

# Special Council Meeting

Minutes for Monday 16 January 2017

**CONFIRMED**



**shire of  
kalamunda**

## INDEX

1.0	OFFICIAL OPENING.....	6
2.0	ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED .....	6
3.0	PUBLIC QUESTION TIME .....	7
4.0	PETITIONS/DEPUTATION .....	7
5.0	ANNOUNCEMENTS BY THE MEMBER PRESIDING WITHOUT DISCUSSION .....	7
6.0	MATTERS FOR WHICH MEETING MAY BE CLOSED .....	7
7.0	DISCLOSURE OF INTERESTS.....	8
8.0	REPORTS TO COUNCIL .....	8
	SCM 01. CONSTRUCTION OF MATERIAL STORAGE BUNKERS, STORAGE OF MATERIALS HARDSTAND, DEMOLITION OF DWELLING, EARTHWORKS AND FENCING - LOT 800 (251) BERKSHIRE ROAD, FORRESTFIELD .....	9
	SCM 02. FINALISATION OF REVIEW OF WARD BOUNDARIES AND NUMBER OF COUNCILLORS.....	34
9.0	MEETING CLOSED TO THE PUBLIC.....	60
10.0	CLOSURE .....	60

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## MINUTES

### 1.0 OFFICIAL OPENING

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

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

#### 2.1 Attendance

##### Councillors

Andrew Waddell JP	(Shire President) (Presiding Member)	North West Ward
Sara Lohmeyer		North West Ward
Dylan O'Connor		North West Ward
Sue Bilich		North Ward
Tracy Destree		North Ward
Simon Di Rosso		North Ward
Michael Fernie		South East Ward
John Giardina		South East Ward
Geoff Stallard		South East Ward
Allan Morton		South West Ward
Brooke O'Donnell		South West Ward
Noreen Townsend		South West Ward

##### Members of Staff

Rhonda Hardy	Chief Executive Officer
Natalie Martin Goode	Director Development Services
Dennis Blair	Director Asset Services
Gary Ticehurst	Director Corporate & Community Services
Darrell Forrest	Manager Governance, Strategy & Legal Services
Andrew Fowler-Tutt	Manager Approval Services
Nicole O'Neill	Public Relations Coordinator
Sara Slavin	Council Support Officer

**Members of the Public** 17

**Members of the Press** 0

2.2 **Apologies** Nil.

2.3 **Leave of Absence Previously Approved** Nil.

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### **3.0 PUBLIC QUESTION TIME**

A period of not less than 15 minutes is provided to allow questions from the gallery on matters relating to the functions of this meeting. For the purposes of Minuting, these questions and answers are summarised.

#### **3.1 Iris Jones**

- Q1. I am disappointed with the lack of community consultation with the Shire regarding Ward Boundaries, were there any meetings between you and your community to inform them of the importance and complexity of this issue?
- Q2. If so, where were they and when where they held?
- Q3. What feedback have you had from the community on the issue?
- Q4. Are the submissions public documents?
- A. The Presiding Member responded that there were not any meetings on this issue so in terms of when and what feedback that wouldn't apply because we didn't have the meeting. The Shire advertised all the different proposals and provided a period of time to allow for people to make submissions. The Shire received four (4) submissions on the item. The Presiding Member confirmed that submissions were published in the last set of Agenda papers, this is the third time this item has come before Council and it has been published in our Minutes and every time we have done adverts in the newspaper so there has been a fairly ample opportunity for anybody who was so engaged. We are required under the Act to actually do a review when the numbers get out of sync as they are and we are simply following what the Act requires us to do.

### **4.0 PETITIONS/DEPUTATION**

#### **4.1 Mr Paul Coates – 8 Kwilena Avenue, Wattle Grove**

A Deputation was received by Mr Paul Coates regarding item SCM01. Construction of Material Storage Bunkers, Storage of Materials Hardstand, Demolition of Dwelling, Earthworks and Fencing - Lot 800 (251) Berkshire Road, Forrestfield. Mr Coates spoke on behalf of Terra Spei Pty Ltd in favour of the item and advised that whilst he agreed in principle that council approve the application he outlined some minor amendments which were discussed with Shire Staff. Mr Coates was accompanied by Mr Bohdan Dowsing who was available for any Councillor questions.

### **5.0 ANNOUNCEMENTS BY THE MEMBER PRESIDING WITHOUT DISCUSSION**

#### **5.1 Nil.**

### **6.0 MATTERS FOR WHICH MEETING MAY BE CLOSED**

#### **6.1 Nil.**

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## **7.0 DISCLOSURE OF INTERESTS**

### **7.1 Disclosure of Financial and Proximity Interests**

- a. Members must disclose the nature of their interest in matters to be discussed at the meeting. (Section 5.65 of the *Local Government Act 1995*.)
- b. Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Section 5.70 of the *Local Government Act 1995*.)

7.1.1 Nil.

### **7.2 Disclosure of Interest Affecting Impartiality**

- a. Members and staff must disclose their interest in matters to be discussed at the meeting in respect of which the member or employee had given or will give advice.

7.2.1 Nil.

## **8.0 REPORTS TO COUNCIL**

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

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

**SCM 01. Construction of Material Storage Bunkers, Storage of Materials Hardstand, Demolition of Dwelling, Earthworks and Fencing - Lot 800 (251) Berkshire Road, Forrestfield**

Previous Items	N/A
Responsible Officer	Director Development Services
Service Area	Approvals Services
File Reference	BR-08/251 – DA16/0601
Applicant	Terra Spei Pty Ltd
Owner	Terra Spei Pty Ltd
Attachment 1	Locality Plan
Attachment 2	Site Plan
Attachment 3	Elevation Plans
Attachment 4	Site Photographs
Attachment 5	Dust Management Statement

**EXECUTIVE SUMMARY**

1. An application has been made by the Dowsing Group for a materials storage bunker, hardstand and earthworks to the rear of Lot 800 Berkshire Road in Forrestfield. The application also includes the demolition of the existing dwelling and associated earthworks for the purposes of future subdivision and development.
2. The applicant has requested revision to existing planning conditions from approval granted in May 2014 (DA14/0121) to reflect the revised plans which seek to mitigate dust concerns.
3. The application is recommended to be approved with conditions which will seek to control dust management, to evaluate the soil composition on site through geotechnical engineers with any remediation to be undertaken to the Shire's satisfaction as part of this approval.
4. The application does not include the previously approved warehouse, office and associated car parking on the previously identified Lot 21 fronting Berkshire Road.
5. The site forms part of the Forrestfield – High Wycombe Industrial Area with associated Design Guidelines applicable.

**BACKGROUND**

6. In 2013 the applicant applied for a planning approval for a warehouse, office and hardstand on the former Lot 21, and storage of inert materials, (former Lots 1 and 20) The application was subsequently approved on the 27<sup>th</sup> May 2014 (DA14/0121) and substantially commenced development thereafter
7. On 16<sup>th</sup> March 2015, the Shire refused a development application for a recycling facility on the land. The applicant lodged an appeal with the State Administrative Appeals Tribunal (SAT). SAT upheld the decision of Council to refuse the application.

8. Separately the Shire took legal action against the applicant regarding non-compliance with a planning approval condition. In December 2016, the applicant was fined \$15,000 with costs of \$3,000.
9. On 23<sup>rd</sup> May 2016 the Shire granted a temporary approval for concrete crushing and processing, whereby removal of all waste was to have been removed from the site by 28<sup>th</sup> October 2016. The proposal was deemed to fall under sec 61(1)(f) of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the use of the site for temporary works comprising crushing, screening and removal of all waste did not require planning approval under this clause.
10. On 24<sup>th</sup> April 2016, the Shire issued a notice to the application providing an extension of time for Planning Approval (DA14/0121) for Warehouse, Office and Storage of Inert Materials to 31 August 2016. On 24 August 2016, this period was further extended to 31 November 2016. In the interim, the material brought onto site was deemed to constitute "development" for the purpose of not requiring any further time extensions to the planning approval.

## LAND DETAILS

11.	Land Area	3.057 hectares
	Metropolitan Regional Scheme Zone:	Urban
	Local Planning Scheme Zone:	Industrial Development

12. The surrounding area is predominantly characterised by industrial and rural properties as well as bush forever (open space).

## LOCALITY PLAN



Lot 800 with previous lot numbers referenced

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## DETAILS

14. The applicant proposes to maintain all of the proposed uses as set out in DA14/0121, as these relate to former Lot 21 Berkshire Road. The applicant is seeking a new planning approval as it relates to former Lot 21 and Lot 20 as described below.
15. The applicant also purports that they wish to substitute the development plans that refer to Lot 20 and Lot 1 in DA 14/0121 with new plans, such that this approval would supersede DA 14/0121 to the extent of any inconsistency. Details of the proposal are described below:
- To exclude former Lot 1 from any development or use, demolish the existing dwelling, establish development levels in preparation for development and ultimately subdivision and then sale.
  - Create a new asphalt hard stand, concrete and landscaping to former Lot 20.
  - Install material storage bunkers on the north western boundary of former Lot 20, to facilitate the day to day operations of the business. This will provide sufficient room for trucks to turn and then reverse safely into the material storage bunkers within the bounds of the lot.
  - Construct a roof structure over part of the material storage bunkers, along with a fixed automated sprinkler system, to significantly reduce the potential for dust impact.
  - The dimension of the bunker is 80 metres in length by 3.6 metres in height. The seven bunker bays indicated on plans propose to contain the following:
    - Bay 1 – Concrete waste (stored whilst awaiting transit to a tipping site)
    - Bay 2 - Grass waste (stored whilst awaiting transit to a tipping site)
    - Bay 3 – 19mm road base
    - Bay 4 – 75mm limestone
    - Bay 5 – Yellow builders sand
    - Bay 6 – Brown top soil
    - Bay 7 – Drainage rock
  - Amendment to previous approval to change the location of the crossover to Nardine / Ashby Road extension, from the northern corner of former Lot 20, to the north eastern corner of former Lot 20.
  - The applicant has stated that the proposal will not substantially change the development approved DA14/0121, as they are seeking to maintain all of the same land uses, maintain the existing approved warehouse, office and hardstand area, and simply reconfigure and reduce the storage component so that it has a lesser impact in terms of size and amenity.
  - The applicant states that the original approval did not specify the location or design of material storage bunkers, and when compared to what is currently approved, it is their view that there will be significantly less potential for perceived or actual dust impacts with the modified proposal. In this regard, the storage of materials is proposed to be limited to those used in their day to day operations and they no longer propose the storage of significant quantities of recovered sand and concrete (as was the case in the original proposal)
  - The approved plans and elevations with respect to the warehouse, office and hardstand on former Lot 21, fronting Berkshire Road will be maintained and will not form part of this application.



