contracts settled)
- Incorporation of any actions within service delivery plans and future business planning models.

9 Appendices

The following documents and forms are attached to the Project Plan as appendices to enhance or meet specific project requirements:

Appendix A – Outcomes Measurement

Appendix B – Stakeholder Analysis

Appendix C – Risk Register

Appendix D – Project Schedule

Appendix E – Communications and Engagement Plan

Public Open Space Strategy

Appendix A: Outcomes Measurement

Outcomes	Performance Indicator	Measure	Baseline	Target Level	Completion Date	Accountability
The Town will have a clear understanding of who uses public open space, how they use it and what it means to them.	A comprehensive database of POS usage that includes both quantitative and qualitative data.	Is it done? Yes/No.	No current baseline data available.	100% complete	End of project	Project team.
The Town will clearly understand what is and is not public open space.	A clear and implementable definition of POS.	Organisation wide acceptance of the definition of POS.	Currently no consistent definition used. Guided by numerous applicable state government documents.	100% complete	End of project	Project team.
Information about public open space will be easily accessible for the community.	A publicly available strategy with clear implantation plan.	The available of the strategy.	No current documentation.	100% complete	End of project	Project team.
The Town and community will understand the Town's role in providing public open space.	A publicly available strategy with clear implantation plan.	The available of the strategy.	No current documentation.	Project team.	Project team.	Project team.
Public open space will be more responsive/flexible and appropriate for community needs.	Level of satisfaction in the community.	Community satisfaction surveys.	Current community satisfaction surveys.	To be determined once current community satisfaction has been analysed.	To be determined.	To be determined.

Outcomes	Performance Indicator	Measure	Baseline	Target Level	Completion Date	Accountability
Public open space will be more sustainable (economically, environmentally, socially, culturally)	Achievement of benchmarks and targets set by the POS strategy.	Revenue from POS Budget spend on POS Achievement of environmental benchmarks and targets. Some measures yet to be determined.	Current benchmarks, revenue and budget.	To be determined.	To be determined.	To be determined.
There will be a co-ordinated approach and awareness of public open space across the organisation and within the community.	Organisation wide acceptance of implementation actions.	No. of actions being implemented.	Nil current.	To be determined once implementation table is finalised.	To be determined.	To be determined.
An action plan around the provision of public open space in the future will be in operation.	Organisation wide acceptance of implementation actions.	No. of actions being implemented.	Nil current.	To be determined once implementation table is finalised.	To be determined.	To be determined.
The Town will be able to maximise utilisation of all public open space that it is has.	Increased accessibility to and functionality of POS.	Variation of uses across POS. No. of POS bookings.	Current data on usage and bookings.	To be determined once data has been gathered on POS use.	To be determined.	To be determined.

Outcomes	Performance Indicator	Measure	Baseline	Target Level	Completion Date	Accountability
The Town will be able to encourage and embrace new methods/ways to provide public open space.	Level of innovation applied to the provision of POS.	Increase in POS space in the Town in accordance with the approved definition.	Current POS percentages.	To be determined once use of POS is determined.	To be determined.	To be determined.
There will be a sense of community pride, belonging and involvement in the Towns public open space.	Community acceptance of POS Strategy.	Submissions received during advertising of final POS Strategy.	Nil.	80% positive feedback,	TBA	Project Team.
Public open space will be provided in a best manner possible.	Level of acceptance and satisfaction across organisation and in the community.	No. of POS strategy actions being implemented. Community satisfaction surveys.	Current community satisfaction surveys.	To be determined once implementation table is finalised and community satisfaction has been analysed.	To be determined.	To be determined.

Public Open Space Strategy

Appendix B: Stakeholder Analysis

#Ref Code	Stakeholder	Level of Influence	Level of Interest	Level of Impact	Key, Low Key, Non Key	Nature of Stakeholding	Key issues for project	Engagement and commitment process	Planned action detailed in?	Who?
		High (H), Medium (M), Low (L)								
1	Elected Members	H	H	H	Key	Critical decision makers	- Project stopped, delayed or disrupted - Interference - Personal Agenda - Advocacy			
2	Town Staff Rangers	M	M	M	Non-key	- Subject matter experts (current and future planning) - Operational and implementation role	- Resourcing - Project buy in - Connection to end product			
3	Town Staff Parks and Gardens	H	H	H	Key	- Subject matter experts (current and future projects) - Operational and implementation role - Project team members	- Resourcing - Project buy in - Connection to end product			
4	Town Staff Streetscape Operations	M	H	H	Key	- Subject matter experts (current and future projects) - Operational and implementation role	- Resourcing - Project buy in - Connection to end product			
5	Town Staff Assets/ Optimisation	H	H	H	Key	- subject matter experts - Implementation - Vested financial interest	Potentially conflicting aspirations			
6	Town Staff Community Development	M	H	H	Key	- Subject matter experts - Implementation - Project team members - Existing stakeholder relations - Utilisation/Operational - Aspirational desires - Revenue diversification - Resources	- Existing stakeholder relations - Utilisation/Operational - Aspirational desires - Revenue diversification - Resources			
7	Town Staff Planning	H	H	H	Key	- Subject Matter Expert - Aspirational - Legislated needs and outcomes	- Stakeholder relations - Need for alignment - Resourcing			
8	Town Staff Sports and Leisure	H	H	H	Key	- Subject Matter Expert - Aspirational - Implementation/Operational	Alignment			
9	Town Staff Environment	H	H	H	Key	- Subject Matter Expert - Aspirational - Implementation	Alignment			
10*	Department of Planning, Lands and Heritage	H	M	H	key	- Advocacy - Profile awareness - Tenure conditions	- Alignment with state government docs - Profile - Level of prioritisation - Ownership/control of land			

