

appendices



Elected Members Briefing Session
6 March 2018

And

Ordinary Meeting of Council
13 March 2018

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11.4 Rowethorpe Village Masterplan_Part A - The Masterplan

Rowethorpe Village



Part A: Masterplan

NOVEMBER 2017

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PROJECT DETAILS

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Uniting Church Community

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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 A: Masterplan

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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.

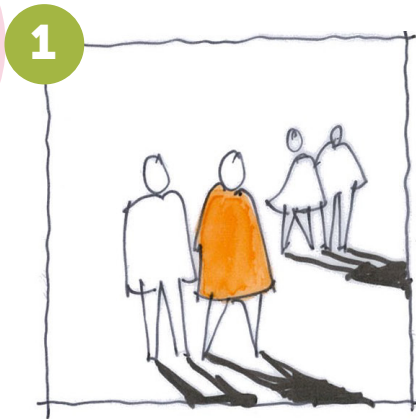
To implement this aim, the objectives of this Masterplan are to:

- 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.

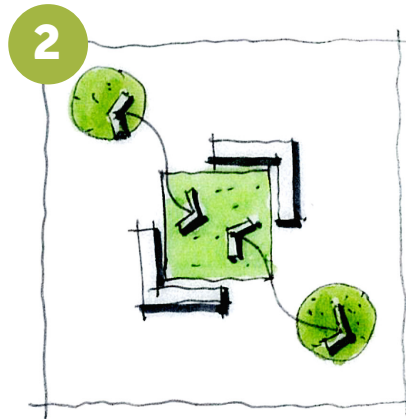


Figure 7-8: Rowethorpe Village Lifestyle Services

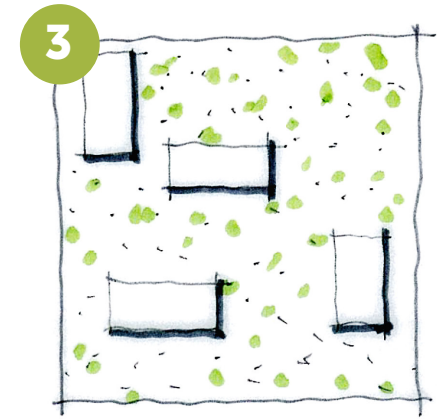




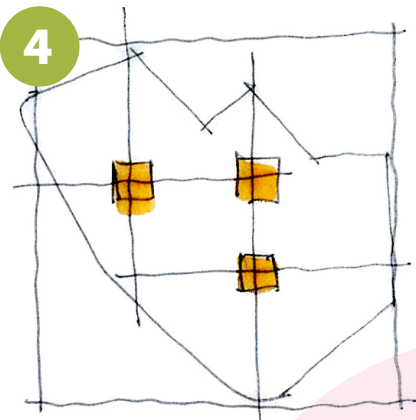
~PEOPLE FIRST~



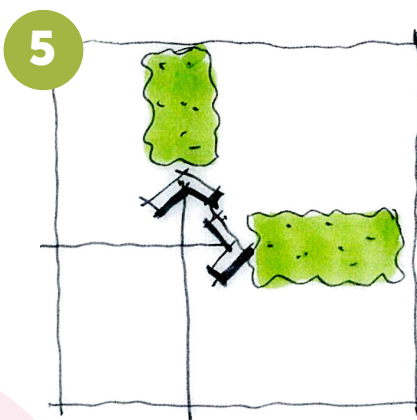
~A GREEN VILLAGE CENTRE~



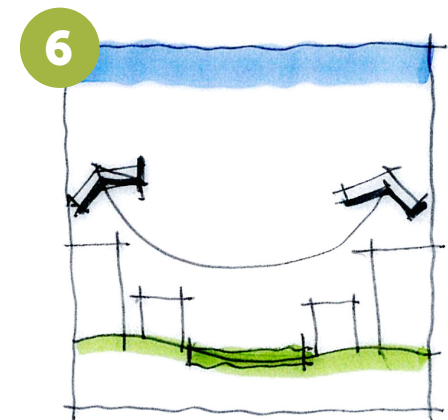
~BUILDING IN A PARKLAND~



~SIMPLE SITE STRUCTURE~



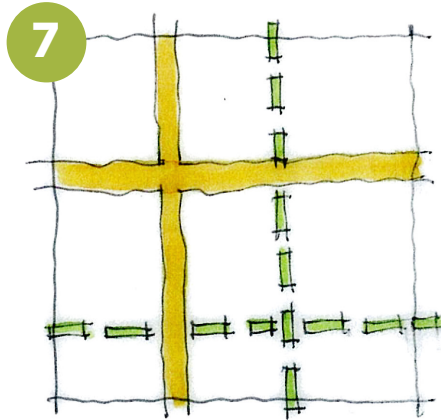
~GREEN TERMINATION FOR
MAJOR ROADS~



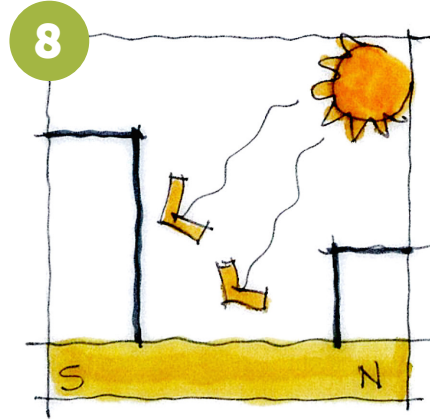
~HEIGHT AT PERIPHERY~

Figure 9: Rowethorpe Village Design Principles

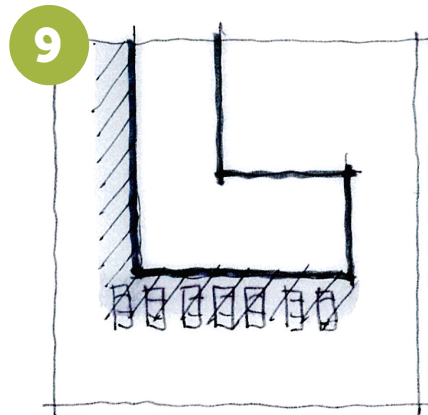
2.0 MASTERPLAN



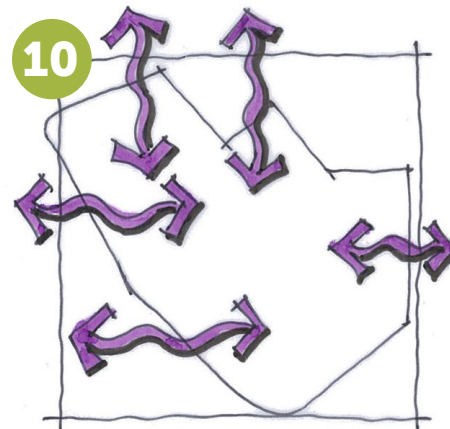
~SEPARATE ROADS & PEDESTRIAN PATHS~



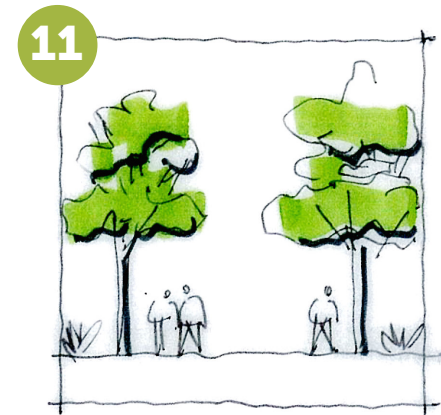
~SOLAR ACCESS TO STREETS & SHARED SPACE ~



~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.

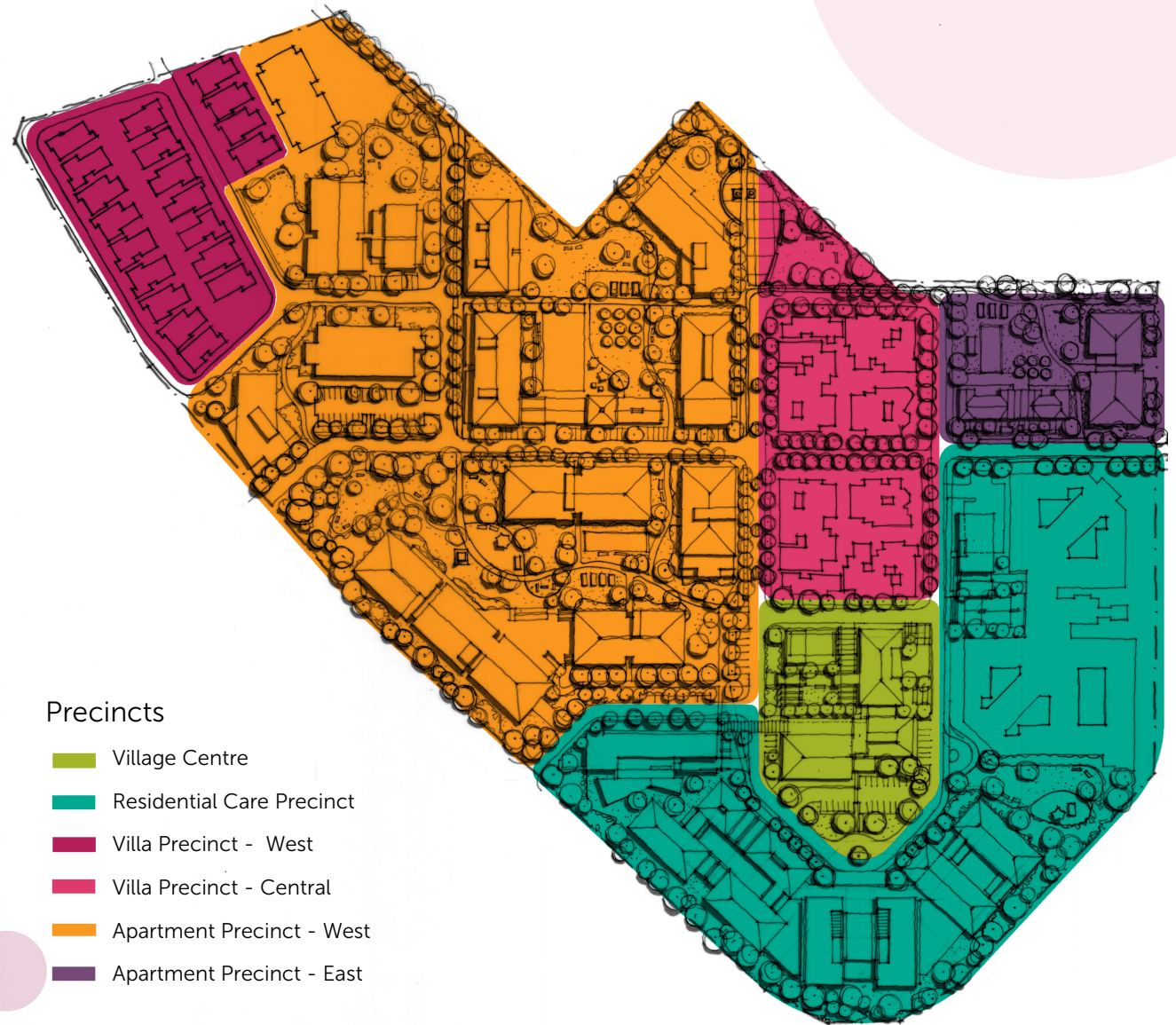


Figure 12: Rowethorpe Village Precinct Plan

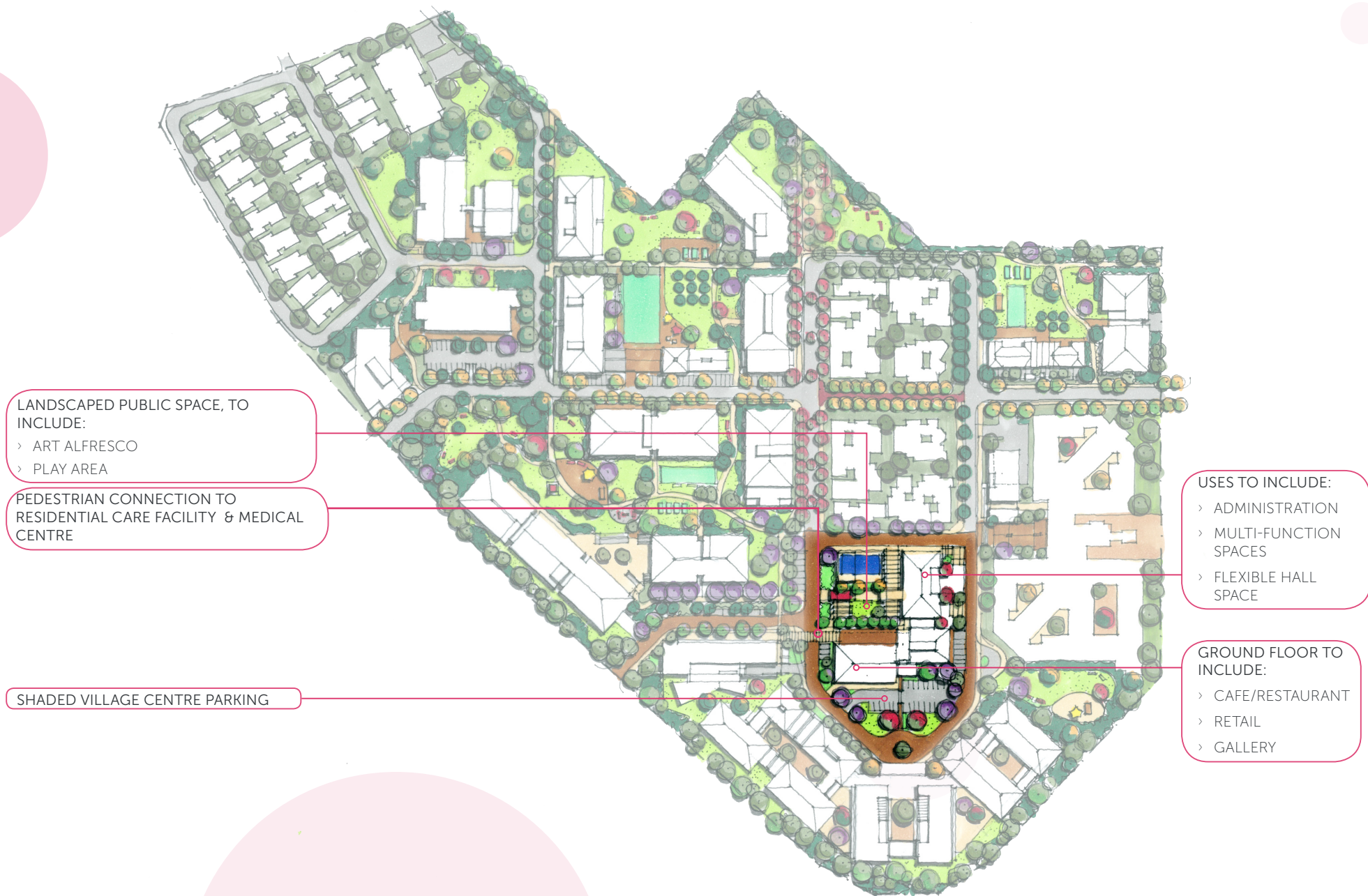


Figure 13 Village Centre Precinct Plan

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

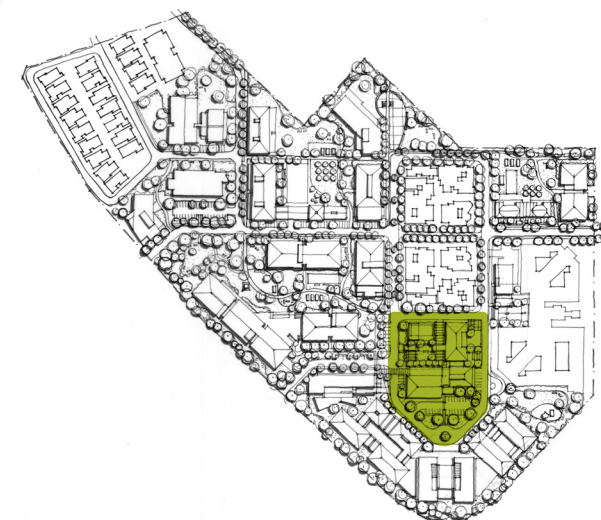


Figure 15: Village Centre Location Plan



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

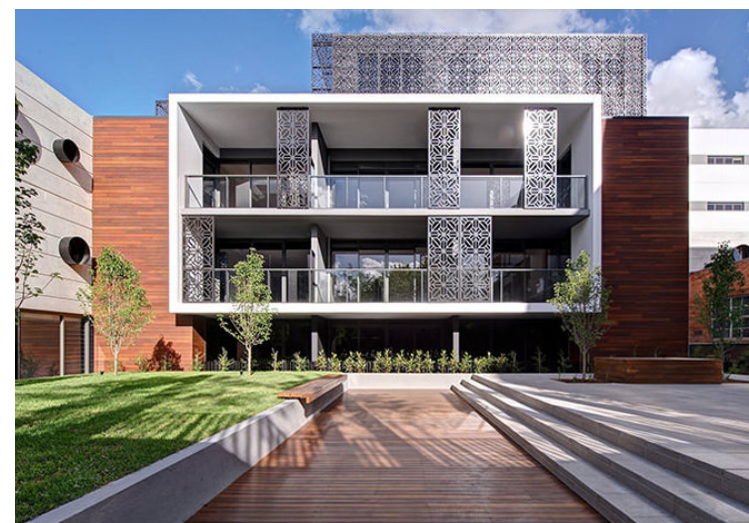


Figure 17a : Indicative Scale of Built Form (2 - 4 storey), Malvern Hill VIC.