- 2.4m high black garrison fencing to Nardine Close, consistent with the Forrestfield – High Wycombe Industrial Area guidelines.
- 6m wide landscaping strip proposed to the currently unconstructed portion of Nardine Close on the northern boundary of the site.
- Material storage bunkers with concrete flooring, which are setback 35 metres from Nardine Close.
- The rainwater from the storage bunkers will be captured in two large water tanks, which will then be used for irrigation for the landscaping areas as well as providing water for the dust suppression system.
- The whole of the balance of former Lot 20 will be sealed in asphalt, such that there would be no unsealed hardstand areas.

## STATUTORY AND LEGAL CONSIDERATIONS

### Local Planning Scheme No 3

16. The property is zoned "Industrial Development" in accordance with Local Planning Scheme No.3 with a Structure Plan Zoning of "Light Industry".

The proposed land use is defined as "*Storage*" which is defined as:

Means:

*Premises used for the storage of goods, equipment, plant or materials.*

Storage is identified as a 'D' Use in accordance with Table 1 of the Scheme which means;

*"that the use is not permitted unless the Council has granted planning approval"*

Car Parking Requirements:

- a) Table 3 stipulates car parking requirements for "Storage", land uses which is not defined:  
*"Where a use is not listed the standard will be at the discretion of the local government."*
- b) In this instance the lands associated with the proposed land use equates to 3.05 hectares (Area of Lot 800), with the associated development subject to this application being 1 hectare.
- c) Clause 5.8.2 of the Scheme stipulates whereby the local government may apply at its discretion, a greater or lesser requirement for car parking than that stipulated as the minimum requirement in Table 3, if in its opinion the proposed use is likely to demand a greater or lesser need for car parking bays having due regard to the scale and nature of the intended use or uses.

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## **Planning and Development (Local Planning Schemes) Regulations 2015**

17. In considering an application for planning approval, Clause 67 of *The Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations)* requires Council to have due regard to a number of matters, including:
- a) The compatibility of the development within its settings;
  - b) Amenity in the locality;
  - c) The amount of traffic to be generated by the Development, particularly in relation to the capacity of the road system and effect of traffic flow and safety; and
  - d) Any relevant submissions received on the application.

### **POLICY CONSIDERATIONS**

#### **Forrestfield North District Structure Plan**

18. The subject site is identified as "Light Industrial" in context with future development of this area, the land use will remain as existing throughout the development of Forrestfield North and the development is consistent with the District Structure Plan

#### **Forrestfield / High Wycombe Industrial Area, Stage 1, Local Structure Plan.**

19. The subject site falls within a local structure planning area which has the following most relevant criteria as applicable to this site:
- a) A minimum lot size of 1 hectare is required;
  - b) A ten metre setback is required to minor street (Nardine Close)
  - c) 6 metre wide landscaping strip to Nardine Close. A landscaping plan is required to provide an appropriate buffer to Nardine Close, and provide appropriate screening to the storage areas on the site.
  - d) Although the permissibility of uses is as set out in Table 1 of the Scheme, the Structure Plan intent is to facilitate land uses that take advantage of the lands strategic location in respect to major transport infrastructure, including Perth Airport Drive, Roe Highway, and Tonkin Highway. On this basis logistics and other transport related industries are preferred land uses to take advantage of the lands locational attributes.
  - e) When considering development applications for 'D' and 'A' uses under the Scheme, consideration will be given to the extent that the proposed use supports the Structure Plan Intent (in accordance with point b.)
  - f) The proposed extension of Nardine Close has been completed to the western boundary of former Lot 20.

#### **State Planning Policy 3.7 – Planning in Bushfire Prone Areas (Western Australian Planning Commission)**

20. The intent of State Planning Policy 3.7 (SPP 3.7) is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

21. The requirements under SPP 3.7 apply in addition to the provisions or requirements of the Special Control Area relating to bushfire prone areas under the Scheme.

### **Forrestfield- High Wycombe Industrial Area Design Guidelines**

22. The objectives of the design guidelines are to ensure that new development is more efficient and sustainable in the use of energy, water and resources. The following objectives of the design guidelines have relevance to this assessment:
- a) The Shire of Kalamunda will insist upon a high standard of presentation and quality for the new development in order to maintain the value of existing and future business investment throughout the Design Guidelines Area."
  - b) No new developments, nor the uses or processes carried out on-site, shall be permitted to adversely affect the amenity of the Design Guidelines Area or its immediate surrounds due to poor building or site appearance. The transportation or storage of materials and vehicles, the nature of the goods produced, emissions of waste products, noise, smells or smoke shall not be permitted to have an undue adverse impact on the amenity and environment of the locality.

The proposed development is subject to assessment against the criteria of the Design Guidelines including the following elements:

<b>Design Elements</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Land Use</b>	Complies with the LPS3 Table 1. Development does not unreasonably compromise or constrain future development.	Yes
<b>Site Development including building orientation</b>	Material Storage Bunker forming the rear of the development does not compromise the objectives of passive solar design.	Yes
<b>Site Coverage</b>	Maximum Site Coverage of no more than 60%. Development does not exceed this requirement.	Yes
<b>Plot Ratio</b>	Requirements are 0.5:1 Development does not exceed this requirement.	Yes

<b>Design Elements</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Building Layout and Setback</b>	Building setback to minor street (Nardine Close) is 10m. The proposal seeks a 35 metre setback. Side setbacks are at the Council's discretion, however, proponents are encouraged to provide 3m setback.	Proposal seeks a nil setback to the northern lot boundary.  This can be approved with Council's discretion.  Yes
<b>Vehicle Parking, Access and Circulation</b>	The site is hard stand with no designated car parking bays. Car parking for the use is provided as part of the warehouse and car parking area already approved.	Yes
<b>Vehicle Access</b>	Access proposed from Nardine Close and Berkshire Road. Ample area for vehicles to manoeuvre on site and enter and exit in a forward gear. Access for pedestrians is provided from the Berkshire Road frontage where warehouse, office and parking is located.	Yes
<b>Design of Vehicle Parking Areas and Access-ways</b>	As part of previous approval.	Yes
<b>Pedestrian and Cyclists</b>	As part of previous approval.	Yes
<b>External Service and Storage Areas</b>	No open storage of goods within the front setback area.  All open storage areas shall be screened from the street with landscaping and fencing.	Yes  Applicant to provide landscape details for screening.
<b>Loading and Service Areas</b>	Loading bays and service dock areas to be located to the rear or sides of buildings.	Yes

Design Elements	Proposed	Compliance
<b>Boundary Fencing</b>	<p>Fences and gates shall be integrated with site planning and the design of the building(s). Fencing shall generally be visually permeable and unobtrusive.</p> <p>Fences and gates shall be integrated with site planning and the design of the building(s). Fencing shall generally be visually permeable and unobtrusive.</p> <p>Forward of the front setback line, the minimum fencing standard is an 1800mm high metal tubing framed vertical pale and horizontal rail fence with powder coat finish. Black is the preferred colour, as it tends to “disappear” into its surrounds. The fence must be predominantly “open” in appearance.</p>	<p>No elevation has been provided regarding boundary fencing or gates. Condition will be applied to accord with Clause 3.10 of the Design Guidelines.</p>
<b>Building Design, Character and Detailing</b>	<p>Buildings should demonstrate excellence in design, detailing and construction, and incorporate best practice environmental sustainability. A diversity of building designs will be encouraged. Buildings should have a modern industrial appearance, and the use of innovative, functional and attractive designs and building materials will generally be supported.</p>	<p>N/A</p>

<b>Design Elements</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Materials, Finishes and Colours</b>	Building colours should generally be sympathetic and complementary with the natural environment (soils and vegetation), as well as the site landscaping. Generally, the use of dark colours should be reserved for the base of buildings, with lighter colours used for the upper levels.	Colours and materials for the Storage Bunkers have been provided and are considered adequate and appropriate.
<b>Plant and Equipment</b>	All plant and equipment should be screened from public areas, or located at the rear of premises.	Yes
<b>Outbuildings and Other Structures</b>	Where there are numerous separate buildings on the site, the design and location of each should be considered at the time of initial site planning. This will ensure that all buildings on the site will present as one integrated development.  The use of building forms, materials and colours should be complementary and consistent.	Yes
<b>Signage</b>	High quality, integrated signage is an important design element. Development proponents must provide an overall signage strategy, including proposed business advertising, information signage and directional signage, as an integral part of the development application process.	No Signage detail has been provided. This will form part of a condition.

<b>Design Elements</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Landscaping</b>	Considering the large scale of most industrial buildings, larger-scale trees should form a significant proportion of plantings. These can be complemented by mass plantings of water-wise low shrubs, herbs, ground covers and strappy leaf plants between the trees. The use of plants which have colourful flowers and leaves is particularly encouraged.	A landscaping plan has not been provided as part of this development application. A condition of approval will be requested and details to comply with the requirements of the Design Guidelines to be submitted prior to the issue of a building license to the Shire's satisfaction. Appendix 2 of the Design Guidelines is applicable. 6 metre landscape strip has been provided to the Nardine Close street frontage.
<b>Rainwater / Stormwater Disposal &amp; Harvesting</b>	Pervious surfaces should be used wherever possible. All impervious surfaces must be adequately served with appropriate stormwater inlets and on-site pervious drainage swales to ensure all stormwater is handled within the site boundary or treated appropriately prior to legal discharge. Stormwater is not to be discharged to adjoining properties.	Given that the predominance of the site is to be sealed with asphalt the applicant will be required to demonstrate how stormwater will be managed and contained on site. This will form part of a condition of approval.
<b>Waste Management</b>	Waste storage and disposal facilities should be integrated with the site and building design. Waste and refuse should be stored in a purpose-built facility, and screened from any adjacent street and staff amenity /recreation areas. Where possible these areas should be contained within the building. Wind-proof cages should be used to prevent scattering of waste.	The proposed plans show the various materials to be stored on site. Further information is required however in respect to the type of material in bunker 1 and 2 which is labelled "concrete waste and grass waste".