#Ref Code	Stakeholder	Level of Influence	Level of Interest	Level of Impact	Key, Low Key, Non Key	Nature of Stakeholding	Key issues for project	Engagement and commitment process	Planned action detailed in?	Who?
		High (H), Medium (M), Low (L)								
11	Department of Water and Environmental Regulation	M	L	M	Key	- Monitoring and accountability - Legislated needs (i.e. clearing) - Aspirational/advocacy for greener outcomes	- Alignment/compliance with policy - Aspirational outcomes			
	Department of Biodiversity, Conservation and Attractions	H	M	M	Key	- Advocacy for protection/greener future - Legislated needs - Funding	- Alignment/compliance with policy - Aspirational outcomes			
12	Department of Education and Training	H	L	M	Key	- Landholder - Aspirational (school upgrades etc.) - Financial interest	- Aspirational - outcomes			
	Schools - Government	H	L	M	Key	- Landholder - Aspirational (school upgrades etc.) - Financial interest	- Aspirational - outcomes			
	Schools - Independent	H	L	M	Key	- Landholder - Aspirational (school upgrades etc.) - Financial interest	- Aspirational - outcomes			
	Schools - Private	H	L	M	Key	- Landholder - Aspirational (school upgrades etc.) - Financial interest	- Aspirational - outcomes			
13	Department of Health	L	L	L	Low Key	Strategic alignment	Alignment with strategy			
14	Department of Local Government, Sport and Cultural Industries	H	M	H	Key	- Funding - Strategic alignment - Financial interest	- Alignment with strategy - Financial - Interest - Advocacy			
15	Community Interest Groups <i>(i.e. Friends of Kensington Bushlands, Vic Park Collective, Vic Park Urban Tree Network, Harold Rossiter Reserve Community Action Group, Burswood Resident Action Group, Burswood Residents Association, Vic Park Community Forum, Raphael Park Action Group etc.)</i>	H	H	M	Key	- Protection of specialised area of interest - Implementation - Aspirational - Personal agenda - Government accountability and transparency	<i>Friends of Kensington Bushlands</i> - Wildlife protection - Native ecosystem outcomes <i>Vic Park Collective</i> - Place activation - Environmental awareness - Community representation <i>Vic Park Urban Tree Network</i> - Wildlife protection - Green corridors - Environmentally sound outcomes <i>Harold Rossiter Reserve Community Action Group</i> - Community engagement and process transparency - Environmentally sound outcomes - Protection of parks such as Harold Rossiter Reserve from sporting uses. <i>Burswood Resident Action Group</i> - Burswood development standards of living - Personal access to facilities.			

#Ref Code	Stakeholder	Level of Influence	Level of Interest	Level of Impact	Key, Low Key, Non Key	Nature of Stakeholding	Key issues for project	Engagement and commitment process	Planned action detailed in?	Who?
		High (H), Medium (M), Low (L)								
							<i>Burswood Residents Association</i> - Burswood development standards of living - Personal access to facilities. <i>Vic Park Community Forum</i> - Community engagement and process transparency - Community representation <i>Raphael Park Action Group</i> - Community engagement and process transparency - Protection of parks such as Raphael Park from sporting uses.			
17	Burswood Park Board	H	L	H	Key	- Specific area of interest – own land - Legislated land management group - Implementation - Financial interest - Aspirational needs	- Impact on own operations - Level of responsibility for implementation - Alignment			
18	Service Providers Water Corp	M	L	M	Low key	- Legislation - Regulation - Resource supply (water) - Aspirational - Assets – pump stations	- Impact on licencing - Compliance - Application of water wise principles to POS			
19	Service Providers Western Power	L	L	L	Non Key	Assets owners (lights, transformers)	- Assets impact - Supply capacity			
20	Service Providers Telstra NBN etc.	L	L	L	Non Key	Assets – Comms infrastructure, phone box/hot spot	- Assets impact - Supply capacity			
22	Service Providers Gas providers (ATCO)	L	L	L	Non Key	Assets - infrastructure, phone box/hot spot	- Assets impact - Supply capacity			
23	State Sporting Associations	M	H	H	Low Key	- User impact - Distribution of facilities - Aspirational membership and service levels	- User impact - Distribution of facilities - Aspirational membership and service levels			
24	Heart Foundation	L	M	M	Low Key	- Aspirational public health guidelines - Advocacy	- Aspirational public health guidelines - Advocacy			
25	Curtin University Landowner	H	L	H	Key	- Specific area of interest – own land - Legislated land management group - Implementation - Financial interest - Aspirational needs	- Impact on own operations - Level of responsibility for implementation - Alignment with greater Curtin master plan			
	Curtin University Academia	L	H	L	Low Key	- Aspirational - Subject matter expert	- Personal agenda - Career/area of study aspirations - Partnership (PHD studies)			