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

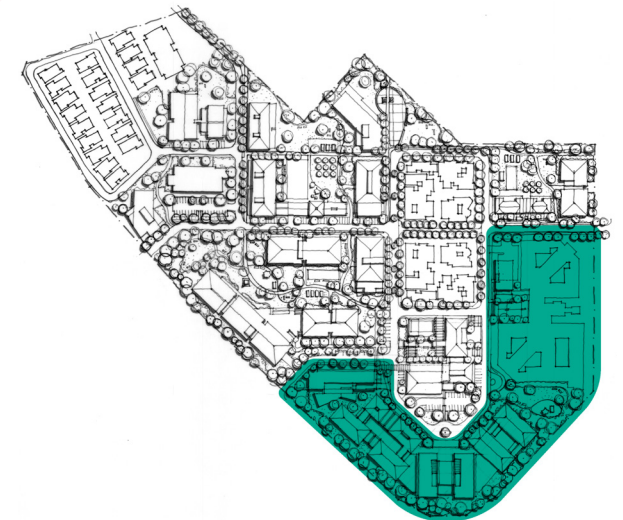


Figure 18: Residential Care Precinct Location Plan



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

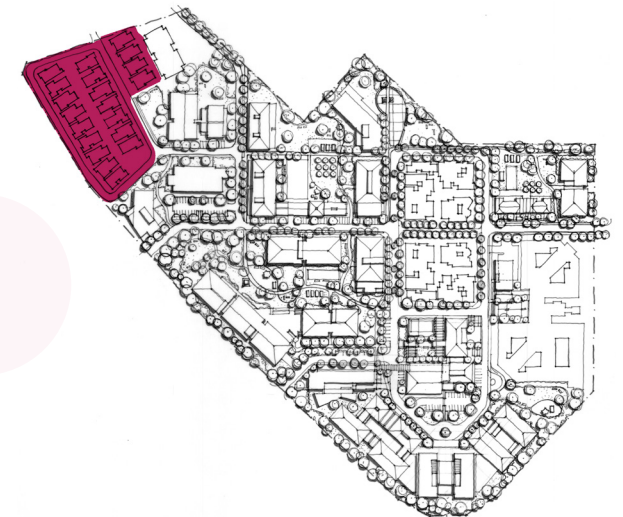


Figure 20: Villa West Location Plan

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

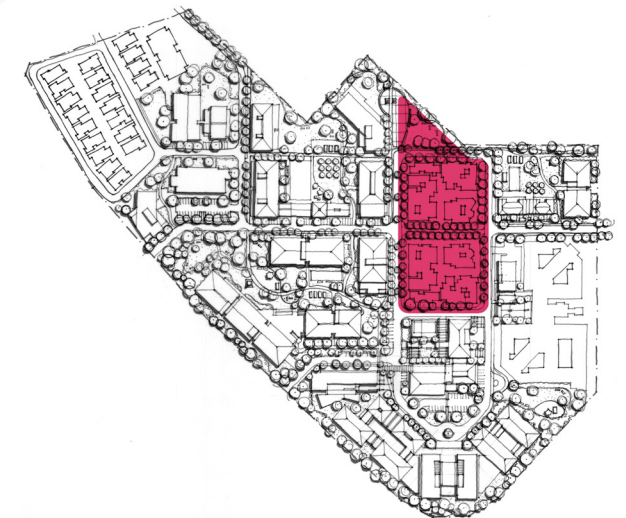


Figure 22: Villa Central Precinct Location Plan



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 between six to eight 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

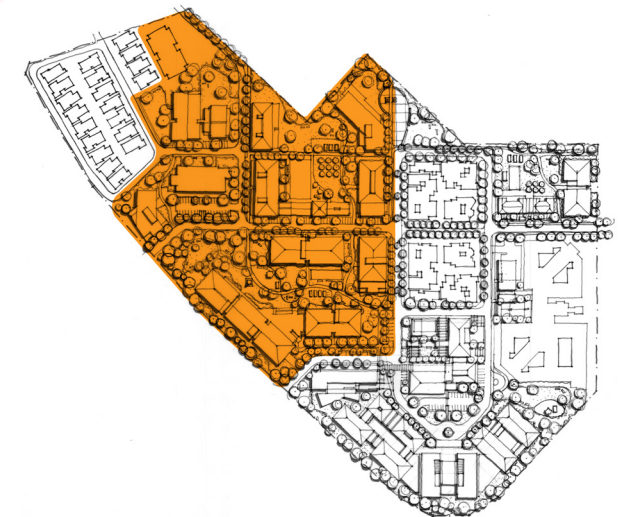


Figure 24: Apartment West Precinct Location Plan



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 ranging between six to eight 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

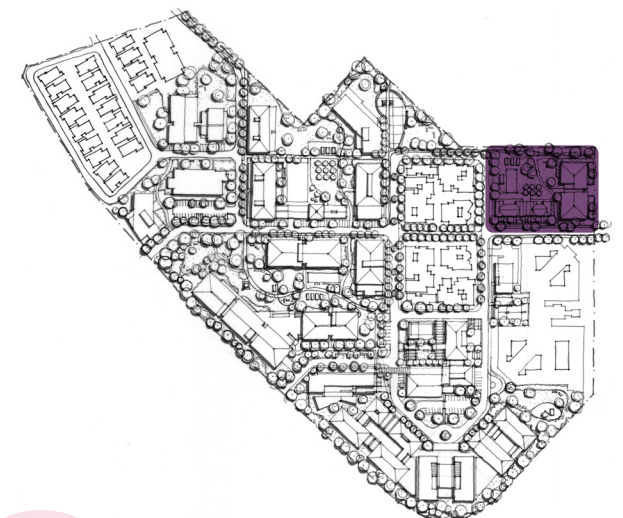


Figure 32: Apartment West Precinct Location Plan

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 masterplan that 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



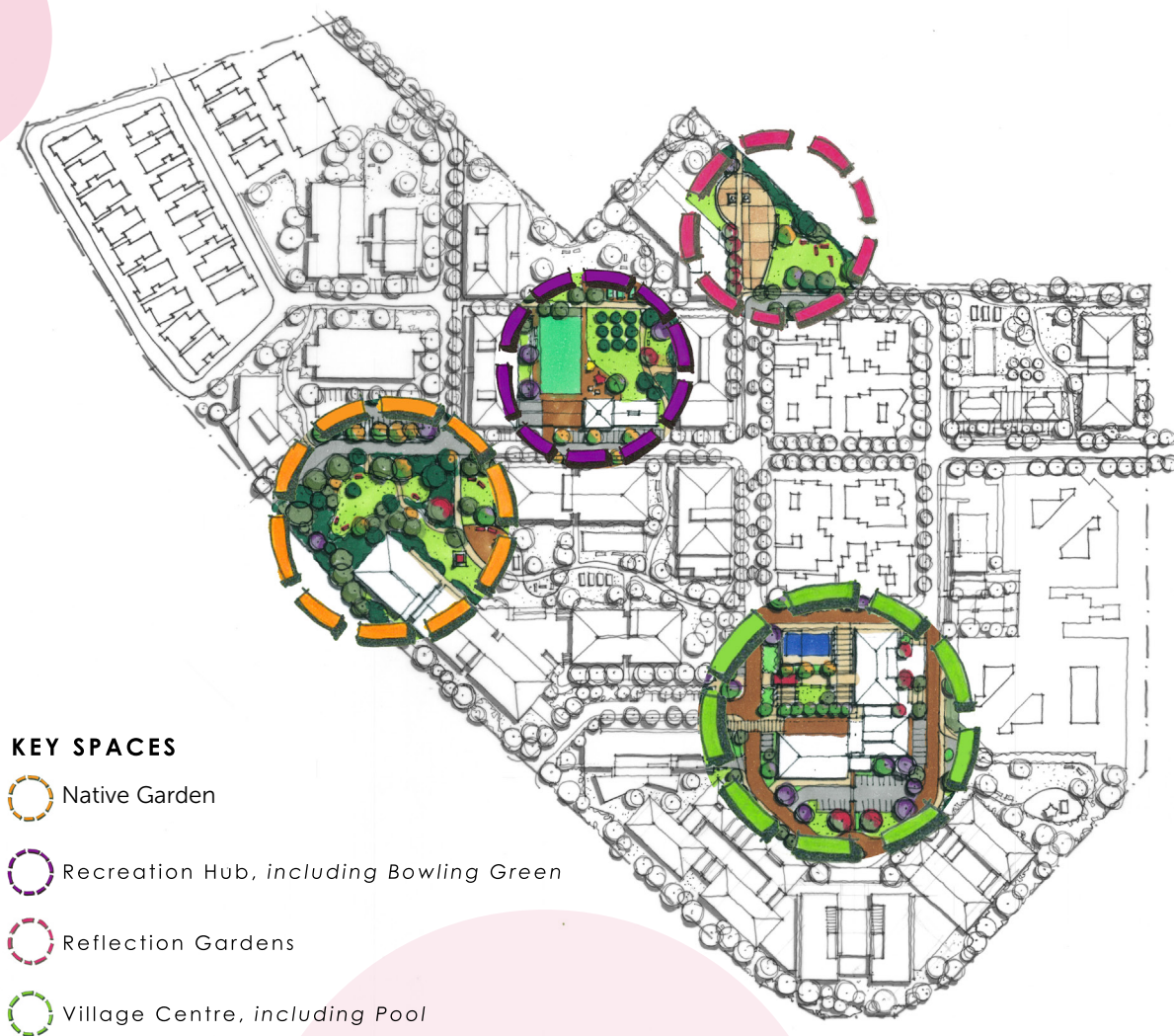
Figure 50: Community Vegetable Garden



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

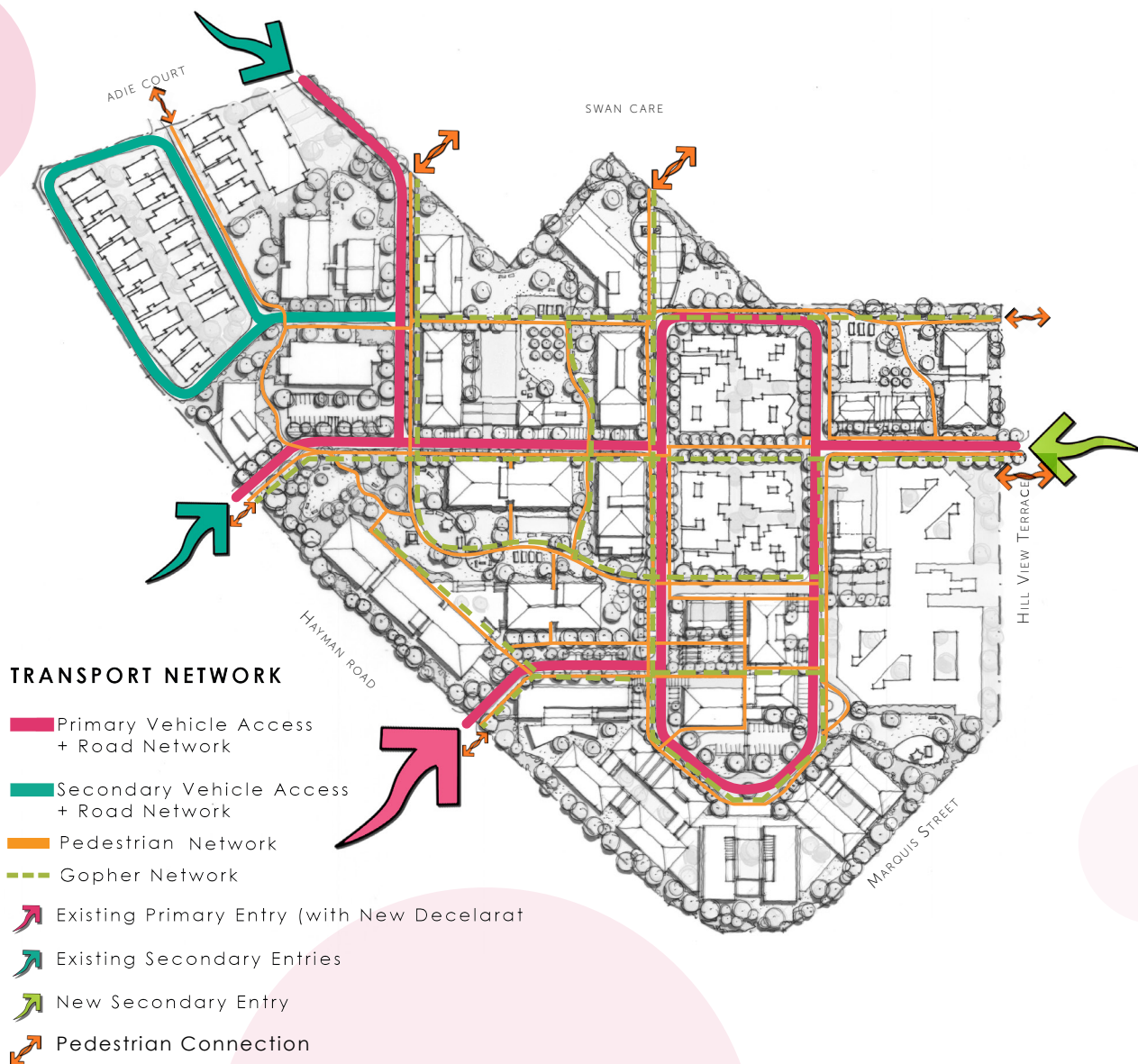


Figure 57: Future Pedestrian East-West Link



Figure 58: Hayman Road Boundary

Figure 56: Rowethorpe Transport Network Diagram

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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

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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

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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.



Figure 70B: Rowethorpe Village Masterplan Indicative Proposed Building Heights

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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.

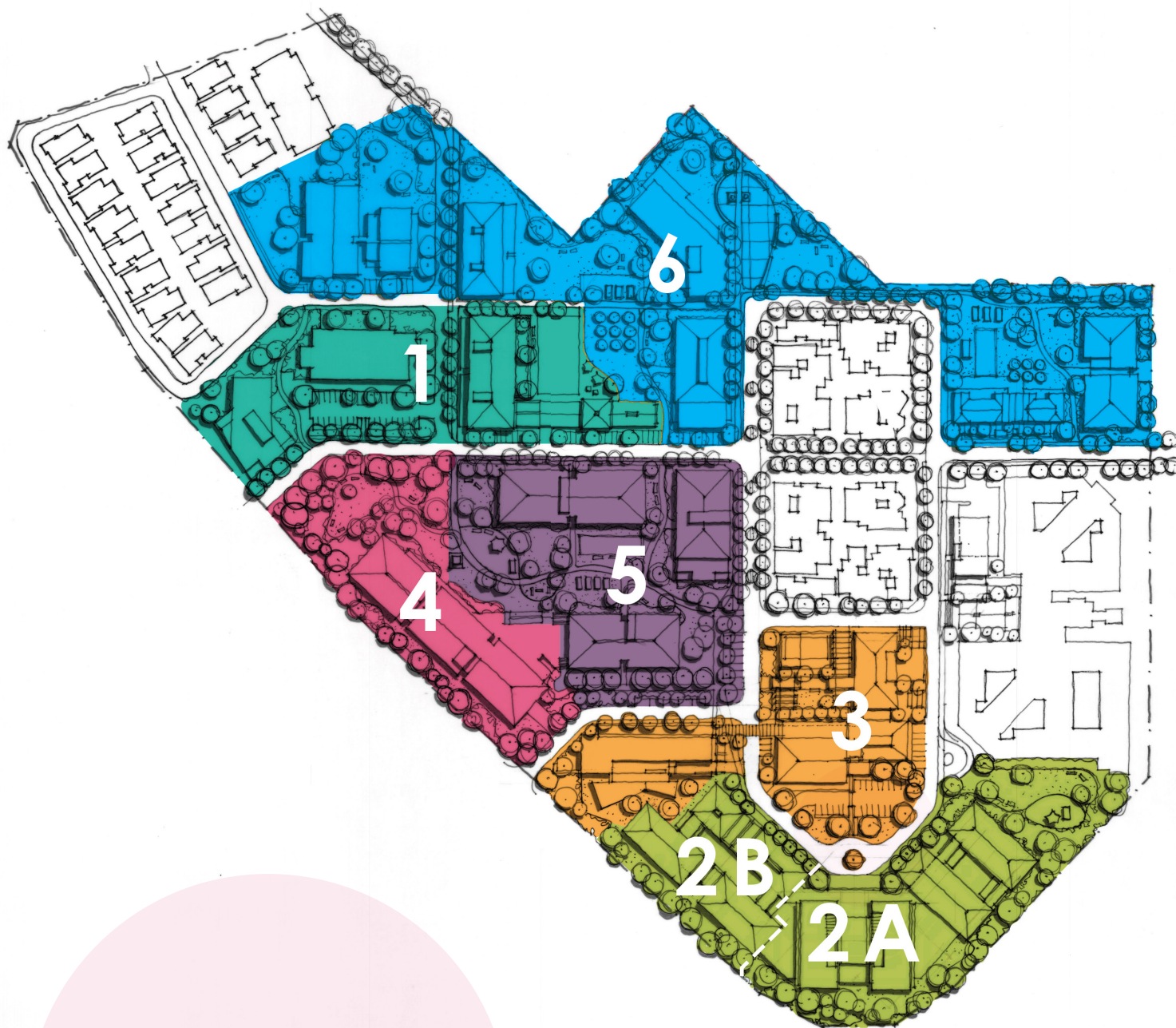


Figure 71: Rowethorpe Village Masterplan Indicative Staging Diagram

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

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2.7 IMPLEMENTATION



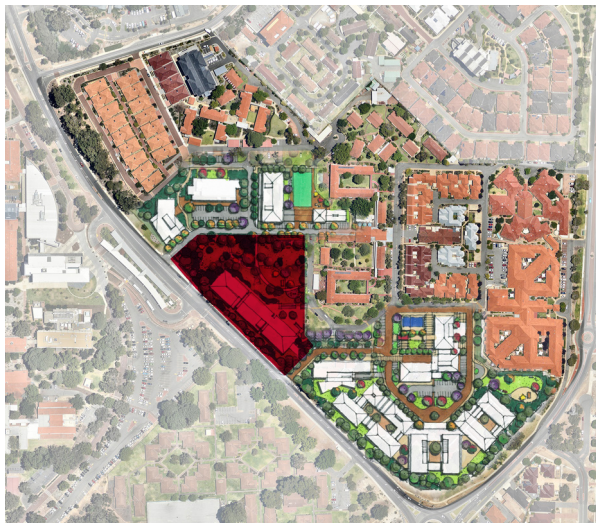
Stage 1 (approximately 5 years)



Stage 2 (approximately 8 years)



Stage 3 (approximately 10 years)



Stage 4 (approximately 10 years)

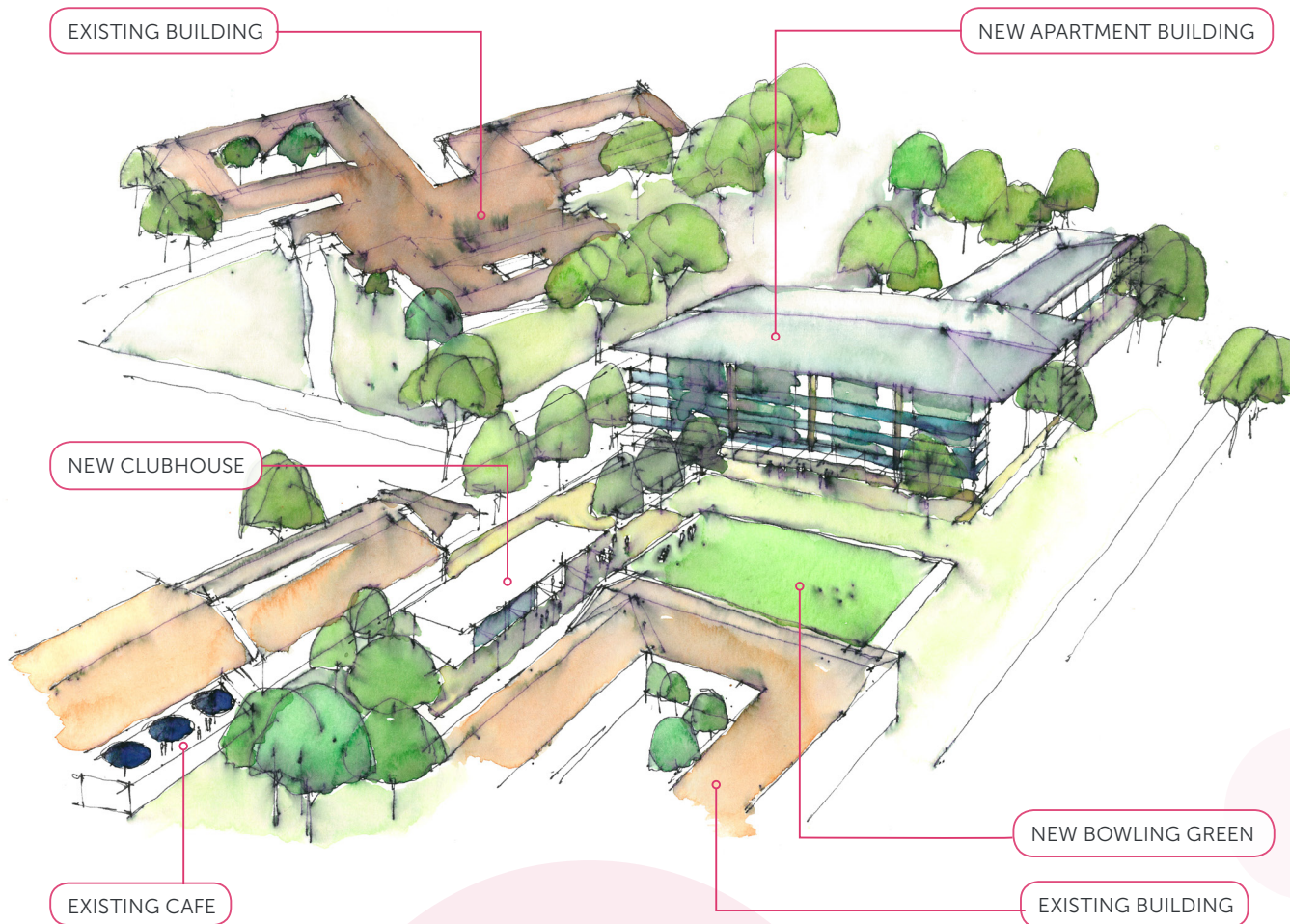


Stage 5 (approximately 10 years)



Stage 6 (approximately 10 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.