Design Elements	Proposed	Compliance
<b>Lighting</b>	<p>No glare or light spill from a property should adversely affect adjoining properties or passing motorists. Baffled or directional lighting should be used to minimise this eventuality.</p> <ul style="list-style-type: none"> <li>• Energy-efficient lighting systems are recommended for external areas.</li> <li>• Lights controlled by timer controls or motion sensors are also recommended to save energy.</li> </ul>	<p>No external lighting detail has been provided as part of this application.</p> <p>Conditions and advice notes to be added regarding lighting to the site.</p>
<b>Water Use &amp; Storage</b>	<p>It is also recommended that land owners install external rainwater tanks to irrigate planted areas (and/or provide water for internal domestic use such as toilet flushing). The recycling of grey water will be encouraged.</p>	<p>Rainwater tanks are provided.</p> <p>Yes.</p>
<b>Landscape Management</b>	<p>Conditions of consent or planning approval will require ongoing maintenance of the following items:</p> <ul style="list-style-type: none"> <li>• All accidental damage or vandalism should be repaired promptly.</li> <li>• Preventative maintenance should be undertaken as part of a regularly scheduled process to maintain the appearance, efficiency and safety of the site. A site maintenance manual and schedule should be prepared, updated and used on a recurring basis.</li> </ul>	<p>Conditions will be applied to this approval with appropriate advisory notes.</p>



	<ul style="list-style-type: none"> <li>All dead plants, branches, weeds and leaf litter should be removed on a regular basis. All dead plants should be replaced promptly (subject to prevailing weather conditions).</li> <li>Irrigation systems should be checked regularly for leaks and damage.</li> </ul>	
<b>Design Elements</b>	<b>Proposed</b>	<b>Compliance</b>
<b>Building Maintenance</b>	All buildings, car parks, signage and paved areas are to be maintained to a high level of presentation.	Conditions will be applied to this approval with appropriate advisory notes.
<b>Crime Prevention through Environmental Design &amp; Safer Design</b>	Site layout and design should conform to the principles of "Safer Design", or "Crime Prevention through Environmental Design" (CPTED) principles.	Yes

## COMMUNITY ENGAGEMENT REQUIREMENTS

### Public Notification of Planning Proposals – P-Dev. 45

#### Advertising of planning applications under Clause 6.2 and Clause 9.4 of the Scheme

23. In addition to where notice is prescribed by the Scheme under Clause 6.2, and Clause 9.4 public notice will also be given of the following planning applications prior to consideration of approval where the application:
- Involves the complete demolition of a building where the building is located on a site listed on the Register of Heritage Places under the Heritage of Western Australia Act 1990, on the Heritage List under clause 7.1 of the Scheme, or within a Heritage Area designated under clause 7.2 of the Scheme; or
  - Involves a significant exercise of discretion in terms of the Scheme, Residential Design Codes or Policy provisions; or
  - Has significant strategic planning impacts in terms of the implementation of a strategic planning objective, the scale of the development, or are significantly different from the predominant and expected pattern of land use within the locality; or
  - Involves significant public interest.

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The application has not been advertised to adjoining property owners having considered the above items, the proposal is not considered to be of significant public interest and does not seek to vary provisions of the Scheme which would cause affect to adjoining property owners.

24. The adjoining western property owner Coxon Group was contacted in respect to the application and in particular the location of the Bunker Storage Area. The following comments were provided
- *The concrete wall to the SW bunker to be extended to the end of the concrete apron.*
  - *DA condition to state all parapet walls to be engineered to be self-supporting and not reliant on neighbouring retaining wall. Retaining wall is to bear the weight of natural ground level only.*
  - *Request landscaping plans to show trees on Nardine that are suitable to act as a wind break against easterly winds.*
  - *Confirmation that the bunkers are for storage of pre-sorted materials only.*
  - *Will they be dumping materials on the concrete apron and then sorting. The bunkers/sprinklers would not suppress the dust created by this.*
25. Following consultation with the adjoining land owner, conditions have been recommended that seek to address the concerns that have been raised. This includes the construction of a solid wall to the South Western elevation of the material storage bunker, and a condition which prohibits the sorting or handing of the materials sought to be stored on site.

### **Internal Referrals**

26. The application was referred to the Shire's Environmental Health Department regarding dust mitigation. The following comments have been received:

*The Shire requires further clarification as to what exactly the applicant is storing on-site, as this could contain asbestos or other hazardous materials. From a dust perspective this application is a significant improvement over the last and it's anticipated with this plan that dust should be mitigated to a large extent however a dust management plan will still be needed. Noise impacts will also need to be considered by a noise management plan. Existing asbestos management plan will need to be complied with as per previous approvals*

### **External Referrals**

27. Nil.

### **FINANCIAL CONSIDERATIONS**

28. In the event that the application is refused, the associated costs relating to defending an appeal in the State Administrative Appeals Tribunal will need to be taken into consideration.

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## STRATEGIC COMMUNITY PLAN

### Strategic Planning Alignment

29. *Kalamunda Advancing: Strategic Community Plan to 2023*

OBJECTIVE 4.3 – To ensure the Shire’s development is in accord with the Shire’s statutory and legislative obligations and accepted urban design planning standards.

Strategy 4.3.2 – Undertake efficient monitoring and compliance of building developments within the Shire.

## SUSTAINABILITY

### Social Implications

30. Nil

### Economic Implications

31. As the proposed development seeks to provide adequate storage and containment of inert materials, there is no foreseen economic implication other than the approval facilitating the operations of the Dowsing Group whom provide employment to members of the community.

### Environmental Implications

32. The proposed development seeks to rectify ongoing dust management concerns, of which, relate to previous land uses and earthworks on this site. Through appropriate measures it is envisaged that there will be minimal ongoing concerns, subject to the ongoing compliance with appropriate conditions of approval

## RISK MANAGEMENT CONSIDERATIONS

33.

Risk	Likelihood	Consequence	Rating	Action/Strategy
The proposed development may facilitate a land use which could impact on the amenity of the area and adjoining properties. (Dust Management)	Possible	Moderate	Medium	The development of the site, including containment of material storage and construction and sealing of vehicle manoeuvring areas should mitigate ongoing concerns regarding dust management to adjoining properties.

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**OFFICER COMMENT**

34. It is noted that a substantial amount of fill has been imported to the site and graded across the lot. Battering is evident from the northern lot boundary where an existing retaining wall is constructed. The proposed development seeks a finished floor level approximately 350mm above that of the top of wall of the existing retaining wall. This will require a retaining wall to be built on the subject site, adjacent to the existing boundary wall to the northern elevation. The applicant has not provided detail of this retaining wall which will need to be submitted prior to the issue of a Building Permit. A condition has been included to this affect.
35. No landscaping plan has been submitted with the application. It is proposed that a condition be required as part of an approval to require that a landscaping plan be submitted to the Shire's satisfaction, and that the landscaping and fencing be installed prior to construction of the bunkers and hardstand.
36. The applicant, in this instance has not provided detail regarding the nature of the proposed materials proposed for some of the storage bins, other than notation on the site plan. The applicant will be required to comply with all Environmental Health requirements, and that any transportation and storage be controlled in such a way so that it does not have the potential to compromise the amenity of the adjoining land owners. Further information is requested to be provided as part of conditions stipulated in the officer recommendation.
37. The applicant has not provided a full set of plans demonstrating compliance with the Forrestfield-High Wycombe Industrial Area Design Guidelines. It is requested by way of conditions that the applicant provide further information in respect to compliance with the Design Guidelines for such items as Fencing, External Lighting and Signage.
38. The nature of the earthworks is lacking in detail. The applicant has not demonstrated natural ground level versus existing levels including fill which has clearly been spread across both this lot and the adjoining lot. In principle, the nature of the fill and the source of the fill will need to be verified. It was discovered on a site meeting that materials such as metal and concrete are dispersed within this fill. The Shire will therefore require a geotechnical report be provided and any remediation works be undertaken prior to the Shire issuing a building licence.
39. The applicant has advised that former Lot 1 is to be excluded from any development or use. However the owners have brought unauthorised fill onto the site in excess of 500mm above natural ground level. The applicant will be required to seek retrospective approval for the fill separate to this application.
40. Following consultation with the adjoining property owner with concerns raised regarding the extent of the enclosure of the bunker, the solid wall component, as seen from Nardine Close elevation shall be matched on the opposing elevation.

41. A further condition is recommended that no sorting of materials shall be undertaken on-site as this would be considered processing and will not form part of the "Storage" land use as proposed.

*The Director Development Services distributed a memo to all Councillors outlining minor amendments to the recommendation before the vote took place, these amendments are included below.*

<b>Voting Requirements: Simple Majority</b>
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RESOLVED SCM 01/2017

That Council:

1. Approve the application for Construction of Material Storage Bunkers, Storage of Materials Hardstand, Demolition of Dwelling, Earthworks, Landscaping and Fencing at Part Lot 800 (251) Berkshire Road, Forrestfield, subject to the following conditions:
  - a) The development shall be carried out only in accordance with the terms of the application as approved herein, and any approved plan.
  - b) Stormwater drainage from roofed and paved areas is to be disposed of on-site to the specification and satisfaction of the Shire of Kalamunda.
  - c) Prior to the issue of a Building Permit, a drainage management plan shall be submitted demonstrating and including, Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings to ensure that stormwater is contained on-site, to the satisfaction of the Shire of Kalamunda.
  - d) Prior to the issue of a Building Permit, the applicant shall provide detailed revised plans including dimensioned elevations and structural certification and footing details for retaining walls which are required to be constructed adjacent to the northern boundary. The retaining walls will be subject to further assessment and will be approved as an amended plan.
  - e) Crossovers shall be designed and constructed to the specification of the Shire of Kalamunda.
  - f) The applicant shall provide the Shire of Kalamunda's Environmental Health Services department a detailed schedule of proposed materials to be stored in the proposed material bunkers within 60 days of notice of approval. The nature of stored materials shall be approved by the Shire's Environmental Health Services department and storage shall comply with all necessary environmental health regulations and legislation.
  - g) Prior to commencement **use of former Lot 20** ~~of works~~, all hardstand on former Lot 20 shall be sealed, drained and maintained to the satisfaction of the Shire of Kalamunda.
  - h) No processing or sorting of materials is permitted on-site as part of this development approval.
  - i) No storage of materials is permitted outside of the designated material storage bunkers, and no parking of trucks and machinery, or storage of

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equipment, is permitted within the street setback area (10m) to Nardine Close.