#Ref Code	Stakeholder	Level of Influence	Level of Interest	Level of Impact	Key, Low Key, Non Key	Nature of Stakeholding	Key issues for project	Engagement and commitment process	Planned action detailed in?	Who?
		High (H), Medium (M), Low (L)								
26	Local Businesses (General)	L	L	L	Non Key	- Personal interest - Financial - Amenity (staff lunch etc.)	- Personal interest - Financial - Amenity (staff lunch etc.)			
	Local Businesses (Park based – PTs, food trucks, dog trainers, events)	M	H	H	Key	- Financial - Business aspirations	- Restrictions/constraints - Business support - Regulation/monitoring			
	Community events (TGIF, Millionpaws walks, Markets)	H	H	M	Key	- Financial - Accessibility	Change management			
27	Local Residents and ratepayers					- Personal agenda - Amenity - Aspirational - Subject matter expert - User impact - Distribution of facilities - Very varied	- Community engagement and process transparency - Personal access to facilities - Community representation - Change management - Certainty			
28	Structured POS Users					- Financial - Accessibility - Business/club aspirations	- Change management - Certainty			
29	Informal POS Users - Tourists – Regional - Tourists - International - Pet walkers - Cyclists - Walkers - Runners - Hobbyists (kite, drone, motorised model cars, etc.) - Picnickers					- Personal agenda - Amenity - Aspirational - Subject matter expert - User impact - Distribution of facilities - Very varied	- Community engagement and process transparency - Personal access to facilities - Community representation - Change management - Certainty			
	Aged Care	M	M	L	Low Key	- Owner of garden space/private open space - Aspirational - Financial	- Accessibility - Opportunities for partnership			
	Other local governments (neighbouring)	L	M	L	Low Key	- Corporate Agenda - Aspirational alignment of regional issues	- Regional distribution - Alignment of regional issues and strategies			
	Other local governments (non-neighbouring)	L	L	L	Low	- Corporate Agenda - Aspirational alignment of regional/metro wide issues	- Regional distribution - Alignment of regional/metro wide issues and strategies			
	Lease holders	M	H	H	Key	- Financial - Aspirational - Legal relationship	- Accessibility - Conflict of uses - Alignment of intent			
	Venues Live – Optus/Perth Stadium	H	M	H	Key	- Aspirational - Partnering - Financial	- Alignment of intent - Accessibility			

Public Open Space Strategy

Appendix C: Risk Register

Compiled by:	Project Team	Service area:	NA
Date:	1 November 2017	Reviewed by:	Project Sponsor

Risk Register Document Control			
Review Date	Reviewed By	Sign off (where necessary)	Reason for review
1 November 2017	Kevin Cunningham & Katie Schubert	NA	Additional risks detailed
27 November 2017	Jess Gannaway	NA	Additional risks detailed

Category	What and how it can happen	Consequence	Likelihood	Existing controls	Consequence rating	Likelihood rating	Level of risk
Reputational	Failure to deliver stakeholder expectations.	Moderate	Possible	Project control group in place, community engagement plan, milestone reviews and validation	3	3	Moderate (9)
Reputational	Community engagement fails to deliver on expectations.	Moderate	Possible	Community engagement plan, IAP2 application, review of process - ongoing	3	3	Moderate (9)
Reputational	The POS Strategy is a requirement of existing strategies, commitments and documents in the Town. There is a risk that the strategy will/will not meet the implementation expectations of these existing documents/commitments/strategies.	Minor	Possible	Cross functional team, mapping of aligned documents and policies, final comparison and review validation	2	3	Moderate (6)
Reputational	The POS Strategy does not align with other strategic documents and directions of the Town.	Minor	Possible	Cross functional team, mapping of aligned documents and policies, final comparison and review validation	2	3	Moderate (6)
Reputational	Funding provided does/does not ensure the capacity to deliver a quality product.	Moderate	Unlikely	Appropriate resources analysis based on detailed scope. Request for funding at midyear view.	3	2	Moderate (6)
Reputational (Elected members)	The responsible committee is not reconvened following LG elections.	Minor	Likely	Reliant on the elected member processes that the appropriate committees will be established. Presentation of the scope will align with meeting timetable.	2	4	Moderate (8)