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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.

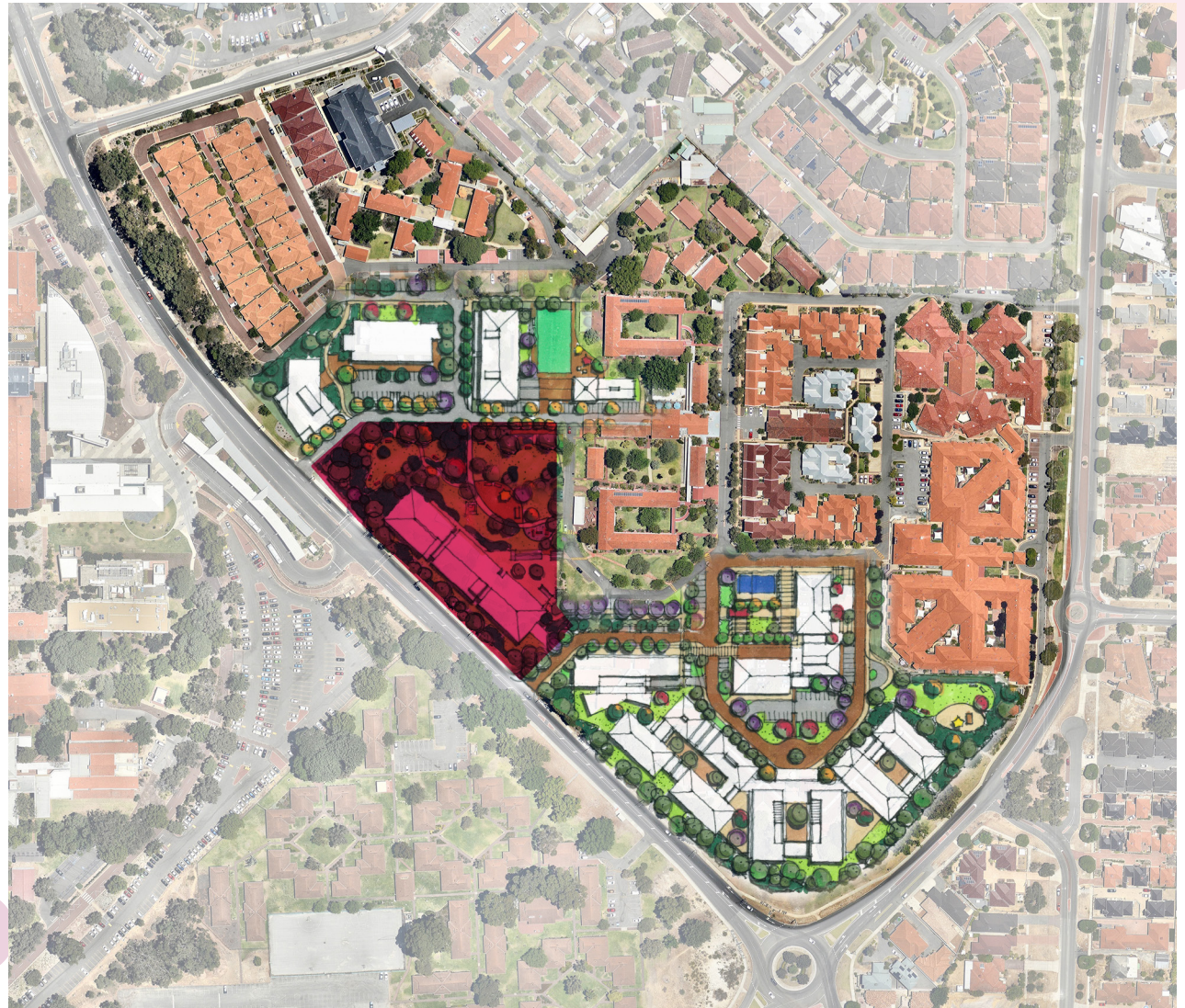


Figure 78: Stage 4



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

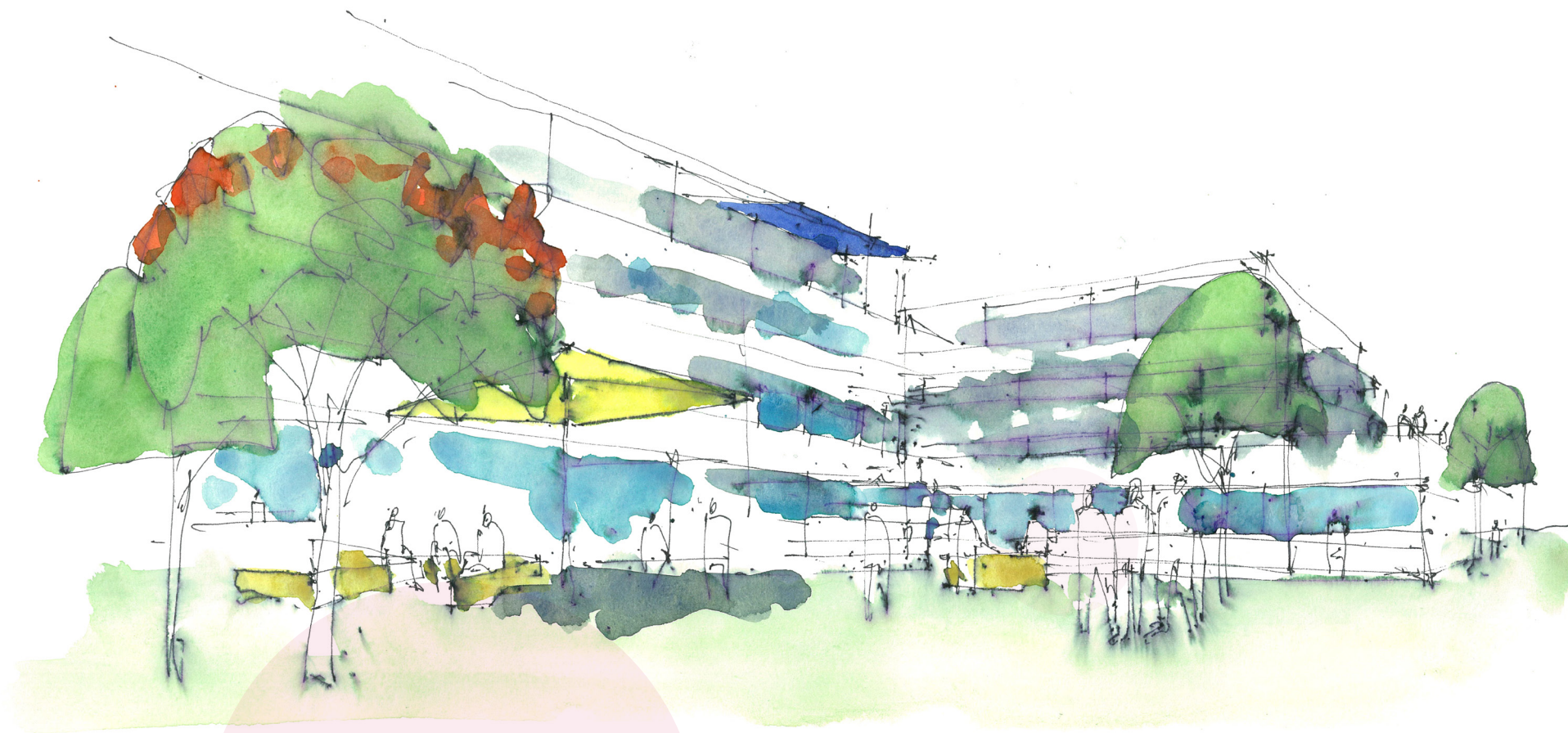


Figure 81: Shared Garden Concept Sketch

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

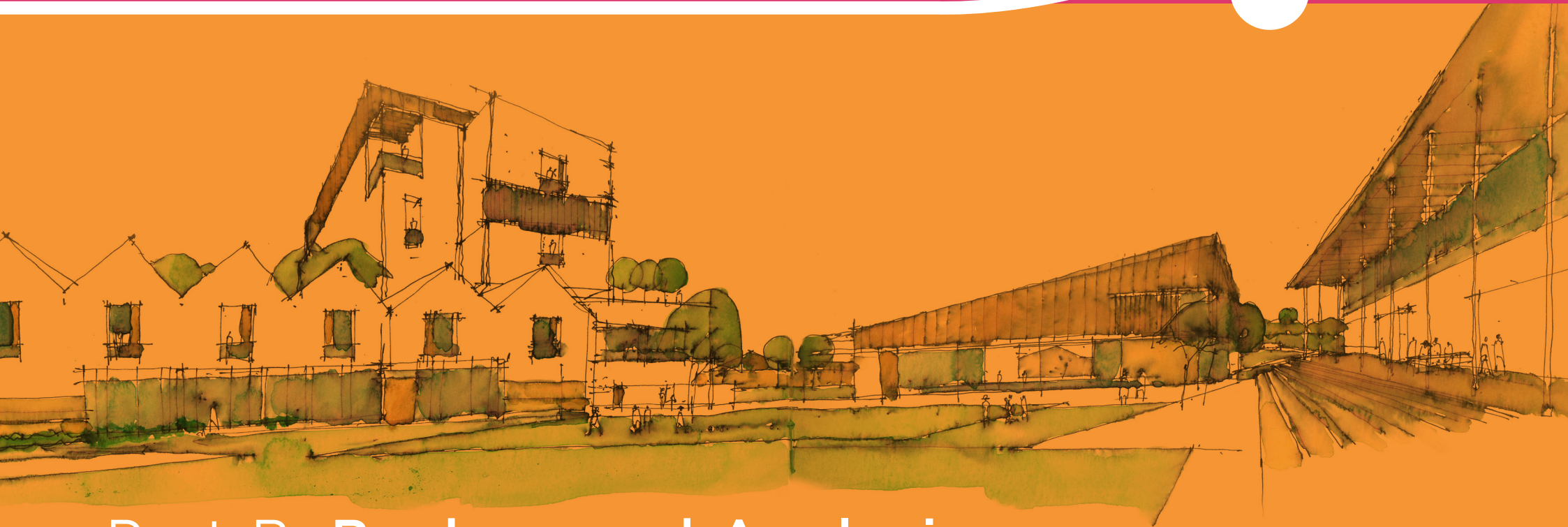
It is intended this Masterplan, which has been adopted by the Town, will be used to inform the strategic direction and content of planning instruments that apply to Rowethorpe Village. In this respect, proposed planning instruments should have regard to this Masterplan.

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

11.4 Rowethorpe Village Masterplan_Part B - Background Analysis

Rowethorpe Village



Part B: Background Analysis

NOVEMBER 2017

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PROJECT DETAILS

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Uniting Church Community

PREPARED BY

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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

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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

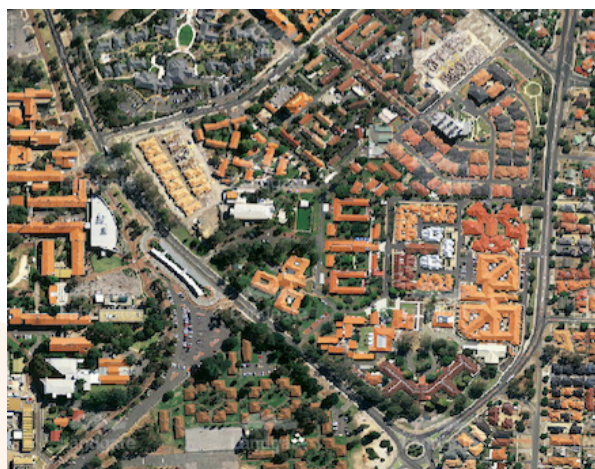


Figure 5: Rowethorpe, 2010



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.

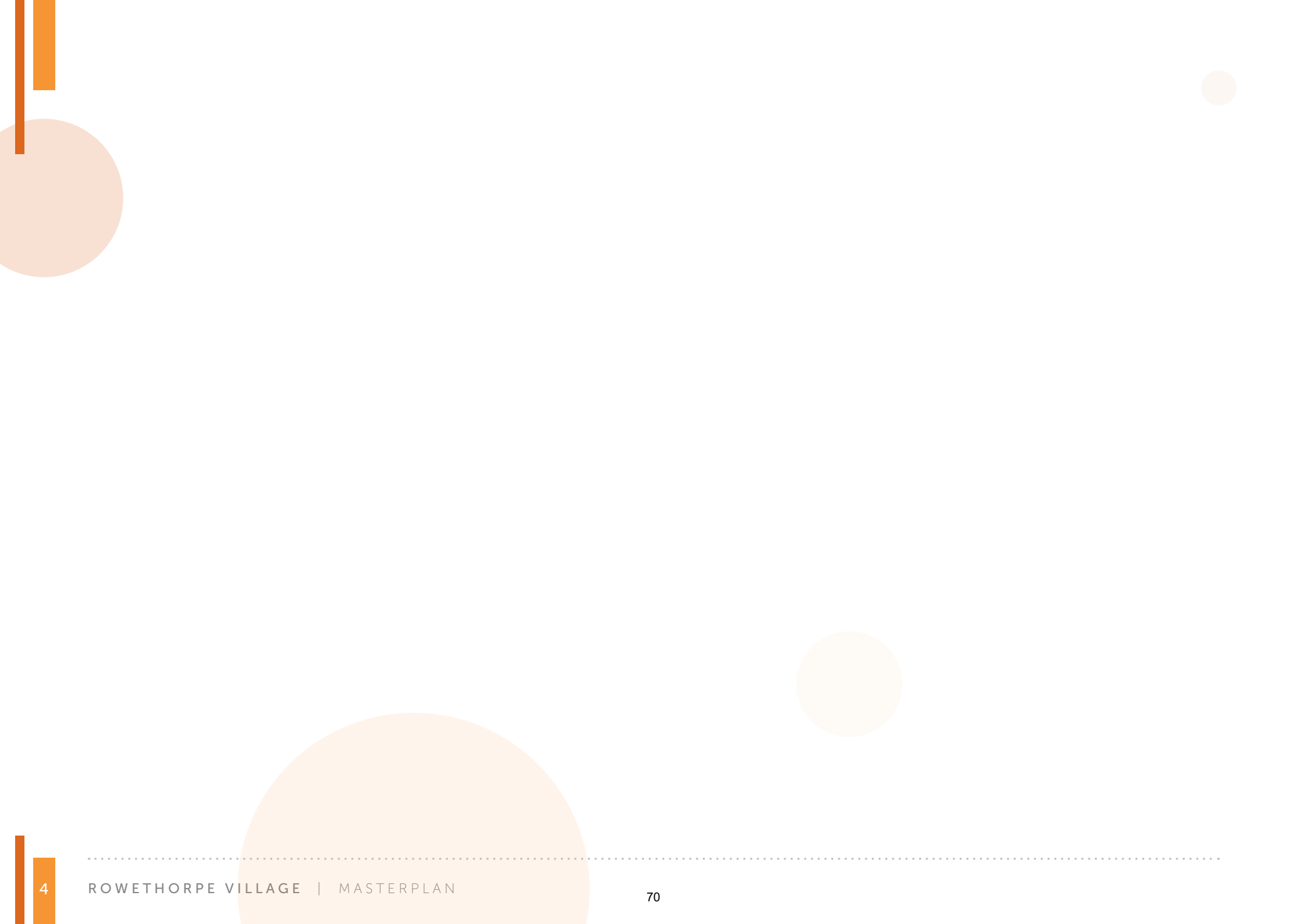
Over this period Rowethorpe Village had been progressively developed. By 1983 Trinity Hostel had been constructed; by 1995 Cygnet Hostel was constructed.

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

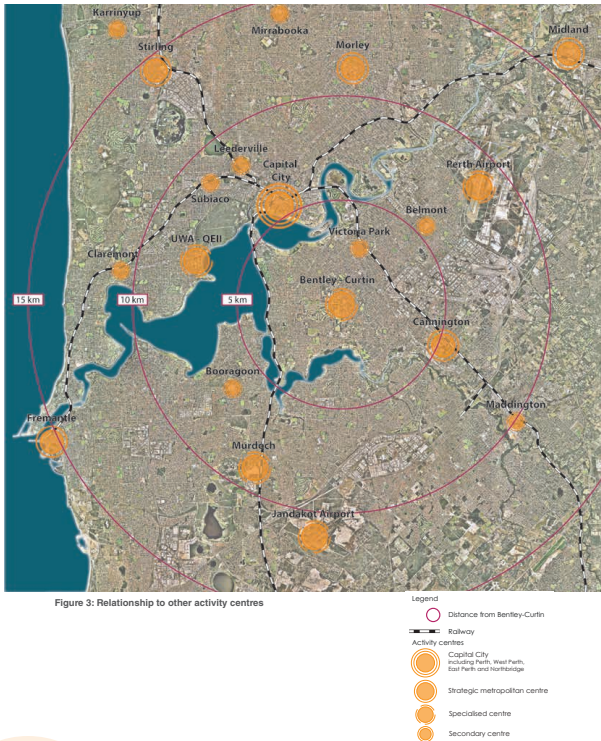


Figure 8: Perth Context, Structure Plan

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

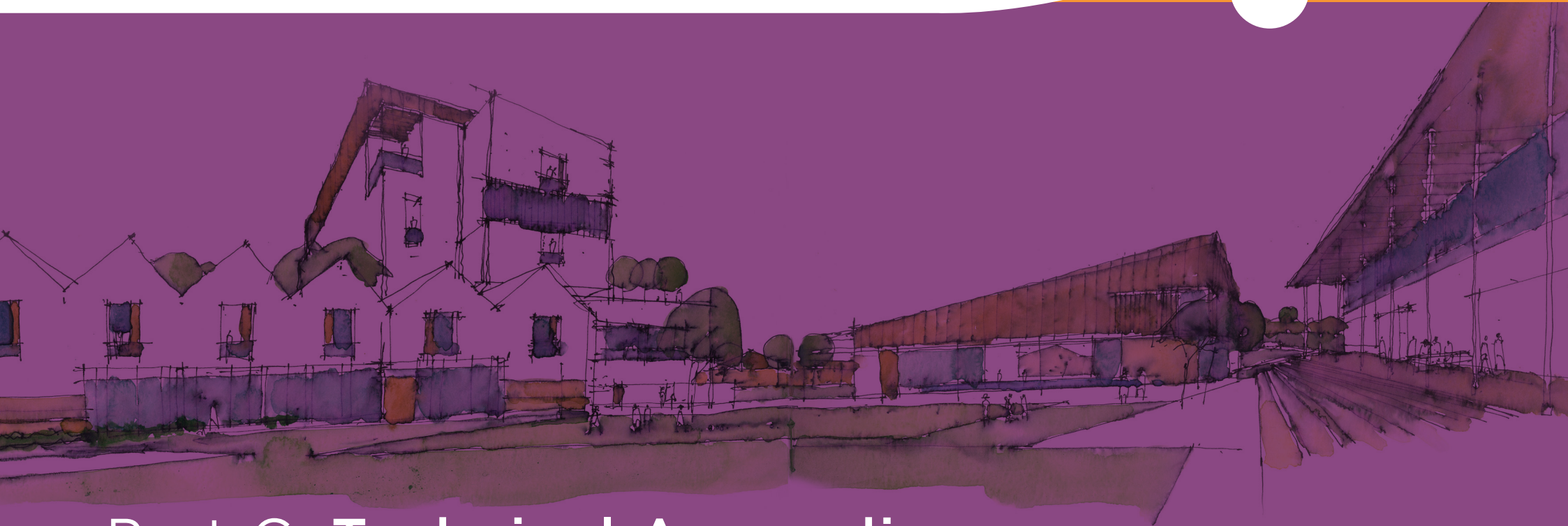
The 2008 Bentley Park Master Plan prepared for the SwanCare Group Inc. landholdings at Bentley Park included facilities directly adjoining Rowethorpe Village's northern boundary. The 2008 Bentley Park Master Plan was approved by Council in November 2008.