- j) No material, other than construction building material directly associated with the approved development, can be stored on site until the material storage bunkers have been fully constructed and the area identified as former Lot 20 has been fully sealed to the satisfaction of the Shire of Kalamunda.
- k) The material storage bunkers and the hardstand areas on former Lot 20 shall be fully constructed and sealed within 120 days of the issue of the Building Permit.
- l) All buildings, car parks, hardstand areas, signage and paved areas shall be maintained to a high level of presentation, to the satisfaction of the Shire of Kalamunda.
- m) All landscaping shall be maintained to a high level including: ongoing maintenance of the following items:
  - i. All accidental damage or vandalism shall be repaired promptly.
  - ii. Preventative maintenance shall be undertaken as part of a regularly scheduled process to maintain the appearance, efficiency and safety of the site. A site maintenance manual and schedule should be prepared, updated and used on a recurring basis.
  - iii. All dead plants, branches, weeds and leaf litter should be removed on a regular basis. All dead plants should be replaced promptly (subject to prevailing weather conditions).
  - iv. Irrigation systems should be checked regularly for leaks and damage.
- n) Prior to the commencement of development works, the landowner/applicant shall provide a pre-works geotechnical report certifying that the land is physically capable of development, ~~is not contaminated~~ **does not contain deleterious material** and advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report.  
**(formerly condition "o")** ~~The development shall be connected to reticulated sewer.~~
- o) Amended plans shall be submitted to the satisfaction of the Shire of Kalamunda demonstrating the proposal of a solid wall to the South Western Elevation of the material storage bunker. The solid wall shall provide the ability for materials to be contained within the storage bunker.
- p) A dust and noise management plan must be submitted and approved by the Shire of Kalamunda prior to the building licence being issued.
- q) The provisions of the approved dust and noise management plan shall be maintained and complied with at all times.
- r) The material bunkers and associated dust mitigation mechanisms shall be operational and maintained at all times to the satisfaction of the Shire of Kalamunda.

- 
- s) Vehicle Parking, manoeuvring and circulation areas to be suitably constructed, sealed, kerbed, line marked and drained to the specification and satisfaction of the Shire of Kalamunda.
  - t) All fencing shall comply with the requirements of the Forrestfield – High Wycombe Industrial Area Design Guidelines. Where forward of the building line, being 1800mm in height, of metal tubing frames vertical pale and horizontal rail fencing with powder coat finish. Fencing shall be constructed prior to the operation of the storage use on site.
  - u) A detailed landscaping and reticulation plan for the site shall be submitted to the satisfaction of the Shire of Kalamunda, in accordance with Appendix 2 of the Forrestfield – High Wycombe Industrial Area Design Guidelines. The landscaping shall be planted within 28 days of the development completion and maintained thereafter to the Shire's Satisfaction.
  - v) In accordance with the Forrestfield - High Wycombe Industrial Area Design Guidelines, the applicant shall provide details with, or prior to the submission of a building permit showing the following:
    - i. External lighting plan.
    - ii. Details and elevations of proposed site fencing.
    - iii. Adequate screening to storage and external service areas.
    - iv. Details of any proposed signage.

Moved: **Cr Noreen Townsend**

Seconded: **Cr Brooke O'Donnell**

Vote:

<b>For</b>	<b>Against</b>
<b>Cr Michael Fernie Cr John Giardina Cr Geoff Stallard Cr Allan Morton Cr Brooke O'Donnell Cr Noreen Townsend Cr Andrew Waddell Cr Sara Lohmeyer Cr Simon Di Rosso Cr Tracy Destree Cr Sue Bilich CARRIED (11/0)</b>	<b>Cr Dylan O'Connor</b>



## Attachment 1

Construction of Material Storage Bunkers, Storage of Materials, Hardstand, Demolition of Dwelling, Earthworks, and Fencing – Lot 800, (251) Berkshire Road, Forrestfield.

### Location Plan

Subject Site

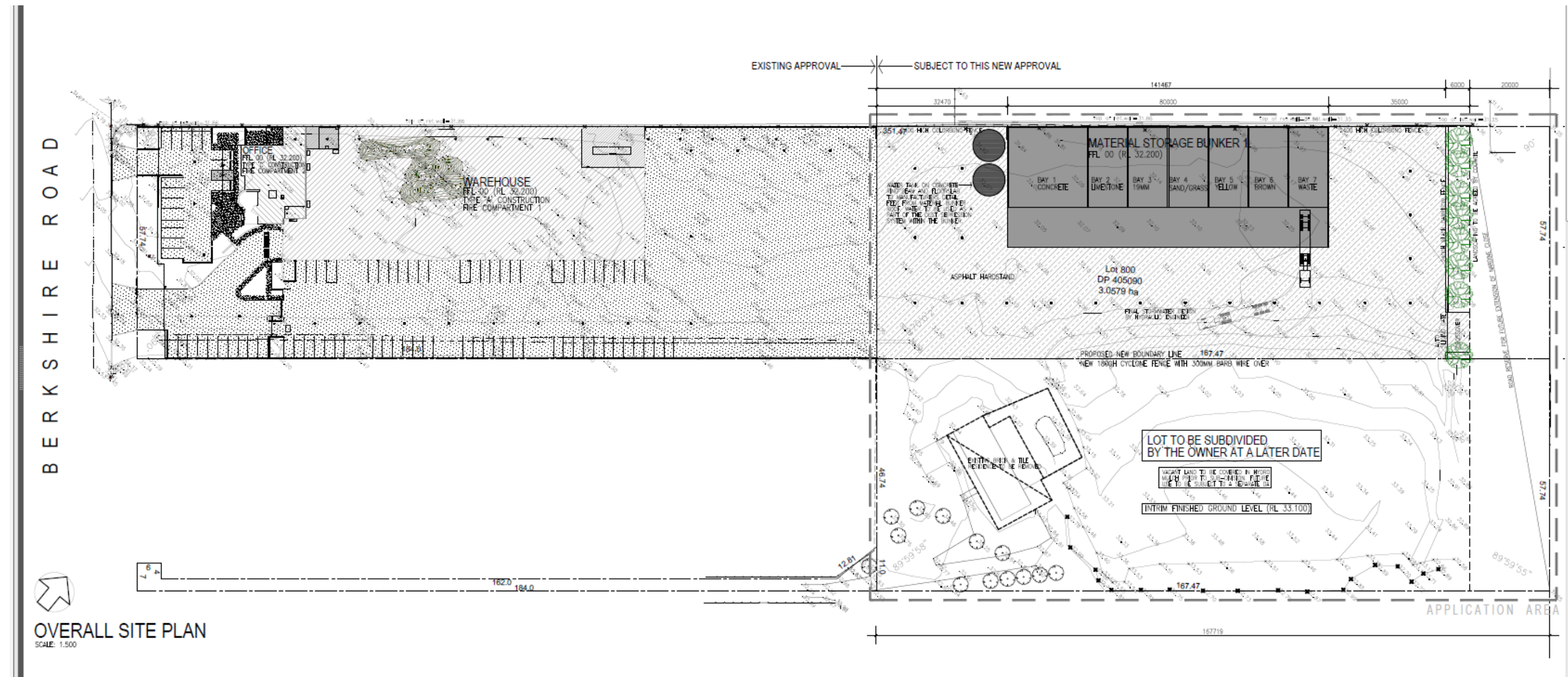




## Attachment 2

Construction of Material Storage Bunkers, Storage of Materials, Hardstand, Demolition of Dwelling, Earthworks, and Fencing – Lot 800 (251) Berkshire Road, Forrestfield