	The scoping document may not be presented to the Future Planning Committee as the required date of December 2017 (minuted in May 2017).						
Reputational	The strategy document is perceived as being somewhat urgent, but not delivered on time.	Minor	Possible	Associated risks are recognised and the project plan includes mitigations.	2	3	Moderate (6)
Service interruption Possibly reputational	Staff resourcing is inconsistent and potentially unreliable/insufficient.	Major	Likely	Support of director for handover of project to appropriate project manager.	4	4	High (16)
Reputational	The POS Strategy does not achieve aspirational intent as well as not being an implementable document.	Moderate	Possible	Community engagement plan and implementation of learnings from previous community engagement.	2	3	Moderate (6)
Reputational	The POS Strategy may not be sufficiently holistic and comprehensive in its considerations.	Minor	Unlikely	The project team recognised this requirement and are open in the drafting of the scope for elected member approval.	2	2	Low (4)
Reputational	The POS Strategy does not place high enough intrinsic value on the environment (especially trees) or does not consider important environment factors such as wildlife corridors.	Moderate	Unlikely	The project team is aware of the Urban Forest Strategy project and the project team includes to the manager of this project to ensure that this document is well represented.	3	2	Moderate (6)
Reputational	The POS Strategy does not consider both current and future needs/situations resulting in a strategy that is not forward thinking enough.	Major	Unlikely	Strategy scope is prepared with the risk in mind and shall be reviewed by all staff to ensure outcomes are aspirational enough. The strategy is aimed to align with Local Planning strategy timelines (2050).	3	3	Moderate (9)
Reputational	The POS Strategy is prepared in a silo and ignores the need to be engaged stakeholder wide throughout its preparation.	Moderate	Unlikely	Project team has been compiled to ensure cross functional representation.	3	2	Moderate (6)
Reputational	The POS Strategy is not endorsed by Elected Members.	Major	Possible	Project reporting and engagement plan is inclusive of Elected Members. Project team is aware of influence of elected members.	4	2	Moderate (8)
Reputational	The POS Strategy does not ensure consideration of <u>all</u> people and does not apply an appropriate balance of all user groups (passive vs active vs events).	Major	Possible	Comprehensive stakeholder analysis completed as part of project scoping. The engagement and communications plan designed to engage as many sectors of community as possible to understand required balance.	4	2	Moderate (8)

Reputational	The POS Strategy does not consider the impacts and change management for current formal and informal user groups.	Moderate	Possible	The scope of this project does not include implementation (and hence implementation of change management), however change management shall form part of the consideration of the analysis and findings.	2	2	Low (4)
--------------	---	----------	----------	---	---	---	---------

POS Strategy Project Planner

elect a period to highlight at right. A legend describing the charting follows.

Period Highlight: 23

Plan Duration

Actual Start

% Complete

Actual (beyond plan)

% Complete (beyond plan)

[illegible]

Communications and Engagement Plan

Project name	Public Open Space Strategy	Date	4 May 2018 V3
Project sponsor	Natalie Martin Goode	GL or WO	TBA
Project manager	Simon O’Sullivan	Communications budget	\$15,000
Service area	Strategic Planning	Engagement budget	\$5,000
Engagement advisor	Hayley Boyd	TRIM folder	PLA/6/27
Communications advisor	Kellie Todman	Approving officer	Natalie Martin Goode

PART A: PROJECT DETAILS

Project introduction and context	Demands upon the Town’s public open space (POS) network are diverse and competition amongst them has, in recent years, limited its capacity to meet community needs. The State Government, through Liveable Neighbourhoods, has emphasised the responsibility of Local Government in guiding POS decision making. As noted in the Public Open Space Strategy Guide for Local Governments it is through a local POS strategy that the greatest impact on POS provision can be achieved. Such a document has the capacity to guide the provision of POS to establish and protect a parkland network which enhances sense of place, ensures balanced provision of sport, recreation and nature functions, retains significant environmental and cultural features: and realises opportunities for achieving efficiencies and sharing of infrastructure. To date the Town has not had a POS Strategy or similar document to provide strategic direction for the future of POS. This document presents an opportunity to both rectify this gap in strategy whilst also looking to align all strategic visions for POS across the many documents that do exist in an attempt to provide for a more resilient future. Context of the POS Strategy The POS Strategy will sit amongst a series of endorsed strategies and current projects that guide the operation and future direction of the Town. If considered in a hierarchy the documents could be described in three levels: • Tier One: these are the highest order of documents prepared by the Town and are typically legislated.
---	--