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.

11.4 Rowethorpe Village Masterplan_Part C - Technical Appendices

Rowethorpe Village



Part C: Technical Appendices

NOVEMBER 2017

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3. the Client's implementation, or application, of the strategies recommended in this report.

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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

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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

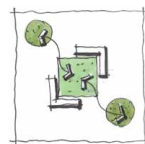
DESIGN VALUES FOR THE DRAFT MASTERPLAN 2046

A GOOD LIFE FOR ALL PEOPLE

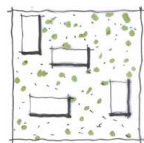
The Design Values set out the guidelines for the draft masterplan and future planning at Juniper Rowethorpe.



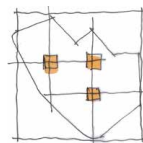
People first



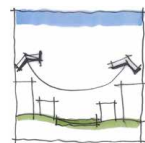
Create a green Village Centre



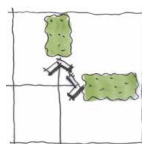
Buildings in a parkland



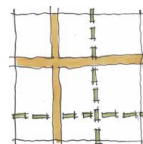
Create simple site structure



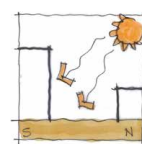
Focus building height away from Village Centre



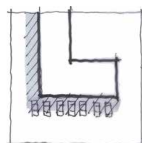
End major roads with green space



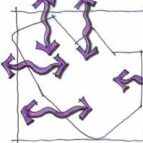
Separate roads and pedestrian pathways



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



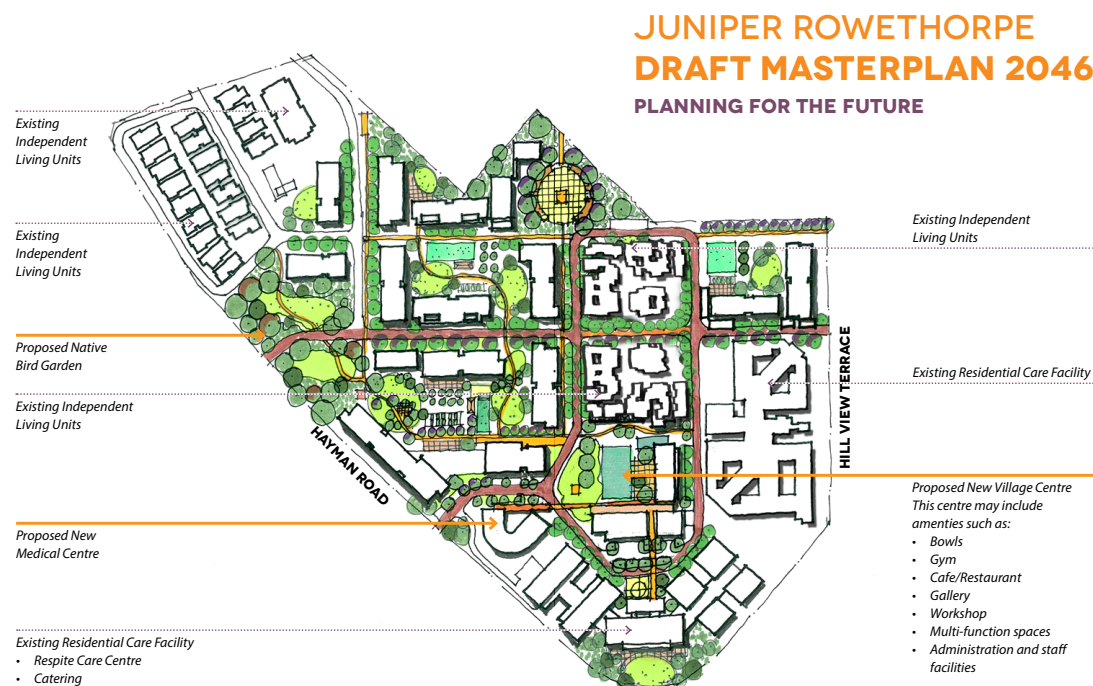
8 JUNIPER ROWETHORPE DRAFT MASTERPLAN 2046 INFORMATION UPDATE

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.

Q. How is transport, traffic and parking addressed in the draft masterplan?

A. Residents identified transport, traffic and parking as a priority area for improvement. Our planning team has listened to this feedback and the draft masterplan includes key features such as adjusting the main entrance to the village to create better traffic flow and improve safety, creating easy-to-navigate pedestrian and gopher pathway networks and adjusting the road network to improve accessibility and way-finding.

Other areas we have improved through the draft masterplan include:

- Parking
- Transport links
- Entry/exit to the village
- Pedestrian access and networks
- Signage
- Traffic management
- Safety of residents and staff



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

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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.

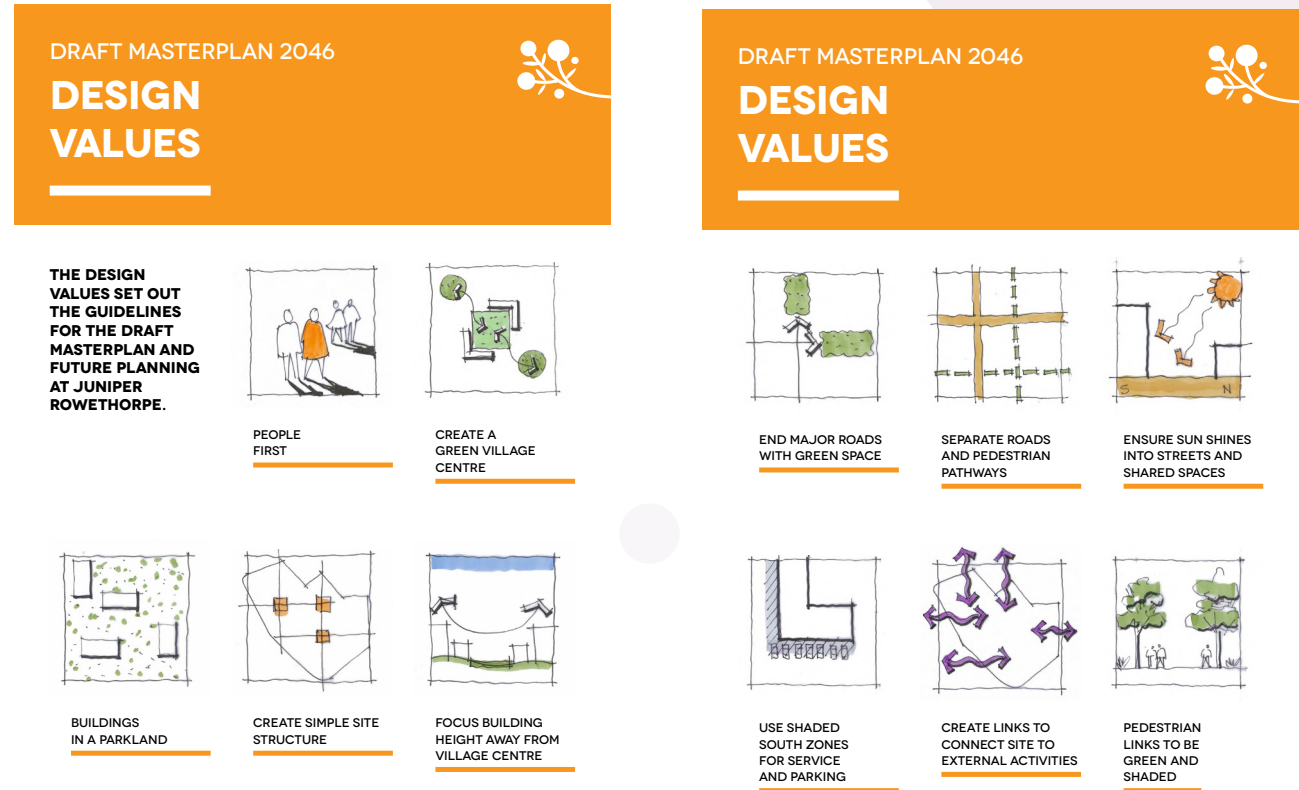
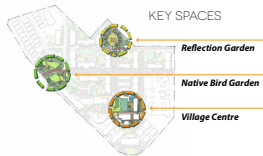


Figure x: Juniper Rowethorpe Open Day Presentation Panels 1 - 2



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 TERRACE

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

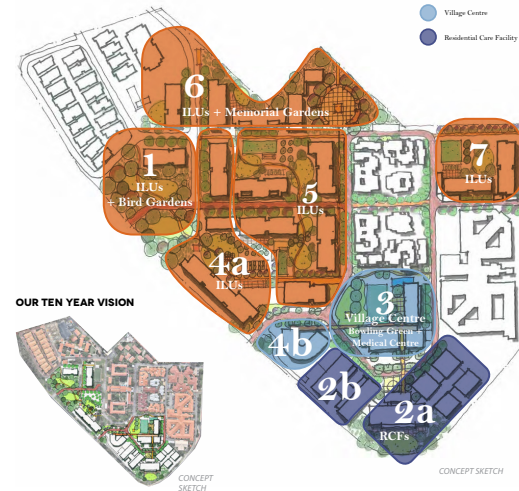
DRAFT MASTERPLAN 2046

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
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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
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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

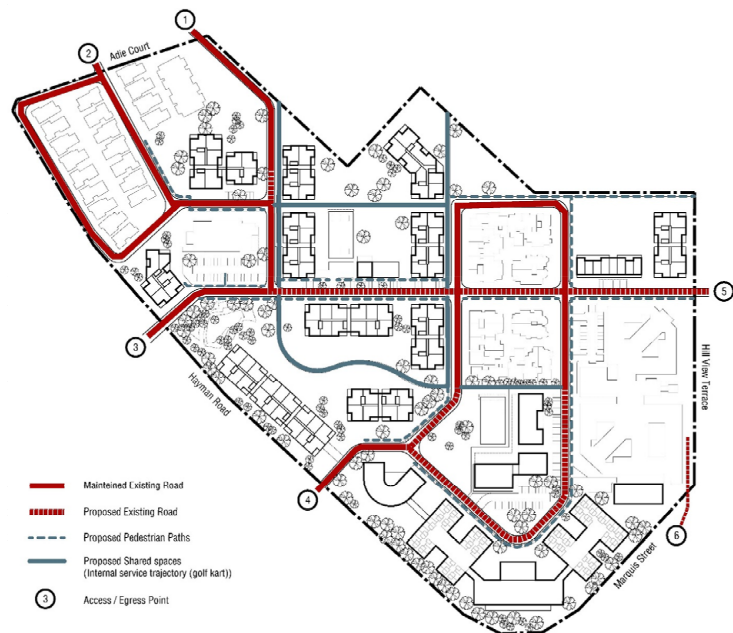


Figure 1 – Proposed Master Plan Analyse

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/s²	Comfortable average rate of											
			of											
50	m/s²	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	90	90	120	110	100	85	70	50	25			60	50	
100	110	110	150	140	130	115	100	80	55	30		67	57	
110	135	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
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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 - Cannington 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 - Cannington 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 - Cannington 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 - Cannington Station via Como	30 meters
70	Perth - Curtin University Bus Station via Kensington	30 meters
72	Perth - Cannington Station via Victoria Park & Curtin University	30 meters
75	Perth - Canning Vale via Victoria Park & Curtin University	30 meters
100	Canning Bridge Station - Cannington 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

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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



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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

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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

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Hydraulics Design Australia
ISSUE B

APPENDIX 3: HYDRAULIC SERVICES INFRASTRUCTURE REPORT

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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 120,000Litre, 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 accosts 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

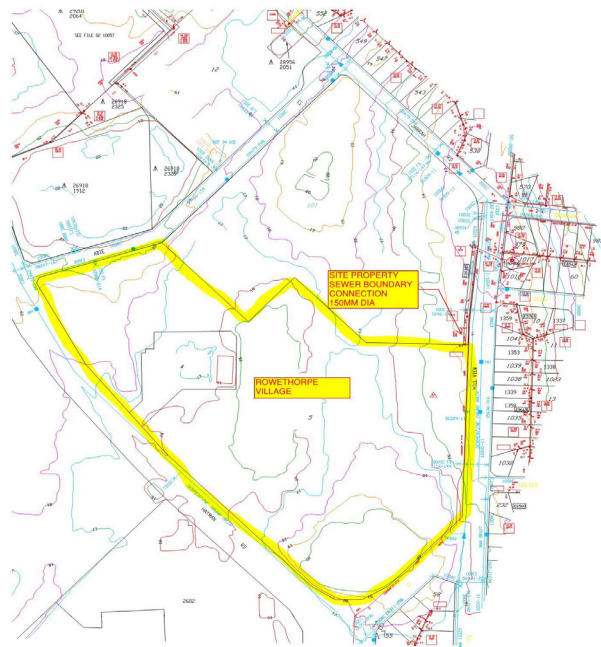
Total Lift = 00.00M (000 kpa)

Tank Storage Requirement

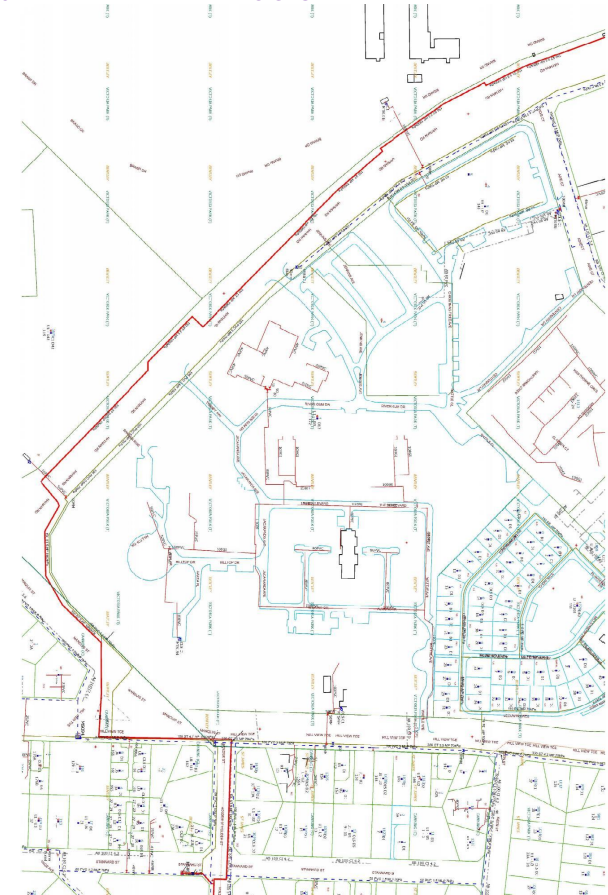
Design Tank infill rate = 20 Lit/Sec @ 200 Kpa
Estimated Storage requirement = 180,000 Litres

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

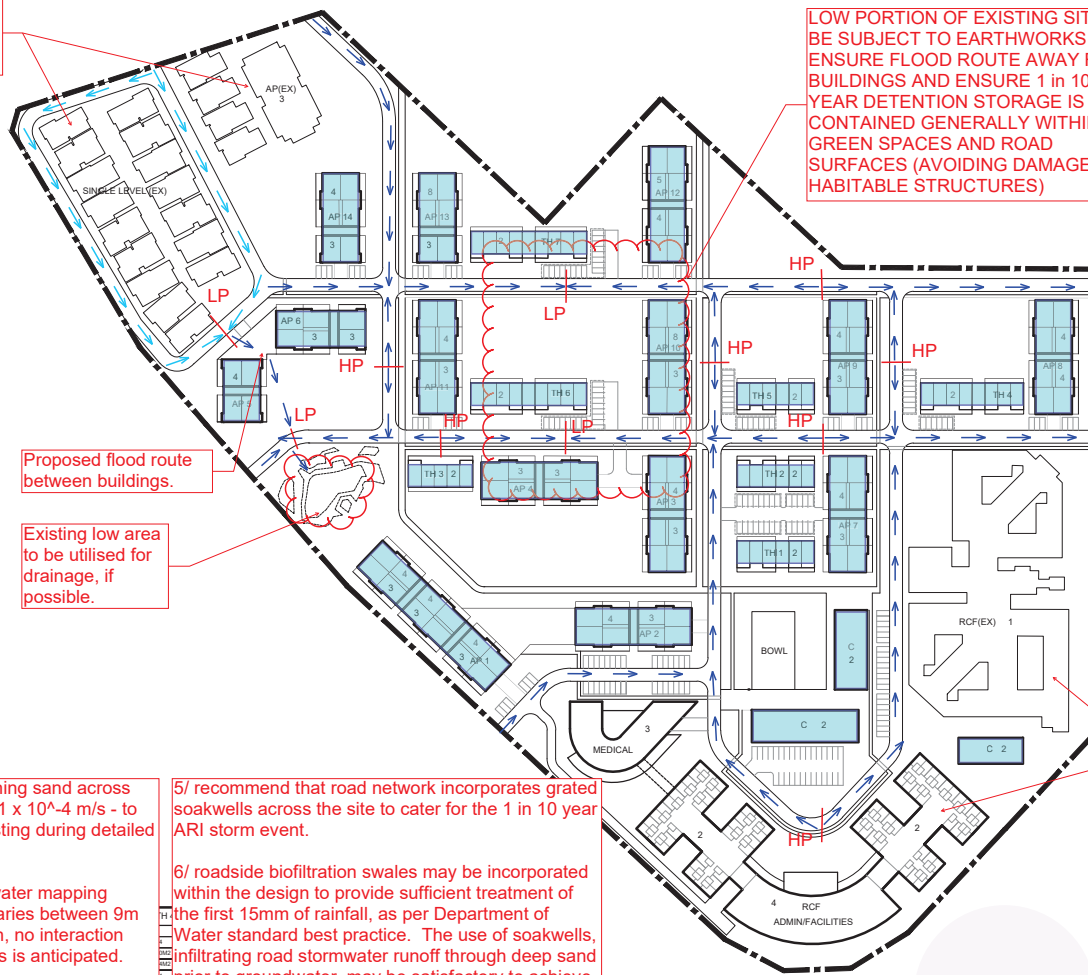


EXISTING BUILDINGS TO REMAIN - ASSUME CURRENTLY SERVICED VIA SOAKWELLS.