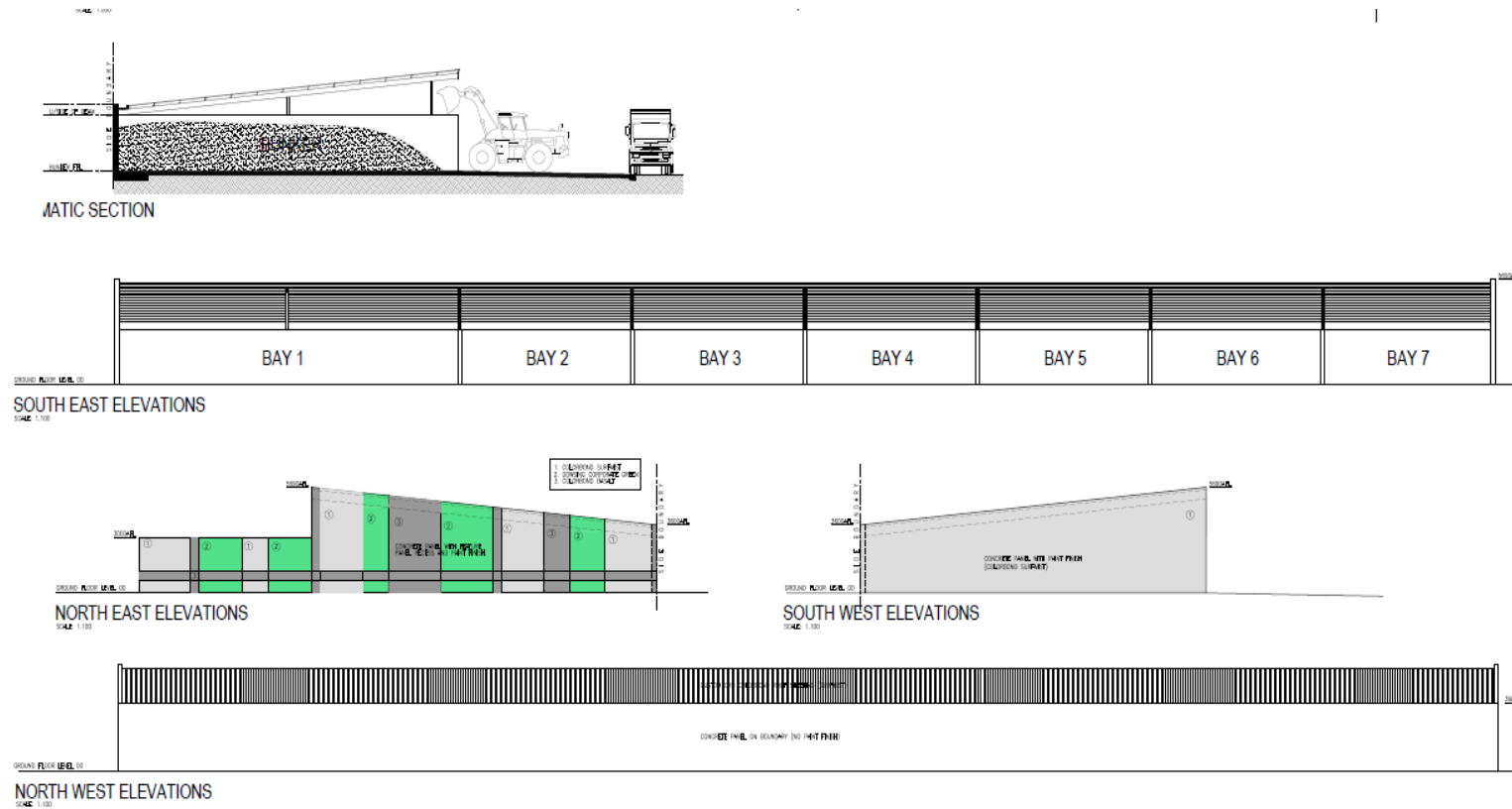
### Site Plan



### Attachment 3

Construction of Material Storage Bunkers, Storage of Materials, Hardstand, Demolition of Dwelling, Earthworks, and Fencing – Lot 800 (251) Berkshire Road, Forrestfield

### Elevation Plans



ISSUED FOR CLIENT REVIEW

DATE	REVISION	BY
15/01/2017	1	CDM
PROPOSED OFFICE/WAREHOUSE FOR TERRA SPE PTY LTD at LOT 800 BERKSHIRE ROAD FORRESTFIELD		
SITE PLANS		
<small>CDM CONSULTANTS PTY LTD 10/100 Kalamunda Road, Kalamunda WA 6076 Tel: 08 9437 1000 Fax: 08 9437 1001 Email: info@cdm.com.au Website: www.cdm.com.au CDM is a registered company in Western Australia. All work is carried out in accordance with the relevant Australian Standards and the relevant Western Australian legislation.</small>		
DATE	BY	DATE
15/01/2017	CDM	07/02/2017
15/01/2017	CDM	07/02/2017

#### **Attachment 4**

Construction of Material Storage Bunkers, Storage of Materials, Hardstand, Demolition of Dwelling, Earthworks, and Fencing – Lot 800 (251) Berkshire Road, Forrestfield

#### **Site Photographs**



Northern Elevation





Facing South (middle of Lot 800)



Rear of Existing Dwelling, Pylons uses as retaining.



Temporary Fencing.



Looking South towards existing dwelling.

**Attachment 5**

Construction of Material Storage Bunkers, Storage of Materials, Hardstand, Demolition of Dwelling, Earthworks, and Fencing – Lot 800 (251) Berkshire Road, Forrestfield

**Dust Management Statement**

[Click HERE to go directly to the document](#)

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

**SCM 02. Finalisation of Review of Ward Boundaries and Number of Councillors**

Previous Items	OCM 161/2016
Responsible Officer	Chief Executive Officer
Service Area	Governance
File Reference	
Applicant	
Owner	
Attachment 1	Discussion Paper
Attachment 2	Public Submissions
Attachment 3	Summary of Options for Ward Boundaries and Representation considered
Attachment 4	Proposed new Ward Boundaries and Councillor Representation

**PURPOSE**

1. To finalise a review of the ward boundaries and the number of offices of councillor for each ward in accordance with the requirements of Clause 6 of Schedule 2.2 of the *Local Government Act 1995* (the Act).

**BACKGROUND**

2. The Act requires that a local government is to undertake a review of its Ward Boundaries every eight years. The previous review was undertaken in 2008.
3. The following provisions of the Act provide the framework for undertaking the review:

**Reviews**

**7.** (1) Before carrying out a review a local government has to give local public notice advising —

(a) that the review is to be carried out; and  
(b) that submissions may be made to the local government before a day fixed by the notice, being a day that is not less than 6 weeks after the notice is first given.

(2) In carrying out the review the local government is to consider submissions made to it before the day fixed by the notice.

**Matters to be considered in respect of wards**

**8.** Before a local government proposes that an order be made —

(a) to do any of the matters in section 2.2 (1), other than discontinuing a ward system; or  
(b) to specify or change the number of offices of councillor for a ward, its council is to have regard, where applicable, to —  
(c) community of interests;  
(d) physical and topographic features;  
(e) demographic trends;  
(f) economic factors; and  
(g) the ratio of councillors to electors in the various wards.

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***Proposal by local government***

***9. On completing a review, the local government is to make a report in writing to the Advisory Board and may propose\* to the Board the making of any order under section 2.2 (1), 2.3 (3) or 2.18 (3) it thinks fit.***

***\* Absolute majority required.***

4. The review process must be carried out in accordance with the provisions of the *Local Government Act 1995* (the Act). It involves the following steps:-
  - Council resolves to undertake the review
  - Public submission period opens - a minimum of six weeks is provided for submissions.
  - Public submissions close.
  - Council considered all submissions and relevant factors and makes its decision.
  - Council submits a report to the Local Government Advisory Board (LGAB) for its consideration.
  - LGAB makes a recommendation to the Minister for Local Government.
  - The Minister makes a decision.
5. At the Ordinary Council Meeting (OCM) of 27 September 2016, Council resolved to initiate a review of its Wards and Representation and endorsed a Discussion Paper for the purpose of seeking public submissions.

**DETAILS**

6. The review of the Wards and Boundaries was advertised in the local papers on the 8<sup>th</sup> and 11<sup>th</sup> of October 2016 with a closing date for public submissions of 18 November 2016.
7. The Discussion Paper was made available at the Administration Centre, all Shire Libraries and on the Website (Attachment 1). Submissions could be made either by post, email or through an online form. At the close of public submissions, four (4) submissions had been received. See (Attachment 2) for full details.
8. As part of the review process a number of briefings/workshops were conducted with councillors to work through the various options for changes to the wards, with the last workshop on Monday 21 November where the outcome of the Public Submissions were presented. See (Attachment 3) for a summary of the options considered.
9. At the OCM of 19 December 2016, Council resolved to defer the item to the Special Council Meeting in January 2017.

**STATUTORY AND LEGAL CONSIDERATIONS**

10. Clauses 6 to 9 of Schedule 2.2 of the *Local Government Act 1995*.

**POLICY CONSIDERATIONS**

11. Nil.



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## COMMUNITY ENGAGEMENT REQUIREMENTS

12. The Act requires that local public notice of the review is to be published and that a 42 day submission be provided. It is expected that a discussion paper canvassing possible options to be considered is produced and distributed as part of the public consultation.
13. Paragraphs 6 and 7 above provide comments on meeting this requirement and the outcome of the community consultation.

## FINANCIAL CONSIDERATIONS

14. All costs of the review will be met from current budget allocations.

## STRATEGIC COMMUNITY PLAN

### Strategic Planning Alignment

15. *Kalamunda Advancing: Strategic Community Plan to 2023*

OBJECTIVE 6.3: To lead, motivate and advance the Shire of Kalamunda.

## SUSTAINABILITY

### Social Implications

16. Nil.

### Economic Implications

17. Nil.

### Environmental Implications

18. Nil.

## RISK MANAGEMENT CONSIDERATIONS

- 19.
- | Risk  | Likelihood | Consequence | Rating | Action/Strategy   |
|---|------------|-------------|--------|---|
| Proposed ward boundaries and representation do not meet community expectations.   | Unlikely   | Moderate    | Low    | Ensure community is informed of Council and legislative requirements to provide appropriate governance and community representations. |
| Proposed ward boundaries and representation do not meet legislative requirements. | Unlikely   | Moderate    | Low    | Ensure proposed ward boundaries and/or representation are amended to comply.  |

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**OFFICER COMMENT**

20. Key outcomes of a review of Wards and Representation are:
- The ratio of councillors to electors meets the 'one vote', 'one value' principle with an accepted deviation of + or – 10% of the average ratio for the Shire.
  - That the number of councillors for the Shire and each ward is appropriate for providing proper governance and community representation.
  - That all wards generally accord with the factors/characteristics:
    - (i) Community of Interest;
    - (ii) Physical and topographic features;
    - (iii) Demographic trends; and
    - (iv) Economic factors.
21. With respect to the proposals received in the public submissions, the following comments are provided:
- (a) No Wards and reduction to six (6) councillors – meets all factors characteristics except it is considered the number of councillors would not be sufficient.
  - (b) Two (2) Wards and reduction in councillors to 10 with 5 in each ward – generally meets the all factors and characteristics for wards boundaries, however does not meet the ratio of councillors:electors requirements or sufficient councillor representation. A six (6) four (4) split of councillors in the wards would meet the councillor:electors ratio, but this would not be in accord with the suggestion of the submitters.
  - (c) Retain the current four(4) wards with amendment to the boundary between the North and North West Wards by including all of Maida Vale in the North west Ward - generally meets the all factors and characteristics for wards boundaries, however does not meet the ratio of councillors:electors requirements.
22. It is considered that the current number of councillors is appropriate to provide proper governance and community representation, now and in the immediate future.
23. Additionally the current four (4) ward structure meets the factors/characteristics to be considered, however will require a small boundary change between the North and North West Wards. This can be achieved by incorporated the whole of Maida Vale in the North Ward as detailed in (Attachment 4).