- Tier Two: these are documents that are not legislated and that deal with broad matters. The reach and impact of the document is Council-wide and impacts the operations and direction of a number of business units.
 - Tier Three: these are documents that deal with a single or specialist subject matter.
- The POS Strategy is considered to be a second tier strategy, having impact and relevance to a number of business units and operations within the Town. It is integral to the success of the document that is prepared in this context.
- The objective(s) of the Public Open Space Strategy are:
- Understanding the situation
- Clearly define what is POS
 - Create an inventory of POS as per the classification system
 - Develop and apply a classification system for POS
 - Conduct an assessment of current POS strategy
 - Conduct stakeholder analysis (including, but not limited to users, providers, community groups/champions)
- Rethinking the approach
- Build upon existing community visioning for POS
 - Describe the other benefits of POS (environment, ecosystem, flora and fauna, mental health/spiritual connection)
 - Conduct a current and future needs analysis
 - Outline and define the approach to balancing different types and use of POS including sport, recreation and nature spaces
 - Develop ways in which to improve the social dividend of the Town's POS assets
 - Develop ways in which to improve the utilisation of the Towns POS assets
 - Examine and determine opportunities for system optimisation (i.e. formal/informal use of space, integration of technology, maintenance practices)
 - Examination of equitable revenue and economic return generated by POS
 - Identify any opportunities for alternative provision(i.e. public/private partnership)
 - Establish benchmarks in the provision of POS in the Town
 - Provide for the co-ordination and prioritisation of strategies and actions to achieve the outcomes of the strategy
- The outcomes for the POS Strategy will be to ensure that:
- There is a clear understanding of who uses POS, how they use it and what it means to them.
 - There is a clear understanding of what is and is not POS.
 - The Town understands its role in the provision of a regional POS network within and outside of its boundaries and how the community contributes to its use.
 - Information about POS will be easily accessible to the community.
 - The Town and community will understand the Town's role in providing POS.
 - POS will be more responsive/flexible and appropriate for community needs.
 - POS will be more sustainable (economically, environmentally, socially and culturally).
 - There will be a co-ordinated approach and awareness of POS across the organisation and within the community.
 - An action/implementation plan around the provision of POS in the future will be in operation.
 - The Town will be able to maximise utilisation of all POS that it has.
 - The Town will be able to encourage and embrace new methods/ways to provide POS.
 - **There will be a sense of community pride, belonging and involvement in the Town's POS.**
 - **POS will be provided in the best manner.**

Identify need:	☐ Capital Works Commitment ☒ Corporate Business Plan commitment ☒ Community Request/Driven ☐ Program development or review ☐ Other – please specify ☐ Political reasons ☒ Strategy/Policy/Plan development or review ☒ Council request ☐ Legislative requirement
-----------------------	---

	The Town is currently in the process of drafting a Local Planning Strategy to establish the vision and strategic urban planning blueprint for the Town for the next 10 to 15 years while, establishing a longer term direction towards 2050 and beyond. It will align with the State Government’s long-term strategic planning direction identified in Perth and Peel @ 3.5 million and the associated Central Sub-Regional Planning Framework (2018). The Town is experiencing a transformation as its adapts to impacts from globalisation, a rapidly changing local economy and endeavours to support urban planning challenges posed by an informed community and industry with increasing expectations. The Town is preparing to meet these challenges head on through the development of this local planning strategy and its ambitions for growth that will witness the transformation of the Town, over time, to a thriving inner city metropolis with strong connections to the unique heritage and character that is synonymous with the Town’s identity. The POS Strategy will need to be prepared in the context of the vision set by the LPS. Policy The ToVP has adopted GEN6 Public Participation Policy. This is founded upon the International Association for Public Participation (IAP2) Spectrum, core values and ethics. IAP2 is an international member association which seeks to promote, improve and educate the practice of public participation/community engagement, incorporating individuals, governments, institutions and other entities that affect the public interest. The IAP2 Spectrum is a tool developed to assist people to demonstrate the possible types of engagement with stakeholders and communities. The spectrum also describes the goal and level of participation against a promise to the community as to how they will participate. This is on a scale from ‘inform’ through to ‘empower’.
--	---