LOW PORTION OF EXISTING SITE TO BE SUBJECT TO EARTHWORKS TO ENSURE FLOOD ROUTE AWAY FROM BUILDINGS AND ENSURE 1 in 100 YEAR DETENTION STORAGE IS CONTAINED GENERALLY WITHIN GREEN SPACES AND ROAD SURFACES (AVOIDING DAMAGE TO HABITABLE STRUCTURES)

Project Name: ROWETHORPE
Project No: 29974-PER-C
Sketch Title: STORMWATER MP
Sketch No: 160829_C_SK_02
Date: 27/07/2016 By: travis.demeza

Woods & Partners
225 Adelaide Terrace
Perth, WA 6000
Phone 08 6222 7000
Fax 08 6222 7100



PROPOSED BUILDING ON SOAKWELLS for 10 YEAR ARI
PROPOSED 100 YEAR FLOOD ROUTE
PROPOSED HIGH POINT IN ROADWAY
PROPOSED LOW POINT IN ROADWAY

EXISTING BUILDING TO REMAIN - ASSUME CURRENTLY SERVICED VIA SOAKWELLS.

1/ assumed an average free draining sand across the site, with permeability rate of 1×10^{-4} m/s - to be confirmed by Geotechnical testing during detailed design.

2/ Worst case anecdotal groundwater mapping suggests depth to groundwater varies between 9m and 13m across the site. As such, no interaction with services / stormwater devices is anticipated.

3/ recommend that all building stormwater is discharged via localised soakwells or drainage cells to cater for the 1 in 10 year ARI storm event.

4/ to achieve note 3, 5 x DN1800 x 1.8m deep soakwells are required per 1,000m² of building roof area.

5/ recommend that road network incorporates grated soakwells across the site to cater for the 1 in 10 year ARI storm event.

6/ roadside biofiltration swales may be incorporated within the design to provide sufficient treatment of the first 15mm of rainfall, as per Department of Water standard best practice. The use of soakwells, infiltrating road stormwater runoff through deep sand prior to groundwater, may be satisfactory to achieve treatment.

7/ road network to provide 1 in 100 year ARI flood route and 100 year above ground detention storage where a flood route is not achievable. Feature survey and detailed finished levels / flood routes to be confirmed during detailed design.

AP 14	TOTAL APARTMENTS	COMMUNITY FACILITIES	RESIDENTIAL CARE FACILITY	COMMERCIAL/MIXED USE	SITE AREA
412	1 BUILDINGS (OVER TWO LEVELS)	3300M ²	4 LEVELS (ADMIN/FACILITIES) 8400M ² 2 LEVELS + PODIUM (RESIDENTIAL WINGS) 134 BEDS	3 LEVELS + PODIUM 8400M ²	126,000M ² (12.6 HECTARES)

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 this drawing. The builder shall verify all dimensions and levels relative to the existing ground levels on site before proceeding with any other planning or construction.
Changes to this drawing shall be indicated by a revision or a note and the right to alter dimensions on site to suit construction, engineering or site conditions as required.
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Marion Fredriksson
Design Consulting
0412 636 026
marionfredriksson@gmail.com

REVISION	DATE	DESCRIPTION
-	09.08.2016	ISSUED TO CONSULTANTS
-	15.06.2016	BACKGROUND ISSUE

CLIENT	JUNIPER
PROJECT	ROWETHORPE MASTERPLAN

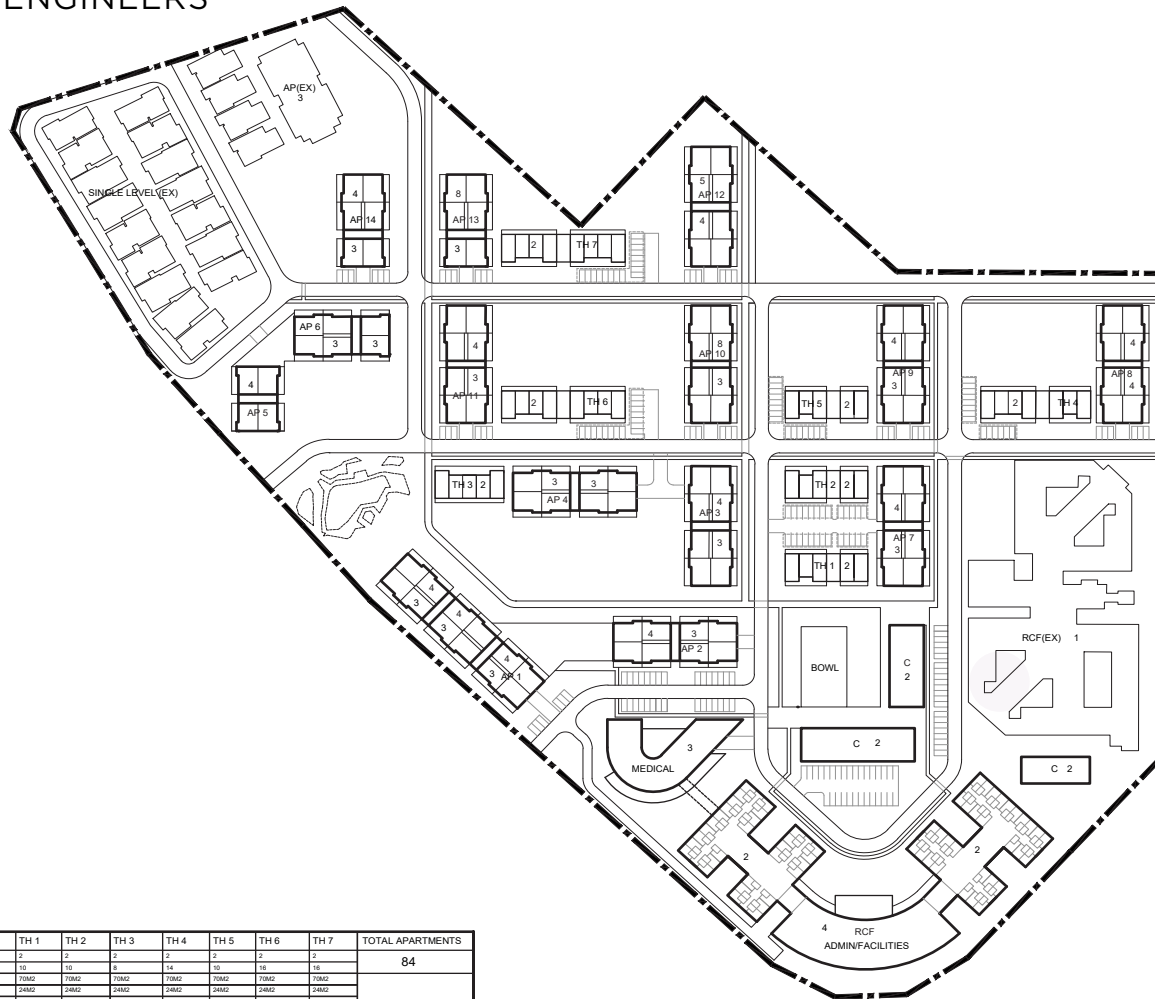
DRAWING TITLE	MASTERPLAN YIELD
SIZE & SCALE	1:1000@A1 1:2000@A3
DRAWING STATUS	

JOB NUMBER	16015
DRAWING NO	-
REVISION	-



APPENDIX 4: PRELIMINARY CIVIL SERVICE STUDY

WOOD & GRIEVE ENGINEERS



TERRACE PRODUCT	TH 1	TH 2	TH 3	TH 4	TH 5	TH 6	TH 7	TOTAL APARTMENTS
LEVELS	2	2	2	2	2	2	2	
APARTMENTS	10	10	8	14	10	16	16	84
APARTMENT AREA	10M2	10M2	10M2	10M2	10M2	10M2	10M2	
BALCONY AREA	24M2	24M2	24M2	24M2	24M2	24M2	24M2	
CARWAYS	10	10	8	14	10	16	16	
PRIMARY ST SETBACK	8M	8M	8M	8M	8M	8M	8M	
SECONDARY ST SETBACK	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	

MEDIUM RISE PRODUCT	AP 1	AP 2	AP 3	AP 4	AP 5	AP 6	AP 7	AP 8	AP 9	AP 10	AP 11	AP 12	AP 13	AP 14	TOTAL APARTMENTS	COMMUNITY FACILITIES	RESIDENTIAL CARE FACILITY	COMMERCIAL/MIXED USE	SITE AREA
LEVELS	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	4/3 + PODIUM	412	3 BUILDINGS (OVER TWO LEVELS)	4 LEVELS (ADMIN/FACILITIES) 640M2 2 LEVELS + PODIUM (RESIDENTIAL WINGS) 124 BEDS	3 LEVELS + PODIUM	R40
APARTMENTS	42	42	42	42	42	42	42	42	42	42	42	42	42	42		330M2		330M2	126,000M2 (12.6 HECTARES)
APARTMENT AREA	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2					
BALCONY AREA	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2	10M2					
CARWAYS	42	42	42	42	42	42	42	42	42	42	42	42	42	42					
PRIMARY ST SETBACK	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M	8M					
SECONDARY ST SETBACK	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M	7.5M					

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 this drawing. The builder shall verify all dimensions and levels relative to the existing ground levels on site before proceeding with any site works or construction. Chane Architecture shall be notified in writing of any discrepancies and retain the right to alter dimensions on site to suit construction, engineering or site conditions as required. © Copyright 2016. Drawings are the sole property of Chane Architecture and may not be reproduced or modified in whole or part without written permission.	Juniper 313 Main Street, Suite 100, Vancouver, BC V6C 2E1 1 604 245 2313 www.juniper.org.au juniper@juniper.org.au	CHANEY A CHANEY ARCHITECTURE 5/577 Murray St, Perth 6000 WA 1 08 9322 7788 www.chaneychancey.com.au chaneychancey@chaneychancey.com.au	Marion Fredriksson Design Consulting 1 04 12 830 026 marionfredriksson@gmail.com	CLIENT JUNIPER PROJECT ROWENTHORPE MASTERPLAN	DRAWING TITLE MASTERPLAN YIELD SIZE & SCALE 1:1000@A1 1:2000@A3 DRAWING STATUS	JOB NUMBER 16015 DRAWING NO - REVISION -	N

ELECTRICAL SERVICES
DECEMBER 2016

JUNIPER ROWETHORPE
4-10 Hayman Road
Bentley

Brand:CDEP

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BUILDING SERVICES CONSULTING ENGINEERS

ENGINEERING PRACTICE PTY LTD
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ACN 009 182 914

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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.

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APPENDIX 5: ELECTRICAL INPUTS

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Bentley

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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

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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

APPENDIX 5: ELECTRICAL INPUTS

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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. The builder shall verify all dimensions and levels relative to the existing ground levels on site before proceeding with any site works or construction. Chaney Architecture shall be notified in writing of any discrepancies and reserve the right to alter dimensions on site to suit construction, engineering or site conditions as required. © Copyright 2016. Drawings are the sole property of Chaney Architecture and may not be reproduced or resold in whole or part without written permission.	 313 Main Street Balcarres WA 6021 08 9442 0313 http://www.juniper.org.au juniper@juniper.org.au  3007 Murray St Perth 6000 WA 08 9442 0313 http://www.chaneyarchitecture.com chaney@chaneyarchitecture.com  Marion Fredriksson Design Consulting 0412 639 026 marionfredriksson@gmail.com	CLIENT JUNIPER PROJECT ROWETHORPE MASTERPLAN REVISION DATE DESCRIPTION	DRAWING TITLE GROUND FLOOR PLAN SIZE & SCALE 1:1000@A1 DRAWING STATUS	JOB NUMBER 16015 DRAWING NO Aerial REVISION -	N 

14.1 Recommendation from the Future Planning Committee: Taylor Reserve and McCallum Park Concept Design

ATTACHMENT – PROJECT SCHEDULE

MILESTONE/TASK	RESPONSIBILITY	TIMEFRAME
M1 Appoint a consultant	Town of Victoria Park – Business Unit Manager Parks and Environmental Officer; Internal Working Group	9 December 2016
M2 Review the foreshore use, issues and values investigation and assessment that came from the Town <i>Foreshore Access and Management Plan</i>. Department of Parks and Wildlife will be liaised with at this stage to avoid any potential issues at development approval stage.	Consultant; Internal Working Group	23 January 2017
M3 Preparation and review of Concept Design The design process included the development of design ideas to be tested in terms of their ability to deliver key design principals. • Provide Concept Design to Internal Working Group for initial review/information. • Internal Working Group to review Concept Design and provide feedback. • Assessment and collation of feedback from Internal Working Group review of draft Concept Design. • Consolidated draft Concept Design referred to Internal Working Group for endorsement to go to public consultation.	Town of Victoria Park and Consultant; Internal Working Group Provide the Concept design report for review on TUESDAY 19 APRIL . Meet with Internal Working Group to present Concept Design THURSDAY 21 APRIL Revise Concept Design documentation once following feedback from Working Group MONDAY 1 MAY	1 May 2017
M5 Community Consultation Consolidated draft Concept Design released for direct consultation with selected stakeholders. Send copies of the draft Concept Design to - • Town of Victoria Park staff and Elected Members • “Friends of” Groups • State Government agencies • Burswood Park Board • Neighbouring Local Governments. • Public notice, newspaper advertisement, placement of draft document onto website, Library etc. Advertising and commencement of general public consultation period in conjunction with above. • Copy of draft Designs on Town’s website; Town’s Notice Board and at the Library. • Advertisement regarding consultation process in local newspaper and on McCallum Park/Taylor Reserve foreshore itself.	Town of Victoria Park – Environmental Officer; Consultant Consolidated draft Concept Design released for direct consultation with selected stakeholders. FRIDAY 5 MAY Stakeholder Design Review Workshop TUES 16 MAY	19 May 2017

• Stakeholder Design Review Workshop • Meetings with State Gov (e.g. DoT) • Elected Members Briefing Session • Resident Workshop		
M6 Collation and assessment of submissions received • Summarise and assess outcomes of collective public consultation. • Internal Working Group to assist in review of consultation and development of final draft Concept Design.	Town of Victoria Park – Environmental Officer; Internal Working Group	31st August 2017
M7 Internal Working Group endorsement of final draft Concept Design Referral of final draft Concept Design to Internal Working Group, post public consultation, for approval.	Internal Working Group	End of October 2017
M8 Follow-up Community Information Session and release of design for general community information	Environmental Officer; Urbis	22nd November 2017
M9 Elected Members Briefing Session	Environmental Officer; Urbis	19th December 2017
M10 Future Planning Committee Report	Environmental Officer; Urbis	21st February 2018
M11 Report to Council to endorse the Concept Plan	Environmental Officer	March 2018
M12 Preparation of draft Detailed Design Design Development Drawing Package and Draft Specification for River Edge Treatment Works.	Urbis	30th March 2018
M13 Review of Detailed Design Provide draft Detailed Design to Internal Working Group for initial review/information. • Internal Working Group to review draft Detailed Design and provide feedback. • Assessment and collation of feedback from Internal Working Group review of draft Detailed Design.	Town of Victoria Park and Urbis; Internal Working Group	20th April 2018
M14 Consolidated draft Detailed Design referred to Internal Working Group for approval to go to public consultation.	Town of Victoria Park and Urbis; Internal Working Group	30th April 2018
M15 Community Consultation	Environmental Officer; Urbis	30th April
M16 Collation and assessment of submissions received • Summarise and assess outcomes of collective public consultation. • Internal Working Group to assist in review of consultation and development of final draft Detailed Design.	Town of Victoria Park – Environmental Officer; Internal Working Group	14th May 2018

M17 Internal Working Group endorsement of final draft Detailed Design Referral of final draft Detailed Design to Internal Working Group, post public consultation, for approval to go to Council for endorsement.	Internal Working Group	28 th May 2018
M18 Community consultation – for information	Environmental Officer	28 th May 2018
M19 Elected Members Briefing Session	Town of Victoria Park – Environmental Officer; Consultant	5 th June 2018
M20 Report to Council to endorse the Detailed Design	Environmental Officer	12 th June 2018
M21 Contract Documentation Delivery of digital contract drawings and specification for inclusion into future contract documentation package.	Urbis	15 th June 2018