**Voting Requirements: Absolute Majority**

**RECOMMENDATION**

That Council:

1. Notes the public submissions received.
2. Pursuant to clause 9 of Schedule 2.2 of the *Local Government Act 1995*, submits a report to the Local Government Advisory Board seeking the making of an order under section 2.2 (1) (c ) of the Local Government Act 1995 to amend the boundaries of the North West and North Wards as detailed in (Attachment 4), with changes effected for the 2017 Local Government Elections.

Moved: **~~Cr Simon Di Resso~~**

Seconded: **Cr John Giardina**

Vote: **LAPSED**

*The Presiding Person sought a mover and seconder for the substantive motion then debate took place. During debate and following the outline of proposed alternative motions the Mover withdrew support for the officer recommendation, due to the withdrawal of the support by the Mover the officer recommendation Lapsed.*

*The foreshadowed motion from Cr Dylan O'Connor was moved, seconded and debated then put to the vote.*

**FORESHADOWED ALTERNATE MOTION**

**Voting Requirements: Absolute Majority**

RESOLVED SCM 02/2017

That Council

1. Recommends to the Local Government Advisory Board that:
  - (i) An order be made under s 2.2 (1) of the *Local Government Act 1995* to divide the district into two wards with boundaries as detailed in the attached map (Attachment 1).
  - (ii) An order be made under s 2.3 (2) *Local Government Act 1995* to name the two wards East and West (as detailed in the map).
  - (iii) An order be made under s 2.18 (3) *Local Government Act 1995* to designate the following number of offices of councillor for each ward: East (5) and West (7).
  - (iv) The changes are to be effective for the 2017 local government elections.

Moved: **Cr Dylan O'Connor**

Seconded: **Cr Noreen Townsend**

Vote:

For	Against
<b>Cr Allan Morton</b> <b>Cr Noreen Townsend</b> <b>Cr Sara Lohmeyer</b> <b>Cr Dylan O'Connor</b> <b>Cr Andrew Waddell</b>	<b>Cr Michael Fernie</b> <b>Cr John Giardina</b> <b>Cr Geoff Stallard</b> <b>Cr Brooke O'Donnell</b> <b>Cr Simon Di Rosso</b> <b>Cr Tracy Destree</b> <b>Cr Sue Bilich</b> <b>LOST FOR WANT OF AN</b> <b>ABSOLUTE MAJORITY</b> <b>(5/7)</b>

*Cr Tracy Destree foreshadowed an alternative motion. Cr Tracy Destree spoke on the item before the vote was put.*

**Voting Requirements: Absolute Majority**

RESOLVED SCM 03/2017

That Council:

1. Notes the public submissions received.
2. Pursuant to clause 9 of Schedule 2.2 of the *Local Government Act 1995*, submits a report to the Local Government Advisory Board seeking the making of an order under section 2.2 (1) (c ) of the Local Government Act 1995 to amend ward boundaries as detailed in the proposal 3 option 1 and the map at appendix 7 proposal 3 – Option 1.

Moved: **Cr Tracy Destree**

Seconded: **Cr Michael Fernie**

Vote:

For	Against
<b>Cr Michael Fernie</b> <b>Cr John Giardina</b> <b>Cr Geoff Stallard</b> <b>Cr Noreen Townsend</b> <b>Cr Simon Di Rosso</b> <b>Cr Tracy Destree</b> <b>Cr Sue Bilich</b> <b>CARRIED / ABSOLUTE MAJORITY (7/5)</b>	<b>Cr Allan Morton</b> <b>Cr Brooke O'Donnell</b> <b>Cr Sara Lohmeyer</b> <b>Cr Dylan O'Connor</b> <b>Cr Andrew Waddell</b>

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**Attachment 1**

Finalisation of Review of Ward Boundaries and Number of Councillors

**Discussion Paper**

[Click HERE to go directly to the document](#)

## Attachment 2

### Finalisation of Review of Ward Boundaries and Number of Councillors Public Submissions

## SHIRE OF KALAMUNDA – WARD BOUNDARY REVIEW 2016

### PUBLIC SUBMISSIONS

A total of four (4) Submissions have been received and have proposed the following:

#### 1. 1 submission - No wards – Reduction in Councillors to 6

##### *Comments in Support*

*No wards would save on administration and operational costs as well as reducing the number of Councillors needed to represent the community. I favour a maximum of 6 part-time Councillors to service the existing small population of the Shire. Vibrancy, lifestyle and amenities should be the Team's focus.*

#### 2. 2 submissions – 2 Wards – Reduction in Councillors to 10 with 5 in each ward

Electors as at 8 September 2016					
Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
West	Forrestfield, Maida Vale, High Wycombe, Wattle Grove, Kewdale	23,331	5	4,666	-17.6%
East	Gooseberry Hill, Kalamunda, Lesmurdie, Walliston, Bickley, Canning Mills, Carmel, Hacketts Gully, Pauils Valley, Pickering Brook, Piesse Brook, Reservoir	16,349	5	3,270	+17.6%
		39,680	10	3,968	

**Comments in Support**

*Seems to be the most logical division of the Shire topographically.*

3. **1 submission – Retain 4 Wards with some boundary adjustments – Reduction in Councillors to 8.**

**Current four wards – with Maida Vale moved to be all in North West Ward**

**Electors as at 8 September 2016**

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
North West	Maida Vale High Wycombe, Forrestfield (portion)	12,771	2	6,385	-28.73%
North Ward	Kalamunda (portion) Gooseberry Hills	7,120	2	3,560	+28.23%
South West	Forrestfield (portion), Kewdale, Wattle Grove	10,560	2	5,280	-6.45%
South East	Kalamunda (portion), Lesmurdie, Walliston, Carmel, Canning Mills, Pickering Brook, Bickley, Hacketts Gully, Piesse Brook, Rauls Valley, Reservoir	9,229	2	4,615	+6.9%
		<b>39,680</b>	<b>8</b>	<b>4,960</b>	

**Comments in Support**

*Now that Councillors are receiving up to \$30,000 per year there should be minimum performance indicators place on all Councillors, in particular the President who is receiving \$80,000 this could be considered a full time wage. Also in the interest of budget control the number of Councillors should be reduced to 8.*

*The number of Councillors per ward should be based on the number of residences in each ward.*

*Maida Vale should be included in the North West Ward and Wattle Grove in the South West Ward.*

*The reasons for my suggestion is that the requirements for residents are different than that there is for residence in the hills. Most of the residents in the foothills have paid for their services such as footpaths, road and drainage when they purchased their block and should not be required to subsidise the people who choose to live in the hills and did not pay for these expensive service when they bought their blocks. There are very different social issues for people living in the foot hills due to the density of housing when compared to people living in the hills who live on blocks that are larger. Also it very clear that the increase in the number of people living in the foothills will be increasing substantially more than those living in the hills due to subdivision in Forrestfield and High Wycombe.*

### Attachment 3

Finalisation of Review of Ward Boundaries and Number of Councillors

**Summary of Options for Ward Boundaries and Representation considered.**

## Shire of Kalamunda – Enrolment Statistics

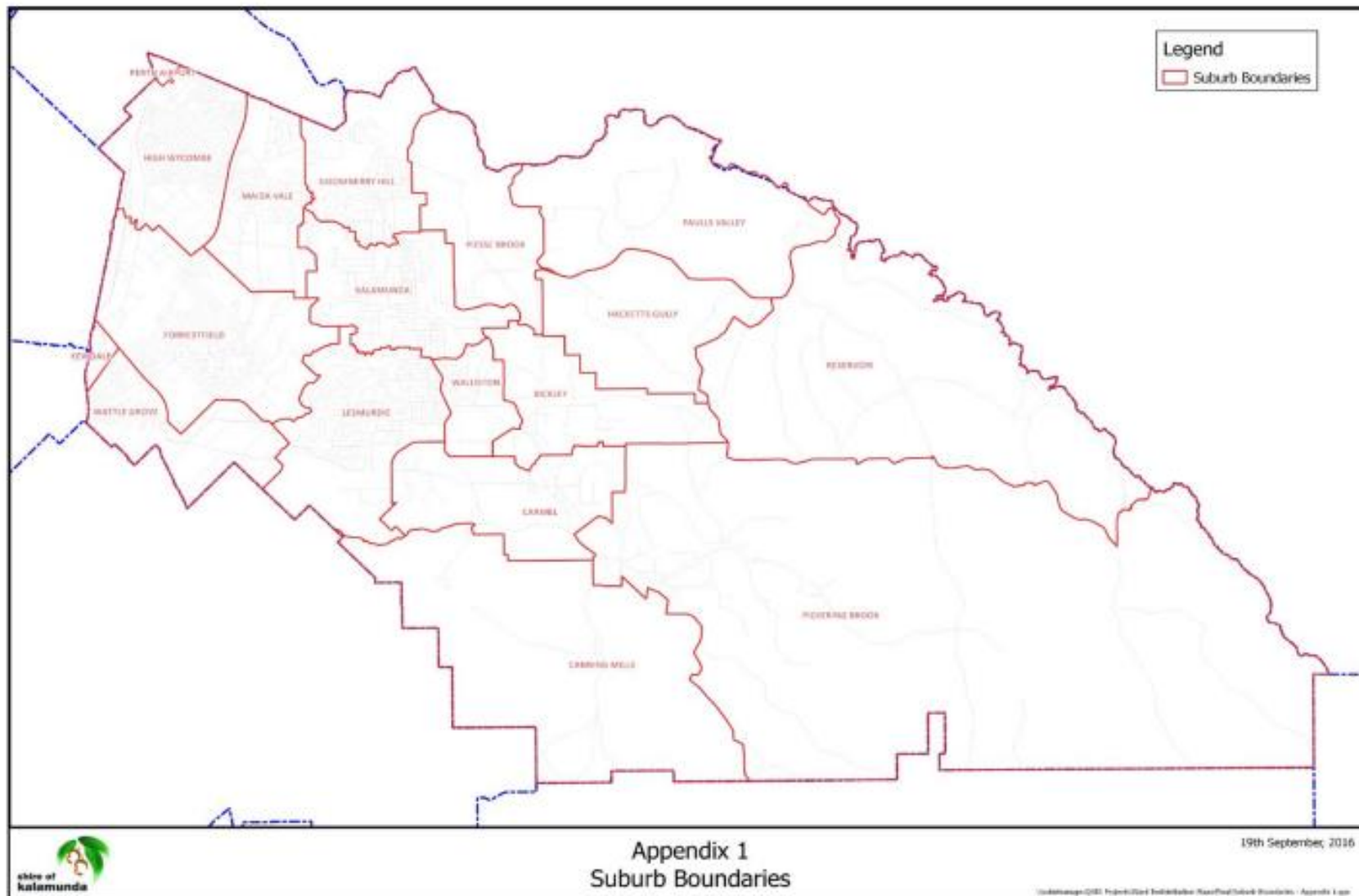
### Existing Wards – Suburb elector numbers 2016