PART B: Engagement – Purpose, Outcomes and Limitations

Purpose	Town of Victoria Park is committed to extensive engagement, and values the diversity of skills, views and expertise in our communities (refer to GEN Y council policy). The engagement process is an opportunity to gather different and diverse perspectives, views and feedback to more fully inform the Public Open Space Strategy (POS). The Town is seeking to understand through engagement who uses POS, how they use it and what it means to them.	
Limitations	Negotiables • Definition of POS • Community expectation • Vision and guiding principles • Need V's Want • Future requirements	Non-Negotiables • Budget • Time • Operational use of the parks • Final decision makers
Objective:	☐ Collect information (e.g. local knowledge, identify resources) ☒ Provide information (e.g. to create awareness and/or understanding) ☒ Seek feedback/comments (e.g. to obtain views, perspectives, opinions, concerns) ☒ Identify needs/priorities (e.g. social research, validation of findings, awareness level) ☒ Generate ideas (e.g. brainstorm, develop solutions) ☒ Support involvement (e.g. create awareness, interest & opportunities) ☐ Determine design (e.g. engagement design &/or communications methods) ☒ Create opportunities for collaboration &/or partnerships ☒ Other – please specify • To work directly with our communities throughout the process to ensure that community aspirations, concerns and issues are consistently understood and considered • To work collaboratively with other Department agencies and private land owners. • To be transparent and genuinely work in collaboration with the community • To enhance knowledge and awareness for the Strategy. • Understand what the community's expectations and aspirations for public open spaces. • Engage a range of stakeholders and community members that have an interest in the Strategy	
Key Messages:	• We are developing a Public Open Space Strategy • A Public Open Space Strategy is a document which guides how the Town provides and protects public open space for the benefit of the entire community. • Public Open Space is any piece of land that is used by community for any recreational purpose • We want you to be involved • Let us know what you think	
Issues or Risks:	• Lathlain redevelopment project and perceived reputation of the Town/council. Loss of tree's in the area. • Hockey project and perceived reputation of the council. The rushed engagement and the Council recommendation that the POS would inform the investigation of the synthetic turf. • The Urban Forest Strategy has not been endorsed • The weather for engagement over the winter period • Consultation fatigue with other projects that may be consulting at the same time • Lack of resources with engagement • Political agenda of councillors	
Target Audience:	• Town wide • All residents, rate payers • All demographics • Community members • Business in the area (inclusive of major partners) • Park recreational users, passive and active	

	Clubs and community groups			
Timeframes	Start Date:	Mid August	End Date:	End September

PART C: Engagement Overview

Phase	Spectrum	With Who	Why	Activity	Outcome	Deliverables	Timing
Initiation	Consult / Empower	- Future Planning Committee - Project Sponsor	- To provide information about what's going on and seek feedback - To confirm the communications and engagement process - To seek approval moving forward	- Workshop - One on One meeting	- SMT and Elected Members are aware and support of project - Project Sponsor signed engagement plan	Signed Engagement Plan	TBA
1.0 Launch – Ask the people	Inform / Consult	All stakeholders	- To provide information - To allow the community to register interest and in a way that is suitable to them - To redirect to Your Thoughts and provide a safe space where people can ask questions without judgement.	- Post card - Project established on Your Thoughts - FAQ Online and front counter - Timelines / Key dates - Register interest online - Forum discussion - Email internal stakeholders (elected members, sponsor, project team)	- Community is informed of the project - Stakeholders have registered to engage in way that suits them - Stakeholders have an opportunity to discuss their thoughts in a forum.	- Participant registration list - Engagement Report	2 July – 31 July
	Involve/Collab	- Govt Departments - Private land owners - Major Stakeholders - Other LGA'S	- To inform, educate, involve, build relationships and develop partnering opportunities - Networking opportunity and brand management	- One on one stakeholder meetings - Group stakeholder meetings - Phone calls	- Stakeholders have had direct input into the strategy - Stakeholder buy in	Engagement Report	July
2.0 Vision and Input	Involve	- Registered participants - Town Officers - Elected Members - All community	- To provide information and educate - To understand community needs - Seek community aspirations and build vision - To work directly with our community throughout the process - To ensure that community aspirations, concerns, issues are consistently understood and considered	- Community workshop/s - Staff Lunch and Learn - Elected Members - Vision activity - Project information - Your Thoughts vision tool	- Participants feels like they have been listened to. - Participants are aware of the process - Participants have had direct input into the strategy	Engagement Report	20 Aug – 30 Sep
Focus Groups	Consult/Involve	- Community Groups - Action Groups - Sporting Clubs and Passive Users	- To provide an opportunity for people to contribute in their own time, own home, own location - To provide tools and techniques to encourage self-facilitated focus groups - To provide an opportunity to up skill community in facilitation	- Email, one on one - Your Thoughts – register to facilitate your own focus group - Information session - training - Information email - Information pack: includes tools, techniques, USB, templates etc. - Focus group	- Focus groups feel supported - Buy in from the stakeholders - Participants have had an opportunity	Engagement Report	Aug