14.3 Recommendation from the Finance and Audit Committee - Schedule of accounts for 31 January 2018



All Payments Made From 1-Jan-18 To 31-Jan-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Municipal Fund Bank Account				
Payments				
Creditors Cheques				
00608260	10-Jan-18	Alinta	Gas Usage Charges	972.15
00608265	17-Jan-18	Alinta	Gas Usage Charges	175.40
00608250	3-Jan-18	City of Subiaco	Long Service Leave Transfer	16,988.60
00608257	10-Jan-18	Construction Training Fund	Levy Payments	6,020.75
00608251	3-Jan-18	CSA Employer Services	Superannuation	1,095.30
00608271	24-Jan-18	CSA Employer Services	Superannuation	538.62
00608258	10-Jan-18	Department of Commerce	Levy Payments	6,165.50
00608259	10-Jan-18	IINet Limited	Software and IT Solutions	277.38
00608280	30-Jan-18	IINet Limited	Software and IT Solutions	188.99
00608252	3-Jan-18	Local Government Racing and Cemeter	Superannuation	410.00
00608272	24-Jan-18	Local Government Racing and Cemeter	Superannuation	410.00
00608264	17-Jan-18	Office of State Revenue	Financial Services	213.82
00608254	3-Jan-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	4,905.68
00608261	10-Jan-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	4,968.49
00608255	3-Jan-18	Telstra Corporation Ltd	Telephone Usage Charges	19.25
00608262	10-Jan-18	Telstra Corporation Ltd	Telephone Usage Charges	3,813.47
00608266	17-Jan-18	Telstra Corporation Ltd	Telephone Usage Charges	110.78
00608282	30-Jan-18	Telstra Corporation Ltd	Telephone Usage Charges	1,060.52
00608253	3-Jan-18	Town of Victoria Park	Superannuation & Employee Deductions	3,915.79
00608273	24-Jan-18	Town of Victoria Park	Superannuation & Employee Deductions	4,033.00
00608256	3-Jan-18	Water Corporation	Water Usage Charges	8,999.69
00608263	10-Jan-18	Water Corporation	Water Usage Charges	614.78
00608267	17-Jan-18	Water Corporation	Water Usage Charges	2,048.29
00608275	24-Jan-18	Water Corporation	Water Usage Charges	5,295.40
00608283	30-Jan-18	Water Corporation	Water Usage Charges	125.17
Total Creditors Cheques				73,366.82
Creditors EFT Payments				
1100.3907-0	24-Jan-18	1300TEMPFENCE	Equipment Hire	869.00
1107.1215-0	31-Jan-18	4 Logic	Software and IT Solutions	242.00
1100.4-01	24-Jan-18	AAC Wristbands Australia Pty Ltd	Equipment Supply and Repair	132.00
1092.2419-0	10-Jan-18	AAPT Limited	Communication Services	25,883.80
1087.1328-0	3-Jan-18	Abco Products Pty Ltd	Cleaning Services and Equipment	774.04
1100.1328-0	24-Jan-18	Abco Products Pty Ltd	Cleaning Services and Equipment	662.05
1097.352-01	17-Jan-18	ABCorp Australasia Pty Ltd Trading	Printing Services	19.25
1087.3400-0	3-Jan-18	Academy Services (WA) Pty Ltd	Cleaning Services and Equipment	7,003.84
1092.3400-0	10-Jan-18	Academy Services (WA) Pty Ltd	Cleaning Services and Equipment	12,821.52
1097.4527-0	17-Jan-18	Access Analytic Solutions Pty Ltd	Software and IT Solutions	4,675.00
1092.9-01	10-Jan-18	ACMV Design Consultants	Design and Drafting Services	3,987.50
1107.9-01	31-Jan-18	ACMV Design Consultants	Design and Drafting Services	412.50
1107.2644-0	31-Jan-18	Aesthetic Precision	Sign Installation and Supply	717.20
1107.3427-0	31-Jan-18	AFL Sports Ready Ltd	Human Resource Services	304.20
1097.3103-0	17-Jan-18	Aha Consulting	Community Engagement Services	1,100.00
1098.4765-0	17-Jan-18	AJ Quality Pty Ltd	Refund - Rates	648.31
1092.4297-0	10-Jan-18	Akwaaba African Drumming	School Holiday Program Activities	440.00
1087.1293-0	3-Jan-18	Alanco Australia Pty Ltd	Plant Supply and Servicing	16.90
1097.27-01	17-Jan-18	All Earth Group Pty Ltd	Waste Management Services	1,568.07
1097.1738-0	17-Jan-18	All Earth Waste Collection Services	Waste Management Services	629.72
1087.570-01	3-Jan-18	Allflow Industrial	Machinery Servicing and Parts	817.80
1092.4722-0	10-Jan-18	Alloyfold Australia	Equipment Supply and Repair	715.00
1097.17-01	17-Jan-18	Allpest WA	Pest Control Services	132.00
1097.1510-0	17-Jan-18	AMF Bowling	School Holiday Program Activities	457.70
1092.2774-0	10-Jan-18	Ampac Debt Recovery (WA) Pty Ltd	Financial Services	345.95
1107.4657-0	31-Jan-18	Applied Integrity Solutions	Community Planning Services	4,875.40
1101.4778-0	24-Jan-18	Arrow-Head International	Noise Monitoring and Analysis	1,650.00
1097.3138-0	17-Jan-18	ARUP Pty Ltd	Engineering & Surveying Services	27,853.93
1097.4498-0	17-Jan-18	Ascot Sign Company	Printing Services	8,607.50
1098.4758-0	17-Jan-18	Asede Werekineh	Security Incentive Scheme	250.00
1097.662-01	17-Jan-18	Asphaltech Pty Ltd	Road Construction Materials and Services	197,650.58
1092.3781-0	10-Jan-18	Atmos Foods	Resale Inventory	794.14
1097.3781-0	17-Jan-18	Atmos Foods	Resale Inventory	200.33
1100.3781-0	24-Jan-18	Atmos Foods	Resale Inventory	212.10



All Payments Made From 1-Jan-18 To 31-Jan-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1087.2061-0	3-Jan-18	Aura Lighting	Electrical Services and Maintenance	1,007.60
1097.271-01	17-Jan-18	Australasian Performing Right	Licencing and Subscriptions	2,906.37
1097.273-01	17-Jan-18	Australia Post	Postage Services	16,220.95
1087.1158-0	3-Jan-18	Australian Hvac Services	Equipment Supply and Repair	3,526.60
1097.1995-0	17-Jan-18	Australian Office Leadingbrands.com	Office Supplies	506.88
1100.1995-0	24-Jan-18	Australian Office Leadingbrands.com	Office Supplies	332.90
1091.50-01	3-Jan-18	Australian Service Union	Superannuation	54.92
1103.50-01	24-Jan-18	Australian Service Union	Superannuation	54.92
1095.98000-	10-Jan-18	Australian Taxation Office	Taxation	170,430.75
1103.98000-	24-Jan-18	Australian Taxation Office	Taxation	165,775.00
1092.1017-0	10-Jan-18	Automotive Data Services Pty Ltd	Fleet Management Services	1,265.00
1098.4764-0	17-Jan-18	B Cappelletti	Adopt a Verge Rebate	500.00
1108.4798-0	31-Jan-18	B G Novelly & R J Novelly	Refund - Rates	598.50
1092.724-01	10-Jan-18	Baileys Fertilisers	Landscaping Materials and Services	7,276.28
1087.192-01	3-Jan-18	Beacon Equipment	Machinery Servicing and Parts	311.23
1100.192-01	24-Jan-18	Beacon Equipment	Machinery Servicing and Parts	232.50
1107.192-01	31-Jan-18	Beacon Equipment	Machinery Servicing and Parts	3,264.00
1087.280-01	3-Jan-18	Beaver Tree Services	Landscaping Materials and Services	131,912.38
1100.280-01	24-Jan-18	Beaver Tree Services	Landscaping Materials and Services	16,274.12
1107.280-01	31-Jan-18	Beaver Tree Services	Landscaping Materials and Services	39,679.71
1097.2943-0	17-Jan-18	Belmont Raiders Inc	Donation-Community	220.00
1087.409-01	3-Jan-18	Bidfood WA Pty Ltd	Resale Inventory	226.98
1092.409-01	10-Jan-18	Bidfood WA Pty Ltd	Resale Inventory	137.02
1097.409-01	17-Jan-18	Bidfood WA Pty Ltd	Resale Inventory	256.84
1100.2844-0	24-Jan-18	Big Sky Entertainment (WA) Pty Ltd	Event Performance and Activity	605.00
1100.283-01	24-Jan-18	Blackwell & Associates Pty Ltd	Planning and Building Services	3,074.50
1100.4740-0	24-Jan-18	Blazon Displays	Equipment Supply and Repair	354.20
1087.287-01	3-Jan-18	BOC Limited	Equipment Supply and Repair	125.90
1092.287-01	10-Jan-18	BOC Limited	Equipment Supply and Repair	1,453.49
1087.333-01	3-Jan-18	Boral Construction Materials Group	Equipment Supply and Repair	789.84
1092.333-01	10-Jan-18	Boral Construction Materials Group	Equipment Supply and Repair	640.64
1100.333-01	24-Jan-18	Boral Construction Materials Group	Equipment Supply and Repair	82.89
1096.2093-0	16-Jan-18	BP Australia Pty Ltd	Fuel and Oils	5,132.29
1101.4296-0	24-Jan-18	Brajovich Demolition & Salvage Pty	Refund - Debtor Overpayment	1,477.63
1087.2231-0	3-Jan-18	Bridgestone Tyres	Tyres	241.34
1092.1211-0	10-Jan-18	Brownes Foods Operations	Amenities	32.69
1097.1211-0	17-Jan-18	Brownes Foods Operations	Amenities	44.66
1097.4049-0	17-Jan-18	Bubble Ventures Pty Ltd	Event Performance and Activity	524.50
1087.442-01	3-Jan-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	7,843.00
1087.290-01	3-Jan-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	754.93
1092.290-01	10-Jan-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	844.58
1097.290-01	17-Jan-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	415.31
1100.290-01	24-Jan-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	24.82
1107.290-01	31-Jan-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	361.10
1087.4263-0	3-Jan-18	Burgess and Sons Consulting	Human Resource Services	8,400.00
1087.3354-0	3-Jan-18	Burswood Isuzu Ute	Plant Supply and Servicing	175.00
1092.1110-0	10-Jan-18	Burswood Residents Association	Street Meet n Greet	932.44
1092.4687-0	10-Jan-18	C Results Print Management	Printing Services	27.50
1087.527-01	3-Jan-18	Cabcharge Australia Ltd	Transport Services	613.50
1092.527-01	10-Jan-18	Cabcharge Australia Ltd	Transport Services	186.30
1092.279-01	10-Jan-18	Caltex Aust Limited	Fuel and Oils	10,054.16
1107.298-01	31-Jan-18	Canon Australia Pty Ltd	Printing Services	335.50
1087.345-01	3-Jan-18	Captivate Global	Software and IT Solutions	934.43
1087.1129-0	3-Jan-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	2,717.00
1097.1129-0	17-Jan-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	2,772.00
1100.1129-0	24-Jan-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	3,300.00
1097.300-01	17-Jan-18	Carlisle Events Hire Pty Ltd	Equipment Hire	1,213.85
1087.2973-0	3-Jan-18	Carpets Online	Facility Maintenance Services	7,051.28
1087.1503-0	3-Jan-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	148.50
1092.1503-0	10-Jan-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	2,535.52
1097.1503-0	17-Jan-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	16,388.46
1100.1503-0	24-Jan-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	99.00
1107.1919-0	31-Jan-18	Centurion Temporary Fencing	Equipment Supply and Repair	1,039.50
1108.4800-0	31-Jan-18	Chaben Holdings Pty Ltd	Refund - Fees and Charges	6.90
1087.309-01	3-Jan-18	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	286.00
1092.309-01	10-Jan-18	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	1,422.30



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1087.369-01	3-Jan-18	City of Perth	Local Government Services	314.34
1097.369-01	17-Jan-18	City of Perth	Local Government Services	38,343.41
1100.369-01	24-Jan-18	City of Perth	Local Government Services	326.90
1090.57-01	3-Jan-18	City of Perth Superannuation Plan	Superannuation	2,766.40
1105.57-01	24-Jan-18	City of Perth Superannuation Plan	Superannuation	2,755.67
1107.511-01	31-Jan-18	City Subaru	Plant Supply and Servicing	564.55
1087.2632-0	3-Jan-18	Civic Legal Pty Ltd	Legal Services	4,400.00
1097.483-01	17-Jan-18	Cleanaway	Waste Management Services	196,557.11
1100.629-01	24-Jan-18	Clever Patch Pty Ltd	Library Equipment and Stock	70.34
1090.3036-0	3-Jan-18	Click Super	Superannuation	211,829.32
1106.3036-0	24-Jan-18	Click Super	Superannuation	197,538.43
1087.2588-0	3-Jan-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	141.34
1092.2588-0	10-Jan-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	83.22
1097.2588-0	17-Jan-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	206.84
1100.2588-0	24-Jan-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	483.23
1097.2501-0	17-Jan-18	Commercial and Industrial Mowing	Landscaping Materials and Services	2,992.00
1100.2501-0	24-Jan-18	Commercial and Industrial Mowing	Landscaping Materials and Services	8,954.00
1087.689-01	3-Jan-18	Copley Contracting	Road Construction Materials and Services	17,300.91
1107.209-01	31-Jan-18	Coretex Australia Pty Ltd	Software and IT Solutions	752.40
1097.2186-0	17-Jan-18	Cornerstone Legal Pty Ltd	Legal Services	2,964.50
1087.4641-0	3-Jan-18	Country Womens Association of WA (I	Event Performance and Activity	200.00
1092.3752-0	10-Jan-18	CourtTech Australia Pty Ltd	Facility Maintenance Services	38,398.82
1087.1735-0	3-Jan-18	Covs Parts Pty Ltd	Machinery Servicing and Parts	25.96
1097.4656-0	17-Jan-18	Creative ADM	Advertising Services	6,556.00
1100.4162-0	24-Jan-18	Crusader Removals Pty Ltd	Transport Services	363.00
1092.2363-0	10-Jan-18	CTI Security Services Pty Ltd	Facility Maintenance Services	280.28
1107.3991-0	31-Jan-18	Curtains and Blinds Stoneville WA	Equipment Supply and Repair	240.00
1098.4766-0	17-Jan-18	D and L Building Services Pty Ltd	Refund - Debtor Overpayment	1,872.75
1092.723-01	10-Jan-18	Data#3 Limited	Software and IT Solutions	694.36
1100.4769-0	24-Jan-18	Datacom Systems (AU) Pty Ltd	Software and IT Solutions	1,254.00
1097.426-01	17-Jan-18	Daytone Printing Pty Ltd	Printing Services	44.00
1100.426-01	24-Jan-18	Daytone Printing Pty Ltd	Printing Services	623.70
1107.426-01	31-Jan-18	Daytone Printing Pty Ltd	Printing Services	514.80
1087.4683-0	3-Jan-18	Delta T Technologies WA Pty Ltd	Equipment Supply and Repair	4,288.90
1092.645-01	10-Jan-18	Department of Biodiversity,	Environmental Services	11,000.00
1092.2143-0	10-Jan-18	Department of Planning - Developmen	Town Planning Services	196.00
1087.708-01	3-Jan-18	Department of Transport	Licencing and Subscriptions	2,129.75
1100.708-01	24-Jan-18	Department of Transport	Licencing and Subscriptions	2,455.55
1100.2598-0	24-Jan-18	Dial Before You Dig WA Ltd	Road Construction Materials and Services	1,917.63
1092.3983-0	10-Jan-18	Dimension Data Australia Pty Ltd	Software and IT Solutions	4,442.44
1100.1372-0	24-Jan-18	Direct Coffee Supplies	Resale Inventory	830.00
1087.4466-0	3-Jan-18	Directions Workforce Solutions	Training Services	802.23
1107.4466-0	31-Jan-18	Directions Workforce Solutions	Training Services	802.24
1087.756-01	3-Jan-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	429.00
1092.756-01	10-Jan-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	231.00
1100.756-01	24-Jan-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	506.00
1107.756-01	31-Jan-18	Dorma Automatics Pty Ltd	Machinery Servicing and Parts	418.00
1100.1192-0	24-Jan-18	Downer EDI Engineering Electrical P	Building Security	1,276.00
1107.1192-0	31-Jan-18	Downer EDI Engineering Electrical P	Building Security	990.00
1087.1624-0	3-Jan-18	Dowsing Concrete	Road Construction Materials and Services	45,588.88
1097.1624-0	17-Jan-18	Dowsing Concrete	Road Construction Materials and Services	1,309.00
1097.411-01	17-Jan-18	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	21.45
1100.1145-0	24-Jan-18	E & M J Rosher Pty Ltd	Machinery Servicing and Parts	801.15
1087.355-01	3-Jan-18	E Fire & Safety	Fire Alarm and Security Services	231.00
1087.1164-0	3-Jan-18	Eastern Metropolitan Regional Counc	Planning and Building Services	5,500.00
1092.1164-0	10-Jan-18	Eastern Metropolitan Regional Counc	Planning and Building Services	1,535.79
1092.3525-0	10-Jan-18	Eco Logical Australia Pty Ltd	Environmental Services	162.27
1097.3525-0	17-Jan-18	Eco Logical Australia Pty Ltd	Environmental Services	2,255.00
1107.2746-0	31-Jan-18	Einsteins Top Secret Science Perth	School Holiday Program Activities	759.00
1097.4041-0	17-Jan-18	Elite Compliance Pty Ltd	Design and Drafting Services	6,715.50
1100.4041-0	24-Jan-18	Elite Compliance Pty Ltd	Design and Drafting Services	2,376.00
1087.1581-0	3-Jan-18	Elizabeth Richards Pty Ltd	Library Equipment and Stock	719.10
1100.2372-0	24-Jan-18	Empire Estate Agent	Rental Payments	5,518.02
1087.2064-0	3-Jan-18	Espresso Essential	Resale Inventory	1,860.87
1097.2064-0	17-Jan-18	Espresso Essential	Resale Inventory	624.60
1100.2064-0	24-Jan-18	Espresso Essential	Resale Inventory	2,002.10



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1107.2064-0	31-Jan-18	Espresso Essential	Resale Inventory	332.70
1087.4548-0	3-Jan-18	EventPhotography.Com	Photography and Imaging Services	822.93
1107.4621-0	31-Jan-18	Executive Media Pty Ltd	Advertising Services	9,900.00
1095.3243-0	10-Jan-18	Express Salary Packaging Pty Ltd	Vehicle Operating Expenses	8,590.00
1103.3243-0	24-Jan-18	Express Salary Packaging Pty Ltd	Vehicle Operating Expenses	9,813.22
1097.2732-0	17-Jan-18	Exteria	Furniture Supply and Repair	2,346.30
1100.4733-0	24-Jan-18	Extreme Marquees	Equipment Supply and Repair	973.05
1087.537-01	3-Jan-18	Federal Tinware Manufacturing P/L	Waste Management Services	1,452.00
1100.541-01	24-Jan-18	Fennell Tyres International Pty Ltd	Tyres	131.50
1107.541-01	31-Jan-18	Fennell Tyres International Pty Ltd	Tyres	414.00
1087.4558-0	3-Jan-18	Filters Elite	Equipment Supply and Repair	190.65
1107.4410-0	31-Jan-18	Fineline Print and Copy Service (WA)	Printing Services	154.00
1097.621-01	17-Jan-18	Fleet Fitness	Equipment Supply and Repair	2,711.50
1087.4259-0	3-Jan-18	Flexi Staff Pty Ltd	Agency and Contract Staff	3,034.46
1092.4259-0	10-Jan-18	Flexi Staff Pty Ltd	Agency and Contract Staff	4,957.73
1097.4259-0	17-Jan-18	Flexi Staff Pty Ltd	Agency and Contract Staff	1,562.70
1100.4259-0	24-Jan-18	Flexi Staff Pty Ltd	Agency and Contract Staff	3,102.67
1107.4259-0	31-Jan-18	Flexi Staff Pty Ltd	Agency and Contract Staff	3,125.41
1097.431-01	17-Jan-18	Focus Promotions	Event Performance and Activity	3,850.00
1100.431-01	24-Jan-18	Focus Promotions	Event Performance and Activity	1,078.00
1097.907-01	17-Jan-18	Forpark Australia	Equipment Supply and Repair	151.80
1087.4417-0	3-Jan-18	Forum Group Pty Ltd	Software and IT Solutions	2,602.05
1087.371-01	3-Jan-18	Frazzcon Enterprises	Sign Installation and Supply	4,554.55
1092.371-01	10-Jan-18	Frazzcon Enterprises	Sign Installation and Supply	7,283.79
1107.371-01	31-Jan-18	Frazzcon Enterprises	Sign Installation and Supply	6,389.53
1092.2701-0	10-Jan-18	Full Steam Ahead Ironing Service	Cleaning Services and Equipment	581.75
1097.3826-0	17-Jan-18	Game Vault	School Holiday Program Activities	510.00
1108.4748-0	31-Jan-18	Georges Kebabs Greek Streats	Catering and Refreshments	98.00
1087.422-01	3-Jan-18	GHD Pty Ltd	Engineering Design	15,400.00
1100.422-01	24-Jan-18	GHD Pty Ltd	Engineering Design	5,500.00
1100.2620-0	24-Jan-18	Glenn Swift Entertainment	School Holiday Program Activities	385.00
1087.3753-0	3-Jan-18	Go Graphics	Sign Installation and Supply	22,825.00
1107.4720-0	31-Jan-18	Go2cup	Catering and Refreshments	496.00
1107.4196-0	31-Jan-18	Godfreys Cannington	Equipment Supply and Repair	799.00
1087.4299-0	3-Jan-18	Goldpin Corporation Pty Ltd trading	Equipment Supply and Repair	173.25
1107.2614-0	31-Jan-18	Grand Slam Sports Equipment	Equipment Supply and Repair	1,593.68
1097.682-01	17-Jan-18	Green Skills	Environmental Services	709.18
1107.682-01	31-Jan-18	Green Skills	Environmental Services	1,307.90
1087.453-01	3-Jan-18	Gronbek Security	Fire Alarm and Security Services	96.15
1097.453-01	17-Jan-18	Gronbek Security	Fire Alarm and Security Services	25.00
1092.1301-0	10-Jan-18	Harold Hawthorne Senior Citizens Ce	Subsidy	32,309.26
1100.616-01	24-Jan-18	Hart Sport	Equipment Supply and Repair	108.90
1092.491-01	10-Jan-18	Hays Personal Services	Agency and Contract Staff	7,885.78
1097.491-01	17-Jan-18	Hays Personal Services	Agency and Contract Staff	4,273.19
1107.491-01	31-Jan-18	Hays Personal Services	Agency and Contract Staff	3,059.10
1087.314-01	3-Jan-18	Hiway Cycles	Plant Supply and Servicing	149.75
1100.364-01	24-Jan-18	Holcim (Australia) Pty Ltd	Road Construction Materials and Services	485.76
1092.523-01	10-Jan-18	Horizons West Bus & Coachlines	School Holiday Program Activities	561.00
1107.523-01	31-Jan-18	Horizons West Bus & Coachlines	School Holiday Program Activities	2,689.50
1100.3079-0	24-Jan-18	Human Synergistics Australia Pty Lt	Training Services	11,000.00
1087.3796-0	3-Jan-18	Iconic Property Services	Cleaning Services and Equipment	765.80
1092.3796-0	10-Jan-18	Iconic Property Services	Cleaning Services and Equipment	3,158.24
1097.3796-0	17-Jan-18	Iconic Property Services	Cleaning Services and Equipment	14,745.02
1107.3796-0	31-Jan-18	Iconic Property Services	Cleaning Services and Equipment	1,100.00
1092.3207-0	10-Jan-18	ID Warehouse Pty Ltd	Office Supplies	118.46
1100.3207-0	24-Jan-18	ID Warehouse Pty Ltd	Office Supplies	90.76
1100.2284-0	24-Jan-18	Ikea	Furniture Supply and Repair	1,082.04
1107.2284-0	31-Jan-18	Ikea	Furniture Supply and Repair	38.91
1092.210-01	10-Jan-18	Indoor Gardens Pty Ltd	Landscaping Materials and Services	1,180.30
1087.4129-0	3-Jan-18	Information Enterprises Australia	Agency and Contract Staff	2,823.15
1087.216-01	3-Jan-18	Insight CCS	Communication Services	1,110.40
1092.2582-0	10-Jan-18	Instant Toilets and Showers Pty Ltd	Equipment Hire	304.17
1098.4745-0	17-Jan-18	Insurance Commission of WA	Refund - Debtor Overpayment	415.00
1097.433-01	17-Jan-18	IPWEA Limited	Conference and Workshop Enrolment	540.82
1100.433-01	24-Jan-18	IPWEA Limited	Conference and Workshop Enrolment	2,915.00
1087.219-01	3-Jan-18	IPWEA Western Australia	Training Services	1,292.50