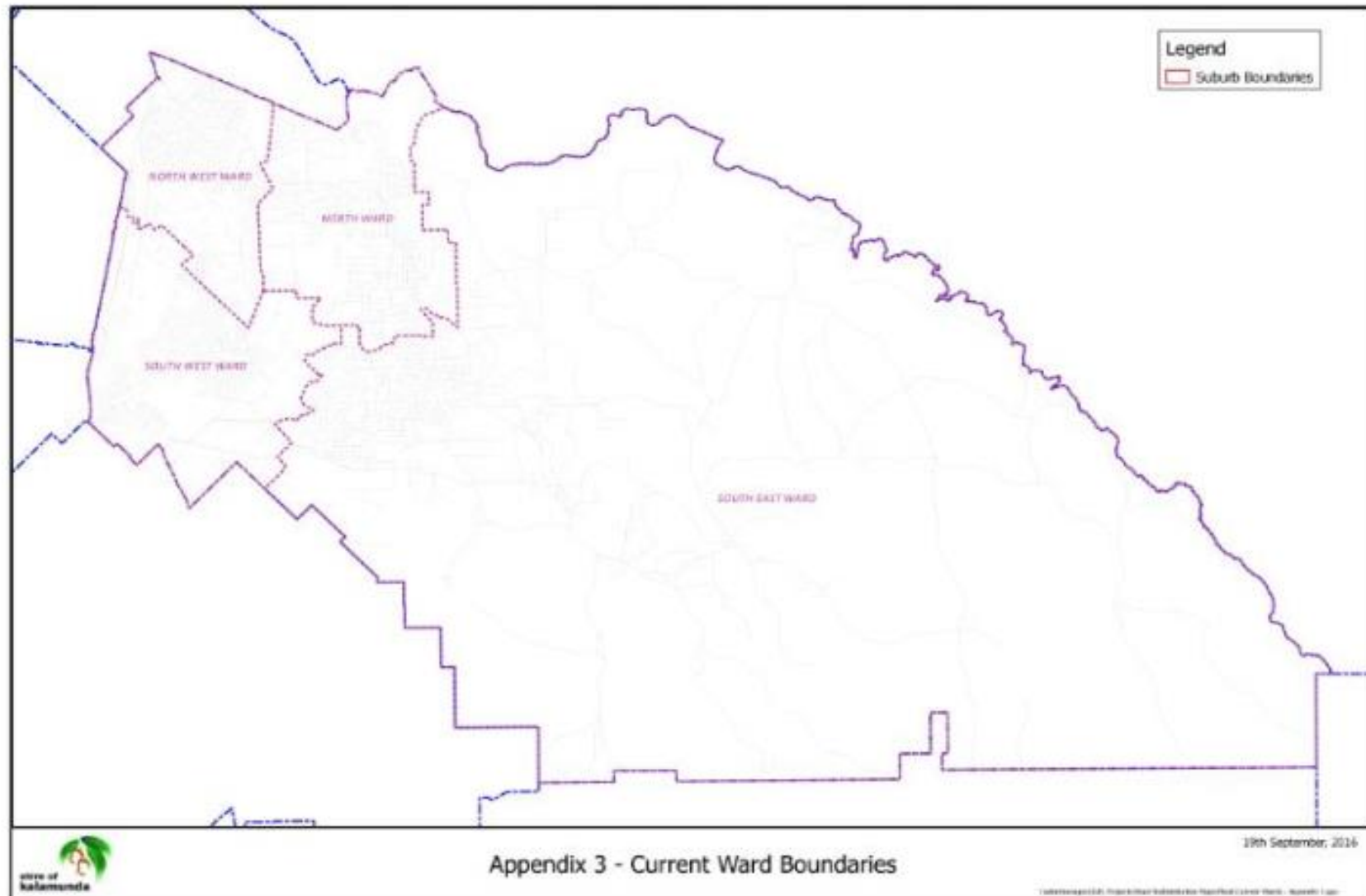
WARD	SUBURBS INCLUDED	NUMBER OF ELECTORS as @ <u>8/2/16</u>	NUMBER OF ELECTORS as @ <u>8/9/16</u>
North West	High Wycombe	7637	8011
	Maida Vale (portion)	1472	1536
	Forrestfield (portion)	1230	1389
		<b>Total 10,339</b>	<b>10,936</b>
South West	Forrestfield (portion)	6877	7207
	Wattle Grove	3160	3353
	Kewdale	0	0
		<b>Total 10,037</b>	<b>10,560</b>
North	Maida Vale (portion)	1811	1835
	Kalamunda (portion)	4355	4437
	Gooseberry Hill	2612	2683
		<b>Total 8,778</b>	<b>8959</b>
South East	Kalamunda (portion)	858	882
	Lesmurdie	5676	5941
	Walliston	675	694
	Bickley	500	531
	Carmel	482	499
	Pickering Brook	426	434
	Piesse Brook	133	143
	Pauls Valley	59	59
	Hacketts Gully	35	32
	Canning Mills	14	14
	Reservoir	0	0
		<b>Total 8,858</b>	<b>9,239</b>
		<b>Grand Total 38,012</b>	<b>39,680</b>



**Existing Wards – Gross elector numbers comparison 2016**

<b>8 February 2016</b>					<b>8 September 2016</b>			
Ward	No. of Electors	No. of Councillors	Electors per Councillor	Deviation from Ave.	No. of Electors	No. of Councillors	Electors per Councillor	Deviation from Ave
North West	10,339	3	3,446	-8.77%	10,936	3	3,645	-10.22%
South West	10,037	3	3,346	-5.62%	10,560	3	3,520	-6.44%
North	8,778	3	2,926	+7.64%	8,958	3	2,968	+10.25%
South East	8,858	3	2,953	+6.79%	9,229	3	3,076	+6.98%
	38,012	12	3,168		39,680	12	3,307	



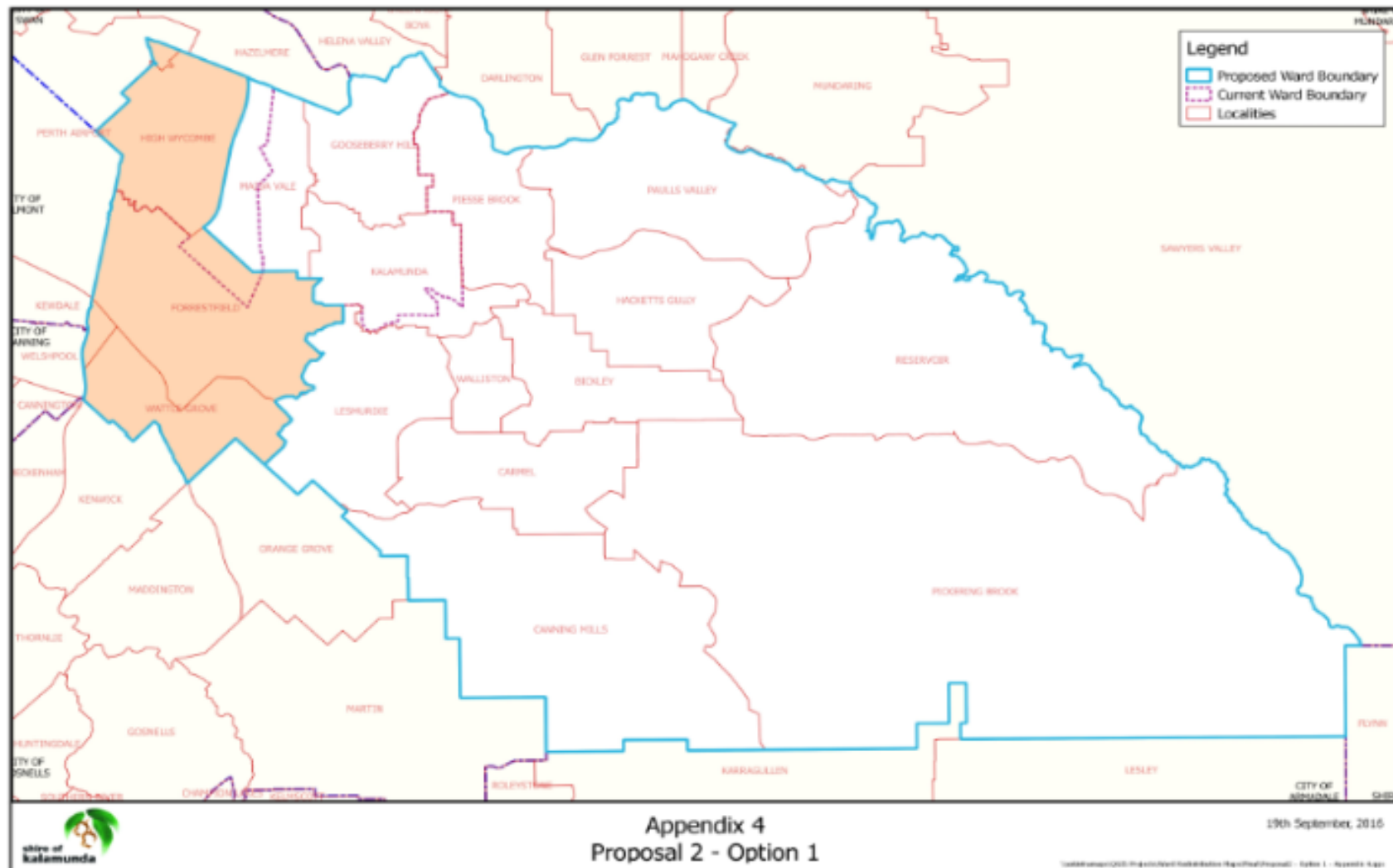


## DISCUSSION PAPER PROPOSAL 2 – OPTION 1

### Two Ward Proposal – 6 Councillors each ward – (based on no suburbs being split)

**Electors as at 8 September 2016**

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
<b>West</b>	Forrestfield, High Wycombe, Wattle Grove, Kewdale	19,960	6	3,327	-0.60%
<b>East</b>	Maida Vale, Gooseberry Hill, Kalamunda, Lesmurdie, Walliston, Bickley, Canning Mills, Carmel, Hacketts Gully, Paulls Valley, Pickering Brook, Piesse Brook, Reservoir	19,720	6	3,287	+0.60%
		<b>39,680</b>	<b>12</b>	<b>3,307</b>	