			- Community networking opportunity - To ensure that community aspirations, concerns, issues are consistently understood and considered		to participate in their own way - Participants have had direct input into the strategy - Participants have worked as a collective and built relationships - Community capacity building		
Interviews	Consult	- Multicultural groups - Aboriginal elders - Snr demographics	- To provide an opportunity for people to contribute in their own time, own home, own location - To ensure that community aspirations, concerns, issues are consistently understood and considered	Interview families to ascertain their vision of the POS	Participants have had direct input into the strategy	Engagement Report	Aug
Youth	Consult	Local schools	To provide an opportunity for youth to contribute	Contact schools and work together to do an in house classroom activity	Town's youth has had an opportunity to provide feedback	Engagement Report	Aug
Pop Up	Inform/Consult	All community	- To provide information - To seek feedback from the community - To seek pulse and priority voting's on vision and aspirations of POS	- Farmers markets - Shopping centre - Outstations - Town Events - Curtin University - Vision Voting - Parks - Sporting events	Community is aware of the project and has had an opportunity to participate	Engagement Report	Aug
Peer Review	Collaborate	- Other LGA'S - Staff	- To seek guidance on first draft. - To seek confirmation that we are in the right direction	- Phone calls - Emails - One on one	Peer reviewer has had the opportunity to provide feedback	First Draft	Jul-Aug
Future Planning Committee	Inform/Consult	- Future Planning Committee - Working Group	- To provide an opportunity for review of the draft plan. - To inform and educate as to how we got to this point. - To seek recommendation	- Workshop - Presentation - Q&A	- Working group has had an opportunity to provide feedback - Recommendation	First Draft	TBC
EMBS	Inform/Consult	Elected members briefing	- To inform and educate as to how we got to this point. - To provide an update on the project - To seek buy in	- Presentation - Q&A	- EM has had an opportunity to provide feedback - EM are happy with the output and confirmation given to go out for submission process	Final Draft	TBC
3.0 Submission	Consult	All stakeholders	- To confirm that what we heard was right - To provide a safe space where people can ask questions without judgement. - To provide people that couldn't attend the workshop a space to review and comment - To keep stakeholders informed of what's next.	- Your Thoughts - Newsfeed - Library and Outstations - Submission form - Email internal and external stakeholders including registered participants	- Community has influenced the project - Community is informed and feels they have been listened to.	- Community engagement report - Submissions report - Final Draft	TBC

						Public Open Space Strategy	
4.0 Results	Inform	All stakeholders	- To inform the community of what is happening now. - To inform the community of elected members decisions - To provide a space for people to ask questions that directly affects them.	- Your Thoughts - Newsfeed - FAQ upload online and front counter - Letter drop to effective area's resident and ratepayers/businesses	Community is informed of the works in progress and has a clear understanding of the project	Endorsed Public Open Space Strategy	TBC

PART D: Communications

Phase	Objective	Tactics	Timing	Cost
Initiation	- To provide information about what's going on and seek feedback - To confirm the communications and engagement process - To seek approval moving forward	Project overview to Council Communications and Engagement plan finalised and signed-off Project named and artwork brief developed and inputted	May Future Planning Committee Post Council sign-off	\$0
1.0 Ask the People	- To provide information - To encourage people to register to participate - To redirect to Your Thoughts	- Your Thoughts page live - Social Media – register interest - E-newsletter July register interest - Website update with project info and link through to YT - Media release – local press - Video developed (internally) - FAQs for staff distributed - Southern Gazette advert - Postcard distributed through local cafes	May – Artwork briefed in and sent to print July – LITP e-newsletter and social media, all communications actions	Southern Gazette advert - \$900 Postcard + distribution- \$500 Social media - \$100
2.0 Vision and input	- To provide information and educate - To advertise opportunities to provide feedback	Community - Press release – to local media and groups/organisations - Email to registered participants - Social media – workshop registrations + online feedback open + advertise pop-ups - Develop second video (internally) - E-newsletter (LiTP, Healthy Community) - Postcard/info delivered with Life in the Park Spring edition newsletter - Signage – on site at local parks and reserves - Posters x 50 distributed through Town and local shopping centres - Flyers – 4000 distributed through Town - Kedar edge banners x 3 - Email to Hockey project participants - Southern Gazette advertisement Clubs + sporting groups	Duration of engagement period August - September	Posters - \$300 Flyers - \$400 Signage - \$250 Kedar edge banners - \$500 Southern Gazette advertisement - \$900 Social media - \$250

		- Inclusion in clubs e-newsletter - Posters/flyers at all clubrooms Staff - Park Pulse e-newsletter inclusion – link to online consultation + Lunch n Learn info - Meeting request re. Lunch n Learn Businesses - Business in the Park e-newsletter September edition		
Focus Groups		- Info packs for hosts - Seedling packets for all participants? - Flyers - Info sheets - USBs with promotional videos/images for sharing		Seed promotional packets - \$tbc? USBs - \$100
3.0 Submissions	- Circulate draft strategy document for public comment - To keep stakeholders informed of what's next	- Press release – to local media and groups/organisations - Email to all participants from stage 2.0 - Social media – link through to YT for submissions - Develop third video (internally) - E-newsletter (LiTP, Healthy Community, clubs) - Info in Life in the Park Summer edition (if timing matches)	TBC when draft is finalised and approved by Council to go out for public feedback	
4.0 Results	- Thank community for participation - Circulate final strategy	- Final strategy graphically designed - Final strategy placed on website - Printed copies distributed to Council - Social Media - Press release - Email to all project participants with link to final document	TBC	No cost