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1107.2294-0	31-Jan-18	ISENTIA Pty Ltd	Communication Services	1,094.50
1087.284-01	3-Jan-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	80.56
1100.284-01	24-Jan-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	120.98
1098.4649-0	17-Jan-18	J Quain	Training Services	300.00
1087.4368-0	3-Jan-18	Jackson Asphalt	Road Construction Materials and Services	7,485.50
1107.330-01	31-Jan-18	Jason Signmakers	Sign Installation and Supply	540.10
1097.1846-0	17-Jan-18	JB HI FI	Equipment Supply and Repair	99.00
1107.2762-0	31-Jan-18	JB HiFi Commerical	Equipment Supply and Repair	220.00
1092.4130-0	10-Jan-18	JDSI Consulting Engineers	Engineering Design	1,485.00
1087.3553-0	3-Jan-18	Jim's Fencing (North Perth)	Fencing	440.00
1097.3553-0	17-Jan-18	Jim's Fencing (North Perth)	Fencing	935.00
1097.2432-0	17-Jan-18	Jim's Mowing Cloverdale	Landscaping Materials and Services	50.00
1107.2432-0	31-Jan-18	Jim's Mowing Cloverdale	Landscaping Materials and Services	80.00
1107.229-01	31-Jan-18	John Hughes Service	Plant Supply and Servicing	359.00
1092.230-01	10-Jan-18	Johns Building Supplies Pty Ltd	Equipment Supply and Repair	379.39
1100.230-01	24-Jan-18	Johns Building Supplies Pty Ltd	Equipment Supply and Repair	84.95
1107.2351-0	31-Jan-18	JP Promotions	Event Performance and Activity	2,168.65
1087.3075-0	3-Jan-18	Jupps Floorcoverings Comm Division	Facility Maintenance Services	2,403.50
1097.3754-0	17-Jan-18	KD Aire Mechanical Services	Air Conditioning Service & Maintenance	242.00
1087.566-01	3-Jan-18	Kidz Paradise	School Holiday Program Activities	60.00
1100.4731-0	24-Jan-18	Kitchen Warehouse	Equipment Supply and Repair	136.55
1097.2337-0	17-Jan-18	Kmart	Equipment Supply and Repair	151.70
1100.4194-0	24-Jan-18	Komatsu Forklift Australia Pty Ltd	Equipment Supply and Repair	858.00
1092.241-01	10-Jan-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	16,964.50
1097.241-01	17-Jan-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	1,550.00
1100.241-01	24-Jan-18	Kool-Line Electrical & Refrigeratio	Machinery Servicing and Parts	1,175.00
1107.934-01	31-Jan-18	Kosmic Electronic Industries	Equipment Supply and Repair	1,046.00
1088.4709-0	3-Jan-18	Kris Charlie	Donation-Community	200.00
1098.4768-0	17-Jan-18	La Fuente	Refund - Application Fee	80.00
1089.2814-0	3-Jan-18	Landfill Gas & Power Pty Ltd	Electricity Usage Charges	53,719.36
1087.501-01	3-Jan-18	Landgate	Local Government Services	218.67
1092.501-01	10-Jan-18	Landgate	Local Government Services	410.41
1097.501-01	17-Jan-18	Landgate	Local Government Services	4,331.25
1100.501-01	24-Jan-18	Landgate	Local Government Services	764.69
1097.2447-0	17-Jan-18	Lazer Blaze Malaga	School Holiday Program Activities	550.00
1097.252-01	17-Jan-18	Les Mills Asia Pacific	Licencing and Subscriptions	5,884.08
1087.4395-0	3-Jan-18	LGC Group Pty Ltd	Traffic Control Services	1,617.00
1092.4395-0	10-Jan-18	LGC Group Pty Ltd	Traffic Control Services	646.80
1100.4395-0	24-Jan-18	LGC Group Pty Ltd	Traffic Control Services	1,016.40
1107.3008-0	31-Jan-18	LGIS Risk Management	Conference and Workshop Enrolment	3,960.00
1093.4741-0	10-Jan-18	Little Gem Property Management Pty	Refund - Rates	360.83
1092.617-01	10-Jan-18	LO GO Appointments	Agency and Contract Staff	3,506.19
1107.617-01	31-Jan-18	LO GO Appointments	Agency and Contract Staff	1,937.63
1100.3967-0	24-Jan-18	Local Government Professionals	Membership and Subscription	1,100.00
1087.457-01	3-Jan-18	Lochness Pty Ltd	Landscaping Materials and Services	2,999.79
1092.457-01	10-Jan-18	Lochness Pty Ltd	Landscaping Materials and Services	3,019.50
1097.457-01	17-Jan-18	Lochness Pty Ltd	Landscaping Materials and Services	40,601.00
1100.457-01	24-Jan-18	Lochness Pty Ltd	Landscaping Materials and Services	16,450.50
1087.687-01	3-Jan-18	Love Grid Badminton Academy Inc	Equipment Supply and Repair	511.25
1100.1904-0	24-Jan-18	Mackay Urbandesign	Planning and Building Services	4,262.50
1097.2515-0	17-Jan-18	Maia Financial Pty Ltd	Equipment Hire	3,125.85
1087.856-01	3-Jan-18	Main Roads Western Australia	Road Construction Materials and Services	3,323.73
1097.930-01	17-Jan-18	Malcolm & Caril Barker	Landscaping Materials and Services	3,795.00
1097.3209-0	17-Jan-18	Manheim Auctions Australia Pty Ltd	Plant Supply and Servicing	55.00
1092.1693-0	10-Jan-18	Marketforce Pty Ltd	Advertising Services	3,862.63
1097.1693-0	17-Jan-18	Marketforce Pty Ltd	Advertising Services	515.82
1092.317-01	10-Jan-18	Marlbroh Bingo Enterprises	Bingo Costs	5,602.90
1087.3652-0	3-Jan-18	McDowall Affleck Pty Ltd	Engineering Design	6,600.00
1087.319-01	3-Jan-18	McLeods & Co	Legal Services	2,159.91
1092.319-01	10-Jan-18	McLeods & Co	Legal Services	2,856.10
1100.319-01	24-Jan-18	McLeods & Co	Legal Services	2,355.75
1092.3084-0	10-Jan-18	MCW Corporation T/A Perth Security	Fire Alarm and Security Services	1,812.10
1100.349-01	24-Jan-18	Meagan Bell	Event Performance and Activity	1,031.25
1092.600-01	10-Jan-18	Message4U Pty Ltd	Communication Services	110.00
1107.692-01	31-Jan-18	Metal Artwork Creations	Office Supplies	112.20
1092.3082-0	10-Jan-18	Meter Australia Pty Limited	Office Supplies	711.70



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1097.4396-0	17-Jan-18	Metrowest Services Pty Ltd	Electrical Services and Maintenance	41,380.90
1087.3408-0	3-Jan-18	Michael Page International	Agency and Contract Staff	15,748.57
1092.3408-0	10-Jan-18	Michael Page International	Agency and Contract Staff	5,295.35
1100.3408-0	24-Jan-18	Michael Page International	Agency and Contract Staff	4,930.10
1107.3408-0	31-Jan-18	Michael Page International	Agency and Contract Staff	6,060.34
1092.189-01	10-Jan-18	Mindarie Regional Council	Waste Management Services	97,695.29
1097.189-01	17-Jan-18	Mindarie Regional Council	Waste Management Services	80,683.74
1100.189-01	24-Jan-18	Mindarie Regional Council	Waste Management Services	46,830.48
1107.189-01	31-Jan-18	Mindarie Regional Council	Waste Management Services	1,200.07
1087.1933-0	3-Jan-18	MLC Roof Services Pty Ltd	Facility Maintenance Services	2,002.00
1097.3280-0	17-Jan-18	Moore Stephens Perth Pty Ltd	Financial Services	660.00
1087.3445-0	3-Jan-18	MPS Unit Trust	Air Conditioning Service & Maintenance	167,841.96
1093.4747-0	10-Jan-18	Mr A J McGrail	Adopt a Verge Rebate	500.00
1087.1930-0	3-Jan-18	Mr A P Johnston	Staff Payments and Reimbursement	58.88
1092.1506-0	10-Jan-18	Mr A Vuleta	Staff Payments and Reimbursement	40.00
1101.4776-0	24-Jan-18	Mr A W Bott	Security Incentive Scheme	110.00
1093.4751-0	10-Jan-18	Mr B G Taylor	Street Meet n Greet	200.00
1087.4549-0	3-Jan-18	Mr B X Killigrew	Staff Payments and Reimbursement	968.71
1107.4549-0	31-Jan-18	Mr B X Killigrew	Staff Payments and Reimbursement	90.20
1093.3965-0	10-Jan-18	Mr D A Carter	Subsidy	500.00
1098.4770-0	17-Jan-18	Mr D J Campbell	Crossover Contribution	400.00
1092.1508-0	10-Jan-18	Mr G J Patrick	Staff Payments and Reimbursement	720.00
1088.4721-0	3-Jan-18	Mr J M Balino	Security Incentive Scheme	350.00
1098.4762-0	17-Jan-18	Mr J P Martin	Adopt a Verge Rebate	500.00
1097.3595-0	17-Jan-18	Mr J P Norris	Staff Payments and Reimbursement	224.04
1097.3305-0	17-Jan-18	Mr J Vernon	Donation-Community	300.00
1108.4790-0	31-Jan-18	Mr K C Ching	Staff Payments and Reimbursement	84.00
1088.4729-0	3-Jan-18	Mr L D Bartley	Refund - Registration	75.00
1093.4737-0	10-Jan-18	Mr M J Schultz	Refund - Rates	59.42
1097.1877-0	17-Jan-18	Mr M S Reed	Staff Payments and Reimbursement	213.52
1092.1718-0	10-Jan-18	Mr N O Cain	Staff Payments and Reimbursement	495.90
1093.4739-0	10-Jan-18	Mr P J Gulley	Security Incentive Scheme	160.00
1100.2050-0	24-Jan-18	Mr P J McGreavy	Staff Payments and Reimbursement	48.00
1101.4789-0	24-Jan-18	Mr R Melson	Security Incentive Scheme	70.00
1088.4728-0	3-Jan-18	Mr S R Lowry	Refund - Memberships	63.00
1088.4660-0	3-Jan-18	Mr Stephen Presser	Donation-Community	300.00
1098.4763-0	17-Jan-18	Mrs J L Bisley	Adopt a Verge Rebate	500.00
1088.4730-0	3-Jan-18	Mrs K Allen	Refund - Registration	20.00
1087.2867-0	3-Jan-18	Mrs K E Griggs	Staff Payments and Reimbursement	75.84
1098.4347-0	17-Jan-18	Mrs M A De Groot	Refund - Memberships	905.00
1107.2476-0	31-Jan-18	Mrs R Van Woerden	Staff Payments and Reimbursement	135.06
1097.1092-0	17-Jan-18	Mrs S A Kitis	Staff Payments and Reimbursement	84.00
1101.4777-0	24-Jan-18	Ms A L Scarnicchio	Refund - Registration	150.00
1098.4771-0	17-Jan-18	Ms A McEvoy	Refund - Registration	322.00
1093.4756-0	10-Jan-18	Ms A T Taylor	Street Meet n Greet	193.00
1101.4783-0	24-Jan-18	Ms B M Aung	Refund - Rates	440.00
1088.4725-0	3-Jan-18	Ms B Paganoni	Refund - Memberships	31.00
1088.4723-0	3-Jan-18	Ms C A Mellish	Refund - Memberships	45.00
1093.4750-0	10-Jan-18	Ms C E Finch	Street Meet n Greet	160.18
1088.4724-0	3-Jan-18	Ms C Schleuniger	Refund - Memberships	45.00
1101.4779-0	24-Jan-18	Ms D Petty	Refund - Infringement	60.00
1108.4795-0	31-Jan-18	Ms E C Hatton-Jones	Refund - Infringement	60.00
1101.4784-0	24-Jan-18	Ms E J Jones	Adopt a Verge Rebate	500.00
1101.4788-0	24-Jan-18	Ms J B McArdle	Security Incentive Scheme	200.00
1100.4015-0	24-Jan-18	Ms J D Criddle	Event Performance and Activity	660.00
1092.4675-0	10-Jan-18	Ms K J McCrea	Health Instructors	300.00
1088.4727-0	3-Jan-18	Ms K L Mackenzie	Street Meet n Greet	200.00
1093.4746-0	10-Jan-18	Ms K M Perano	Adopt a Verge Rebate	500.00
1093.4755-0	10-Jan-18	Ms L G Strawbridge	Street Meet n Greet	191.63
1101.4775-0	24-Jan-18	Ms M Boyer	Adopt a Verge Rebate	500.00
1108.4801-0	31-Jan-18	Ms M Thornbury & Mr P N Thornbury	Refund - Fees and Charges	30.00
1098.4767-0	17-Jan-18	Ms M Wilkinson	Security Incentive Scheme	70.00
1107.4279-0	31-Jan-18	Ms N Brydon	Engineering & Surveying Services	1,750.00
1093.4757-0	10-Jan-18	Ms P Lupton	Street Meet n Greet	185.55
1088.4719-0	3-Jan-18	Ms S J Brigatti	Security Incentive Scheme	140.00
1092.3204-0	10-Jan-18	Myriad Images	Photography and Imaging Services	412.50



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1100.4715-0	24-Jan-18	Nature Calls Portable Toilets	Equipment Hire	794.00
1107.2840-0	31-Jan-18	Nature Play Solutions	Event Performance and Activity	563.20
1097.4536-0	17-Jan-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	2,988.75
1107.203-01	31-Jan-18	Office Line	Furniture Supply and Repair	742.50
1087.202-01	3-Jan-18	Officeworks Superstores Pty Ltd	Office Supplies	627.95
1092.202-01	10-Jan-18	Officeworks Superstores Pty Ltd	Office Supplies	135.74
1097.202-01	17-Jan-18	Officeworks Superstores Pty Ltd	Office Supplies	214.43
1100.202-01	24-Jan-18	Officeworks Superstores Pty Ltd	Office Supplies	239.88
1087.1287-0	3-Jan-18	Outsource Business Support Solution	Business Systems Development	1,144.00
1092.1287-0	10-Jan-18	Outsource Business Support Solution	Business Systems Development	2,552.00
1097.1287-0	17-Jan-18	Outsource Business Support Solution	Business Systems Development	4,576.00
1107.1287-0	31-Jan-18	Outsource Business Support Solution	Business Systems Development	1,936.00
1097.207-01	17-Jan-18	Oven Sparkle Pty Ltd	Cleaning Services and Equipment	1,525.00
1097.4584-0	17-Jan-18	Owen's Painting Services Pty Ltd	Painting Services	4,620.00
1087.2554-0	3-Jan-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	2,438.00
1092.2554-0	10-Jan-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	21,554.20
1097.2554-0	17-Jan-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	10,772.50
1107.2554-0	31-Jan-18	Paperbark Technologies Pty Ltd	Engineering & Surveying Services	415.00
1097.1385-0	17-Jan-18	Parks & Leisure Australia	Training Services	572.00
1087.720-01	3-Jan-18	Perth Audiovisual	Equipment Supply and Repair	231.00
1107.720-01	31-Jan-18	Perth Audiovisual	Equipment Supply and Repair	2,076.98
1087.401-01	3-Jan-18	Perth Cricket Club Inc	Facility Maintenance Services	17,160.00
1100.647-01	24-Jan-18	Perth Football Club Inc	Contributions	1,320.00
1092.410-01	10-Jan-18	Perth Frozen Foods Pty Ltd	Resale Inventory	519.65
1097.410-01	17-Jan-18	Perth Frozen Foods Pty Ltd	Resale Inventory	479.95
1087.1946-0	3-Jan-18	Perth Safety Products	Uniforms and Protective Equipment	352.00
1097.1946-0	17-Jan-18	Perth Safety Products	Uniforms and Protective Equipment	220.00
1087.3970-0	3-Jan-18	Pinpoint Communications Pty Ltd	Fleet Management Services	1,507.00
1092.3970-0	10-Jan-18	Pinpoint Communications Pty Ltd	Fleet Management Services	165.00
1092.482-01	10-Jan-18	PLE Computers	Software and IT Solutions	513.00
1092.3905-0	10-Jan-18	Powerlux WA	Electrical Services and Maintenance	1,595.00
1092.677-01	10-Jan-18	Premier Glass & Mirrors	Facility Maintenance Services	334.18
1107.677-01	31-Jan-18	Premier Glass & Mirrors	Facility Maintenance Services	266.20
1100.2241-0	24-Jan-18	Progrility Pty Ltd	Software and IT Solutions	6,137.01
1092.1669-0	10-Jan-18	PWE Valuations Pty Ltd	Asset Management Services	3,025.00
1097.1669-0	17-Jan-18	PWE Valuations Pty Ltd	Asset Management Services	2,200.00
1087.2999-0	3-Jan-18	Quality Press-Digital & Wide Format	Printing Services	930.60
1107.2999-0	31-Jan-18	Quality Press-Digital & Wide Format	Printing Services	731.50
1087.746-01	3-Jan-18	Quick Corporate Australia	Office Supplies	1,615.56
1092.746-01	10-Jan-18	Quick Corporate Australia	Office Supplies	1,217.94
1097.746-01	17-Jan-18	Quick Corporate Australia	Office Supplies	282.52
1100.746-01	24-Jan-18	Quick Corporate Australia	Office Supplies	176.56
1107.746-01	31-Jan-18	Quick Corporate Australia	Office Supplies	197.18
1100.2759-0	24-Jan-18	R&K Hydraulic Solutions trading as	Machinery Servicing and Parts	339.92
1097.630-01	17-Jan-18	Raeco	Office Supplies	146.45
1100.630-01	24-Jan-18	Raeco	Office Supplies	100.45
1097.350-01	17-Jan-18	Recall Information Management Pty L	Record Management Services	1,041.99
1087.3365-0	3-Jan-18	Red Eclectic	Photography and Imaging Services	96.80
1092.2471-0	10-Jan-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	148.50
1100.2471-0	24-Jan-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	33.00
1107.2471-0	31-Jan-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	115.50
1097.2457-0	17-Jan-18	Reino International Pty Ltd	Equipment Supply and Repair	75,504.00
1107.2457-0	31-Jan-18	Reino International Pty Ltd	Equipment Supply and Repair	43,146.38
1107.2497-0	31-Jan-18	REmida Perth Inc	School Holiday Program Activities	241.40
1087.4397-0	3-Jan-18	Remote Civils Australia	Footpath Materials and Construction	33,975.67
1092.4397-0	10-Jan-18	Remote Civils Australia	Footpath Materials and Construction	27,951.00
1087.3146-0	3-Jan-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	1,743.50
1092.3146-0	10-Jan-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	5,810.20
1097.3146-0	17-Jan-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	797.50
1100.3146-0	24-Jan-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	495.00
1107.3146-0	31-Jan-18	Rosevale Electrical Pty Ltd	Electrical Services and Maintenance	517.00
1097.3310-0	17-Jan-18	RTR FM 92.1	Advertising Services	2,200.00
1100.4705-0	24-Jan-18	Rudd Industrial	Equipment Supply and Repair	411.03
1087.3880-0	3-Jan-18	Schlager Group Pty Ltd	Facility Maintenance Services	10,725.00
1092.3880-0	10-Jan-18	Schlager Group Pty Ltd	Facility Maintenance Services	931.98
1100.3880-0	24-Jan-18	Schlager Group Pty Ltd	Facility Maintenance Services	1,475.89