## DISCUSSION PAPER PROPOSAL 2 – OPTION 2

**Two Ward Proposal – 7 Councillors in West Ward and 5 Councillors in East Ward – [Maida Vale moved from East to West] (based on no suburbs being split)**

**Electors as at 8 September 2016**

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
<b>West</b>	Forrestfield, Maida Vale, High Wycombe, Wattle Grove, Kewdale	23,331	7	3,333	-0.77%
<b>East</b>	Gooseberry Hill, Kalamunda, Lesmurdie, Walliston, Bickley, Canning Mills, Carmel, Hacketts Gully, Paulls Valley, Pickering Brook, Piesse Brook, Reservoir	16,349	5	3,270	+1.12%
		<b>39,680</b>	<b>12</b>	<b>3,307</b>	



## DISCUSSION PAPER PROPOSAL 2 – OPTION 3

### Three Ward Proposal – 4 Councillors in each ward – (based on no suburbs being split)

#### Electors as at 8 September 2016

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
North	High Wycombe, Maida Vale, Gooseberry Hill	14,065	4	3,516	-6.32%
South	Forrestfield, Kewdale, Wattle Grove	11,949	4	2,987	+9.68%
East	Kalamunda, Lesmurdie, Walliston, Carmel, Canning Mills, Pickering Brook, Bickley, Hacketts Gully, Piesse Brook, Paulls Valley, Reservoir	13,666	4	3,416	-3.30 %
		39,680	12	3,307	

**Note – In the Ward Review Discussion Paper proposal the February 2016 Elector numbers had been amended from those above by including parts of High Wycombe and Maida Vale in the proposed South Ward.**





### DISCUSSION PAPER PROPOSAL 3 – OPTION 1

**Current 4 Wards – Moving 500 electors from the North West Ward to North Ward and 500 electors from the South West Ward to the South East ward**

**Electors as at 8 February 2016**

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
<b>North West</b>	(parts) High Wycombe and Maida Vale	9,839	3	3,280	-3.53%
<b>South West</b>	Forrestfield, Kewdale, (part) Wattle Grove, (parts) High Wycombe and Maida Vale	9,537	3	3,179	-0.35%
<b>North</b>	Gooseberry Hill, part of Maida Vale and Kalamunda, with the exception of the area east of King Road/Canning Road, <i>And</i> the area south of Orange Valley Road/Mason Road/Springdale Road;	9,278	3	3,093	+2.37%
<b>South East</b>	Lesmurdie, Walliston, Carmel, Canning Mills, Pickering Brook, Bickley, Hacketts Gully, Piesse Brook, Pauls Valley, Reservoir, part of Wattle Grove and Portions of Kalamunda east of King Road /Canning Road;and south of Orange Valley Road/Mason Road/Springdale Road.	9,358	3	3,119	+1.55%
		<b>38,012</b>	<b>12</b>	<b>3,168</b>	



## DISCUSSION PAPER PROPOSAL 3 – OPTION 2

**Current 4 Wards – Moving 500 electors from the North West Ward to North Ward and 1000 electors from the South West Ward to the South East ward**

### Electors as at 8 February 2016

Ward	Suburbs Included	Number of Electors	Number of Councillors	Electors per Councillor	Deviation from Ave
<b>North West</b>	(parts) High Wycombe and Maida Vale	9,839	3	3,280	-3.53%
<b>South West</b>	(part) Forrestfield, Kewdale, (part) Wattle Grove, (parts) High Wycombe and Maida Vale	9,037	3	3,012	+4.92%
<b>North</b>	Gooseberry Hill, part of Maida Vale and Kalamunda, with the exception of the area east of King Road/Canning Road <i>And</i> the area south of Orange Valley Road/Mason Road/Springdale Road;	9278	3	3,093	+2.37%
<b>South East</b>	Lesmurdie, Walliston, Carmel, Canning Mills, Pickering Brook, Bickley, Hacketts Gully, Piesse Brook, Pauls Valley, Reservoir, part of Wattle Grove and Forrestfield and Portions of Kalamunda east of King Road /Canning Road;and south of Orange Valley Road/Mason Road/Springdale Road.	9,858	3	3,286	-3.72%
		<b>38,012</b>	<b>12</b>	<b>3,168</b>	



**PROPOSAL 3 – ADDITION OPTION 3**  
**(Not included in the discussion paper)**

**Current four wards – with Maida Vale moved to be all in North Ward**

**Electors as at 8 September 2016**

<b>Ward</b>	<b>Suburbs Included</b>	<b>Number of Electors</b>	<b>Number of Councillors</b>	<b>Electors per Councillor</b>	<b>Deviation from Ave</b>
<b>North West</b>	High Wycombe, Forrestfield (portion)	9,400	3	3,133	-5.26%
<b>North Ward</b>	<b>Maida Vale</b> Kalamunda (portion) Gooseberry Hills	10,495	3	3,498	+5.78%
<b>South West</b>	Forrestfield (portion), Kewdale, Wattle Grove	10,560	3	3,520	-6.44%
<b>South East</b>	Kalamunda (portion), Lesmurdie, Walliston, Carmel, Canning Mills, Pickering Brook, Bickley, Hacketts Gully, Piesse Brook, Paulls Valley, Reservoir	9,239	3	3,080	+6.86%
		<b>39,680</b>	<b>12</b>	<b>3,307</b>	

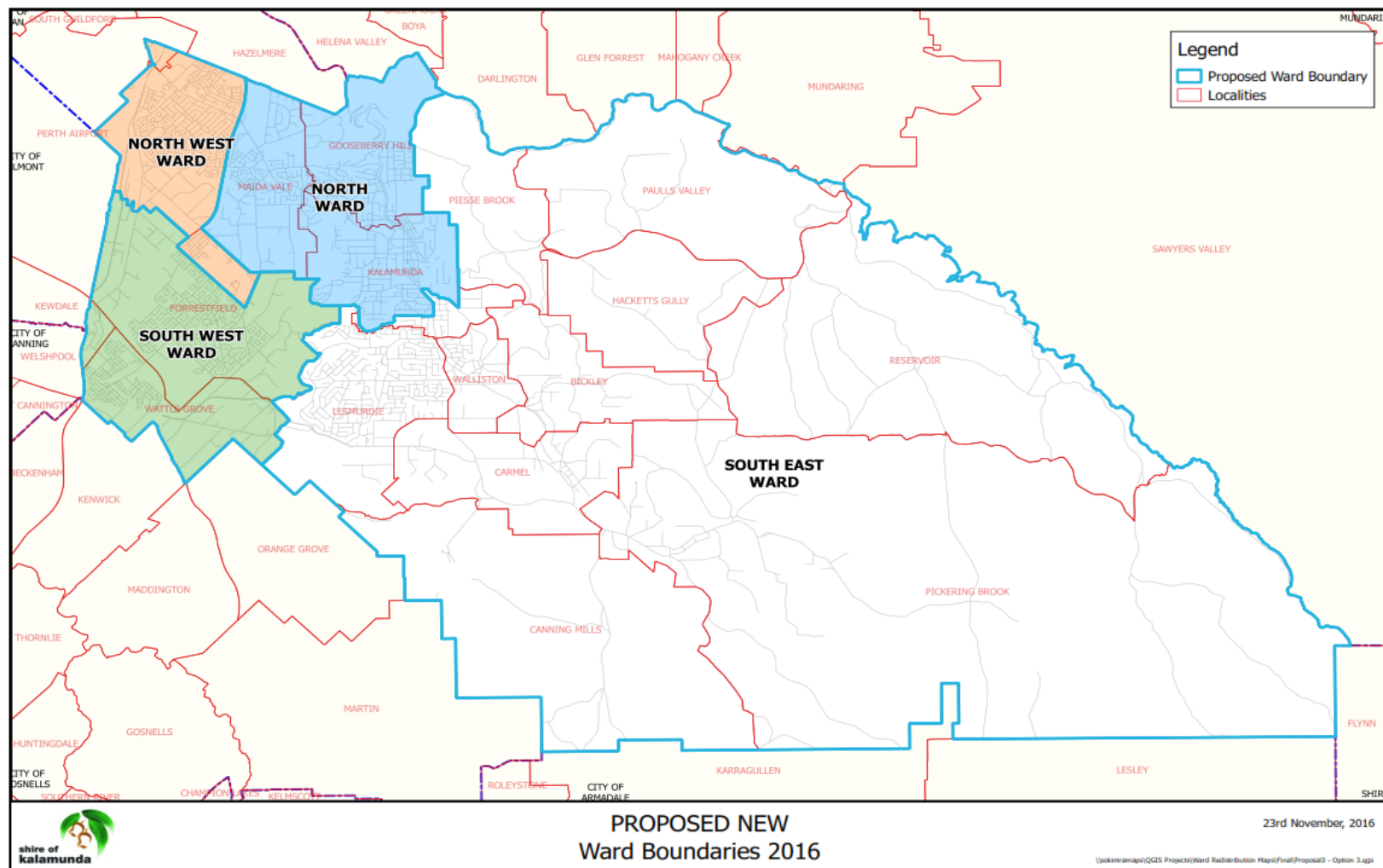




## Attachment 4

### Finalisation of Review of Ward Boundaries and Number of Councillors

### Proposed new Ward Boundaries and Councillor Representation





**9.0 MEETING CLOSED TO THE PUBLIC**

9.1 Nil.

**10.0 CLOSURE**

10.1 There being no further business, the Presiding Member declared the meeting closed at 7:45pm.

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

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

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