PART E: Timeline

Phase	Action	Responsibility	Date	Achieved Y/N
Initiation	Project named and artwork request submitted	Project Manager + KT	May 2018	
	Your Thoughts page set up	Project team + HB	End of May 2018	
	FAQs developed for staff	All	End of May 2018	
	Materials sent to print	Project team (assist by KT)	June 2018	
1.0 Ask the People	Video developed (internally)	KT	June 2018	
	Southern Gazette adverts booked	KT	Early June 2018	
	Social Media posts scheduled	KT	w/c 25 June	
	FAQs for staff distributed	KT	2 July 2018	
	Your Thoughts page live	HB	2 July 2018	
	E-newsletter July register interest	KT	2 July 2018	
	Website update with project info and link through to YT	KT	2 July 2018	
	Media release – local press	KT	w/c 2 July 2018	
	Postcard distributed to local cafes	KT	w/c 2 July 2018	
	Southern Gazette advert 1 published	Community news	10 July 2018	
Focus Groups preparation	Invitation to attend info session - email	KT/HB	w/c 9 July 2018	
	Put together info packs for hosts (order USBs + Seed packets)	Project team	w/c 9 July 2018	
2.0 Vision and input	Organise/book Life in the Park postcard inclusion	KT	w/c 9 July 2018	
	Book poster/postcard distribution	KT	w/c 9 July 2018	
	Email to registered participants (Evolve / YT / Urban)	HB	20 August 2018	
	Press release – to local media and groups/organisations	KT	w/c 20 August 2018	
	Social media posts scheduled	KT	w/c 6 August 2018	
	Develop second video (internally)	KT	w/c 6 August 2018	
	Life in the Park e-newsletter	KT	3 September	
	Clubs e-newsletter	Judy Toll	TBC	
	Postcard/info delivered with Life in the Park Spring edition newsletter	KT	w/c 3 September	
	Signage – on site at local parks and reserves	Project team	w/c 20 August 2018	
	Posters/flyers at all clubrooms at reserves	Project team	w/c 20 August 2018	
	Posters x 50 distributed through Town and local shopping centres	Project team	w/c 20 August 2018	
	Flyers – 4000 distributed through Town	Project team	w/c 20 August 2018	
	Kedar edge banners x 3 installed	Depot staff	w/c 20 August 2018	
	Email to Hockey project participants	HB	w/c 20 August 2018	
	Southern Gazette advert 2 published	Community news	21 August 2018	
	Business in the Park e-newsletter September edition	Eco development	Sept	
2.0 - Staff	Park Pulse e-newsletter inclusion – link to online consultation + Lunch n Learn info	KT	TBC	
	Meeting request re. Lunch n Learn	Project team	TBC	
3.0 Submissions	Develop third video (internally)	KT	TBC	

	Press release – to local media and groups/organisations	KT	TBC	
	Email to all participants from stage 2.0	HB	TBC	
	Social media – link through to YT for submissions	KT	TBC	
	E-newsletter (LiTP, Healthy Community, clubs)	KT	TBC	
	Info in Life in the Park Summer edition (if timing matches)	KT	TBC	
4.0 Results	Final strategy graphically designed with link to final document	Project team/graphic designed	TBC	
	Final strategy placed on website	KT	TBC	
	Printed copies distributed to Council	Project team	TBC	
	Social Media	KT	TBC	
	Press release	KT	TBC	
	Email to all project participants	HB	TBC	

PART F: Review and Evaluation

The effectiveness of the engagement and communication activities will be measured and based on outcomes and outputs achieved against the objectives identified in this plan. Participation levels for all events and surveys will be closely monitored. Website traffic and social media followers will be regularly tracked and reported.

The success of the communication and engagement will be assessed using the following metrics

Phase	Objective	Measure of success	Achieved Y/N	Opportunities for improvement
Ask the people	Maximum number of participants registered	XX registered participants ahead of engagement commencing		
Vision and input	- To understand community needs - Seek community aspirations and build vision - To work directly with our community throughout the process	The communications and engagement should aim to reach and engage 10% (3,500 people) of the usual population, with 5% (1,750 people) being considered a minimum acceptable standard.		
		Your Thoughts engaged visitors?		
		Your Thoughts informed visitors?		
		Social media reach – 30,000 reached in people total		

PART G: Reporting and Record Management

Community and Stakeholder

Progress update/minutes will be completed at the end of each group session and will be available online, hard copy, emailed to all participants, stakeholders and elected members.
Engagement report will be completed at the end of the project and will be available online, hard copy, emailed to all participants, stakeholders and elected members.

Closing Report

Engagement closing report will be completed and will include activities and associated outcomes based on participation (informed and engaged) qualitative and quantitative results.

Record Management

All correspondence relating to this project will be uploaded in TRIM. This will include complete Your Thoughts report, communication collateral, engagement and communication plan, hard copy survey responses, communication and engagement tracker and all reporting and progress updates.

Version	Date	Officer	Rationale