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1087.383-01	3-Jan-18	Schweppes Australia Pty Ltd	Resale Inventory	231.22
1092.383-01	10-Jan-18	Schweppes Australia Pty Ltd	Resale Inventory	1,093.01
1097.383-01	17-Jan-18	Schweppes Australia Pty Ltd	Resale Inventory	687.24
1092.2455-0	10-Jan-18	Scott Print	Printing Services	93.50
1107.3763-0	31-Jan-18	SeamlessCMS Pty Ltd	Communication Services	60,500.00
1087.1820-0	3-Jan-18	Secure Cash	Financial Services	137.45
1092.1816-0	10-Jan-18	Secure Cash	Financial Services	2,049.30
1097.1816-0	17-Jan-18	Secure Cash	Financial Services	1,601.60
1097.1820-0	17-Jan-18	Secure Cash	Financial Services	431.85
1087.2367-0	3-Jan-18	SEM Distribution	Advertising Services	60.24
1092.2367-0	10-Jan-18	SEM Distribution	Advertising Services	242.11
1100.2367-0	24-Jan-18	SEM Distribution	Advertising Services	106.91
1087.4688-0	3-Jan-18	Senses Australia	Art and Event	220.00
1100.121-01	24-Jan-18	Sifting Sands	Landscaping Materials and Services	4,847.92
1087.354-01	3-Jan-18	Sigma Chemicals	Equipment Supply and Repair	1,462.12
1097.354-01	17-Jan-18	Sigma Chemicals	Equipment Supply and Repair	2,362.24
1100.354-01	24-Jan-18	Sigma Chemicals	Equipment Supply and Repair	285.45
1107.354-01	31-Jan-18	Sigma Chemicals	Equipment Supply and Repair	449.90
1087.122-01	3-Jan-18	Signarama Burswood	Sign Installation and Supply	132.00
1100.127-01	24-Jan-18	Slater Gartrell Sports	Equipment Supply and Repair	135.30
1087.3783-0	3-Jan-18	Solmec Consultants	Asset Management Services	679.80
1087.2493-0	3-Jan-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	1,537.80
1092.2493-0	10-Jan-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	231.00
1100.2493-0	24-Jan-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	3,484.80
1107.2493-0	31-Jan-18	Sonic HealthPlus Pty Ltd	Medical Equipment and Services	2,328.70
1100.133-01	24-Jan-18	Southern Metropolitan Regional Coun	Waste Management Services	1,716.52
1097.1953-0	17-Jan-18	Spider Waste Collection Services Pt	Waste Management Services	871.20
1100.1953-0	24-Jan-18	Spider Waste Collection Services Pt	Waste Management Services	2,178.00
1092.3284-0	10-Jan-18	Sports Power Belmont	Equipment Supply and Repair	947.00
1107.4773-0	31-Jan-18	Spotlight Pty Ltd	Equipment Supply and Repair	279.92
1087.138-01	3-Jan-18	St John Ambulance Australia (WA) In	Training Services	154.00
1100.138-01	24-Jan-18	St John Ambulance Australia (WA) In	Training Services	2,958.98
1107.324-01	31-Jan-18	Stamp-It Rubber Stamps	Printing Services	183.90
1100.3985-0	24-Jan-18	Subaru Osborne Park and Osborne Par	Equipment Supply and Repair	27,174.35
1100.141-01	24-Jan-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	1,732.50
1087.4550-0	3-Jan-18	Sushi Time (Australia) Pty Ltd	Catering and Refreshments	53.00
1087.3780-0	3-Jan-18	Swansea Street Markets	Catering and Refreshments	133.85
1092.3780-0	10-Jan-18	Swansea Street Markets	Catering and Refreshments	51.65
1107.4642-0	31-Jan-18	Symonds Seed	Landscaping Materials and Services	1,617.00
1089.144-01	3-Jan-18	Synergy	Electricity Usage Charges	14,778.60
1094.144-01	10-Jan-18	Synergy	Electricity Usage Charges	57,096.65
1099.144-01	17-Jan-18	Synergy	Electricity Usage Charges	21,338.40
1102.144-01	24-Jan-18	Synergy	Electricity Usage Charges	11,195.55
1109.144-01	31-Jan-18	Synergy	Electricity Usage Charges	293.70
1100.714-01	24-Jan-18	T & C Transport Service	Postage Services	18.26
1087.145-01	3-Jan-18	Taborda Contracting Pty Ltd	Traffic Control Services	3,121.02
1108.4787-0	31-Jan-18	Tahnee Lepidi	Refund - Memberships	135.00
1087.2666-0	3-Jan-18	Talis Consultants Pty Ltd	Noise Monitoring and Analysis	1,574.10
1107.2666-0	31-Jan-18	Talis Consultants Pty Ltd	Noise Monitoring and Analysis	4,607.90
1107.2016-0	31-Jan-18	Tanks for Hire	Equipment Supply and Repair	594.00
1092.1869-0	10-Jan-18	The BBQ Man	Cleaning Services and Equipment	976.80
1092.408-01	10-Jan-18	The Distributors Perth	Resale Inventory	343.20
1107.3608-0	31-Jan-18	The Dutch Trading Co	Light Refreshments	2,200.00
1097.158-01	17-Jan-18	The Lucky Charm Newsagency	Library Equipment and Stock	219.85
1097.1107-0	17-Jan-18	The Planning Group WA Pty Ltd	Town Planning Services	2,200.00
1087.3949-0	3-Jan-18	The Plastic Display People	Equipment Supply and Repair	181.50
1097.1494-0	17-Jan-18	The Poster Girls	Postage Services	49.60
1092.156-01	10-Jan-18	The Pressure King	Cleaning Services and Equipment	735.90
1092.157-01	10-Jan-18	The Smart Security Company	Fire Alarm and Security Services	1,081.08
1097.157-01	17-Jan-18	The Smart Security Company	Fire Alarm and Security Services	314.05
1097.4404-0	17-Jan-18	The Trustee for Spoon Media Trust	Communication Services	165.00
1100.4614-0	24-Jan-18	The Trustee for Towey Family Trust	Catering and Refreshments	2,145.00
1097.1270-0	17-Jan-18	Theraquatics	Equipment Supply and Repair	248.40
1097.3724-0	17-Jan-18	Threat Protect	Fire Alarm and Security Services	495.00
1097.3682-0	17-Jan-18	Tocojopa Pty Ltd T/as T-Quip	Plant Supply and Servicing	1,440.00
1087.725-01	3-Jan-18	Toolmart Australia Pty Ltd	Equipment Supply and Repair	329.00



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<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
1092.931-01	10-Jan-18	Total Eden Pty Ltd	Irrigation Supply and Repair	5,865.55
1100.4418-0	24-Jan-18	Total Nissan	Transport Services	46.84
1087.164-01	3-Jan-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	307.75
1097.164-01	17-Jan-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	269.55
1100.164-01	24-Jan-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	175.95
1107.164-01	31-Jan-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	1,000.07
1091.59-01	3-Jan-18	Town of Victoria Park - Lotto Club	Staff Deductions	324.00
1103.59-01	24-Jan-18	Town of Victoria Park - Lotto Club	Staff Deductions	317.00
1091.63-01	3-Jan-18	Town of Victoria Park - Staff Socia	Staff Deductions	731.85
1103.63-01	24-Jan-18	Town of Victoria Park - Staff Socia	Staff Deductions	688.50
1087.3098-0	3-Jan-18	Toys in the Park	Library Equipment and Stock	54.60
1097.1842-0	17-Jan-18	Traffic Logistics Australia	Engineering & Surveying Services	750.00
1087.550-01	3-Jan-18	Trailer Parts Pty Ltd	Machinery Servicing and Parts	11.28
1100.550-01	24-Jan-18	Trailer Parts Pty Ltd	Machinery Servicing and Parts	30.07
1097.171-01	17-Jan-18	Trisley Hydraulics Services	Plant Supply and Servicing	2,528.86
1100.171-01	24-Jan-18	Trisley Hydraulics Services	Plant Supply and Servicing	1,656.16
1092.3824-0	10-Jan-18	Tropical Twist	School Holiday Program Activities	290.00
1087.173-01	3-Jan-18	Tudor House	Printing Services	660.00
1097.173-01	17-Jan-18	Tudor House	Printing Services	2,083.40
1087.4286-0	3-Jan-18	Ultimate Roomscape Pty Ltd	Event Performance and Activity	315.00
1092.529-01	10-Jan-18	UN Plumbing	Facility Maintenance Services	1,298.00
1097.529-01	17-Jan-18	UN Plumbing	Facility Maintenance Services	1,034.00
1087.4696-0	3-Jan-18	Unicorn Group Australia Pty Ltd	Equipment Supply and Repair	764.00
1100.4696-0	24-Jan-18	Unicorn Group Australia Pty Ltd	Equipment Supply and Repair	880.00
1107.628-01	31-Jan-18	Uniqco (WA) Pty Ltd	Fleet Management Services	2,957.08
1107.3152-0	31-Jan-18	Unlimited Tow and Recovery	Towing Services	748.00
1100.2254-0	24-Jan-18	Urban Modelling Solutions	Engineering & Surveying Services	3,168.00
1092.1751-0	10-Jan-18	Urbis Pty Ltd	Town Planning Services	445.50
1092.4382-0	10-Jan-18	Veev Group Pty Ltd	Project Management Services	22,209.00
1087.1071-0	3-Jan-18	Veraison Enterprises Pty Ltd	Organisational Development Services	924.00
1087.4241-0	3-Jan-18	Vetwest Animal Hospitals	Veterinary Services	222.10
1097.4241-0	17-Jan-18	Vetwest Animal Hospitals	Veterinary Services	140.45
1100.4241-0	24-Jan-18	Vetwest Animal Hospitals	Veterinary Services	52.77
1100.4618-0	24-Jan-18	Vicinity Centres PM Pty Ltd	Advertising Services	330.00
1107.182-01	31-Jan-18	Victoria Park Centre For The Arts I	Community Art - Goods and Services	2,200.00
1100.185-01	24-Jan-18	Volunteer Task Force Inc	Landscaping Materials and Services	13,188.03
1107.2009-0	31-Jan-18	Vorgee Pty Ltd	Equipment Supply and Repair	15,219.27
1097.924-01	17-Jan-18	WA Library Supplies	Library Equipment and Stock	82.60
1100.924-01	24-Jan-18	WA Library Supplies	Library Equipment and Stock	102.10
1087.459-01	3-Jan-18	Wacker Neuson Pty Ltd	Machinery Servicing and Parts	3,410.00
1087.2074-0	3-Jan-18	West Australian Newspapers Ltd	Membership and Subscription	37.19
1097.3153-0	17-Jan-18	West Oz Wildlife	School Holiday Program Activities	434.50
1092.46-01	10-Jan-18	Westbooks	Library Equipment and Stock	830.67
1097.46-01	17-Jan-18	Westbooks	Library Equipment and Stock	786.32
1107.46-01	31-Jan-18	Westbooks	Library Equipment and Stock	295.80
1087.655-01	3-Jan-18	Westcare Industries	Office Supplies	137.50
1087.719-01	3-Jan-18	Western Australia Police	Grant Fund Return	6,899.20
1092.828-01	10-Jan-18	Western Australian Treasury Corpora	Loan Repayments	31,331.03
1087.731-01	3-Jan-18	Western Power	Electrical Services and Maintenance	689.90
1097.376-01	17-Jan-18	WINC Australia Pty Limited	Office Supplies	179.02
1107.3345-0	31-Jan-18	Wood Court Pty Ltd	Facility Maintenance Services	749.46
1092.2521-0	10-Jan-18	Woolworths Group Ltd	Catering and Refreshments	600.00
1087.3564-0	3-Jan-18	Worldwide Printing Solutions Cannin	Printing Services	165.00
1097.3564-0	17-Jan-18	Worldwide Printing Solutions Cannin	Printing Services	1,331.00
1100.3564-0	24-Jan-18	Worldwide Printing Solutions Cannin	Printing Services	363.00
1087.2383-0	3-Jan-18	Wright Express Australia Pty Ld	Resale Inventory	1,213.78
1092.2383-0	10-Jan-18	Wright Express Australia Pty Ld	Resale Inventory	531.16
1097.2383-0	17-Jan-18	Wright Express Australia Pty Ld	Resale Inventory	334.67
1100.2383-0	24-Jan-18	Wright Express Australia Pty Ld	Resale Inventory	789.09
1107.2383-0	31-Jan-18	Wright Express Australia Pty Ld	Resale Inventory	619.01
1107.104-01	31-Jan-18	Youngs Holden	Plant Supply and Servicing	775.21
Total Creditors EFT Payments				3,443,158.31

Non Creditors Cheques

00608276	24-Jan-18	Hospitality Total Services (AUS) Pt	Refund/Planning Application	73.00
00608277	24-Jan-18	J Mack	Rates Refund	689.52
00608281	30-Jan-18	JE Churchill	Rates Refund #172619	741.78



All Payments Made From 1-Jan-18 To 31-Jan-18

<u>Payment</u>	<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
00608278	24-Jan-18	Ms A E Bilski	Rates Refund	879.28
00608279	24-Jan-18	S L Tuang	Rates Refund	750.00
Total Non Creditors Cheques				3,133.58

Payroll

PY01-14	7-Jan-18	Municipal Fund Bank Account	Payroll	490,073.18
PY01-15	21-Jan-18	Municipal Fund Bank Account	Payroll	514,181.82
Total Payroll				1,004,255.00

Total Payments From Municipal Fund Bank Account **4,523,913.71**

Trust Fund Bank Account**Payments****Non Creditors Cheques**

00003536	17-Jan-18	Department of Environment Social Cl	Refund - Bond Taylor Reserve	500.00
00003539	24-Jan-18	Finetune Investments Pty Ltd	Refund - Bond Red Castle Development	80,000.00
00003538	24-Jan-18	Greentop Nominees Pty Ltd	Refund - Bond Red Castle Development	16,601.75
00003534	10-Jan-18	Le Charme Pty Ltd	Refund - Bond CP and Crossover	7,188.45
00003522	3-Jan-18	Monadelphous Group Limited	Refund - Bond GO Edwards Park	1,000.00
00003530	10-Jan-18	Mr A Muhammad	Refund - Bond Raphael Park	300.00
00003527	10-Jan-18	Mr C Pereira	Refund - Bond Leisurelife Centre	4,813.75
00003535	17-Jan-18	Mr G S Spanier	Refund - Bond McCallum Park	50.00
00003529	10-Jan-18	Mr J Dela Cruz	Refund - Bond GO Edwards	300.00
00003532	10-Jan-18	Mr M Reidy	Refund - Bond McCallum Park	200.00
00003537	17-Jan-18	Ms A H Terenciuk	Refund - Bond CP and Crossover	5,685.00
00003533	10-Jan-18	Ms C Brown	Refund - Bond McCallum Park	1,000.00
00003526	10-Jan-18	Ms J Atkinson	Refund - Bond Higgins Park Tennis Club	500.00
00003524	3-Jan-18	Ms M Anderson	Refund - Bond Raphael Park	300.00
00003540	24-Jan-18	Ms N Paxton	Refund - Bond Taylor Reserve	3,000.00
00003521	3-Jan-18	Phoenix Metalform	Refund - Bond McCallum Park	500.00
00003531	10-Jan-18	Riverview Church Inc	Refund - Bond Charles Paterson Park	600.00
00003525	3-Jan-18	Track Care Inc	Refund - Bond Taylor Reserve	200.00
00003541	24-Jan-18	Water Corporation	Refund - Bond Taylor Reserve	500.00
00003542	24-Jan-18	Western Australian Rover Owners Clu	Refund - Bond McCallum Park	500.00
00003528	10-Jan-18	Wood & Grieve Engineers	Refund - Bond McCallum Park	600.00
Total Non Creditors Cheques				124,338.95

Total Payments From Trust Fund Bank Account **124,338.95**

4,648,252.66**Cheques Cancelled between 1-Jan-18 and 31-Jan-18 that were raised in a prior period**

<u>Cheque</u>	<u>Payee</u>	<u>Raised</u>	<u>Value</u>	<u>Cancelled</u>
Municipal Fund Bank Account				
00608184	Target Australia Pty Ltd	3-Oct-17	(135.00)	25-Jan-18
00608213	Mr M J Schultz	31-Oct-17	(59.42)	4-Jan-18
00608215	B G Novelly & R J Novelly	31-Oct-17	(598.50)	25-Jan-18
			(792.92)	
			(792.92)	