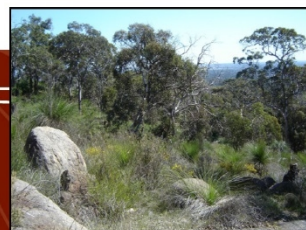


Special Council Meeting

Agenda for Monday 22 October 2018



**city of
kalamunda**

NOTICE OF MEETING SPECIAL COUNCIL MEETING

Dear Councillors

Notice is hereby given that a Special Meeting of Council will be held in the Council Chambers, Administration Centre, 2 Railway Road, Kalamunda on **Monday 22 October 2018 at 6:00pm.**

Rhonda Hardy
Chief Executive Officer
16 October 2018



Core Values

- Service:** We deliver excellent service by actively engaging and listening to each other.
- Respect:** We trust and respect each other by valuing our differences, communicating openly and showing integrity in all we do.
- Diversity:** We challenge ourselves by keeping our minds open and looking for all possibilities and opportunities.
- Ethics:** We provide honest, open, equitable and responsive leadership by demonstrating high standards of ethical behaviour.

Aspirational Values

- Creativity:** We create and innovate to improve all we do.
- Courage:** We make brave decisions and take calculated risks to lead us to a bold and bright future.
- Prosperity:** We will ensure our District has a robust economy through a mixture of industrial, commercial, service and home based enterprises
- Harmony:** We will retain our natural assets in balance with our built environment

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

www.kalamunda.wa.gov.au

city of
kalamunda

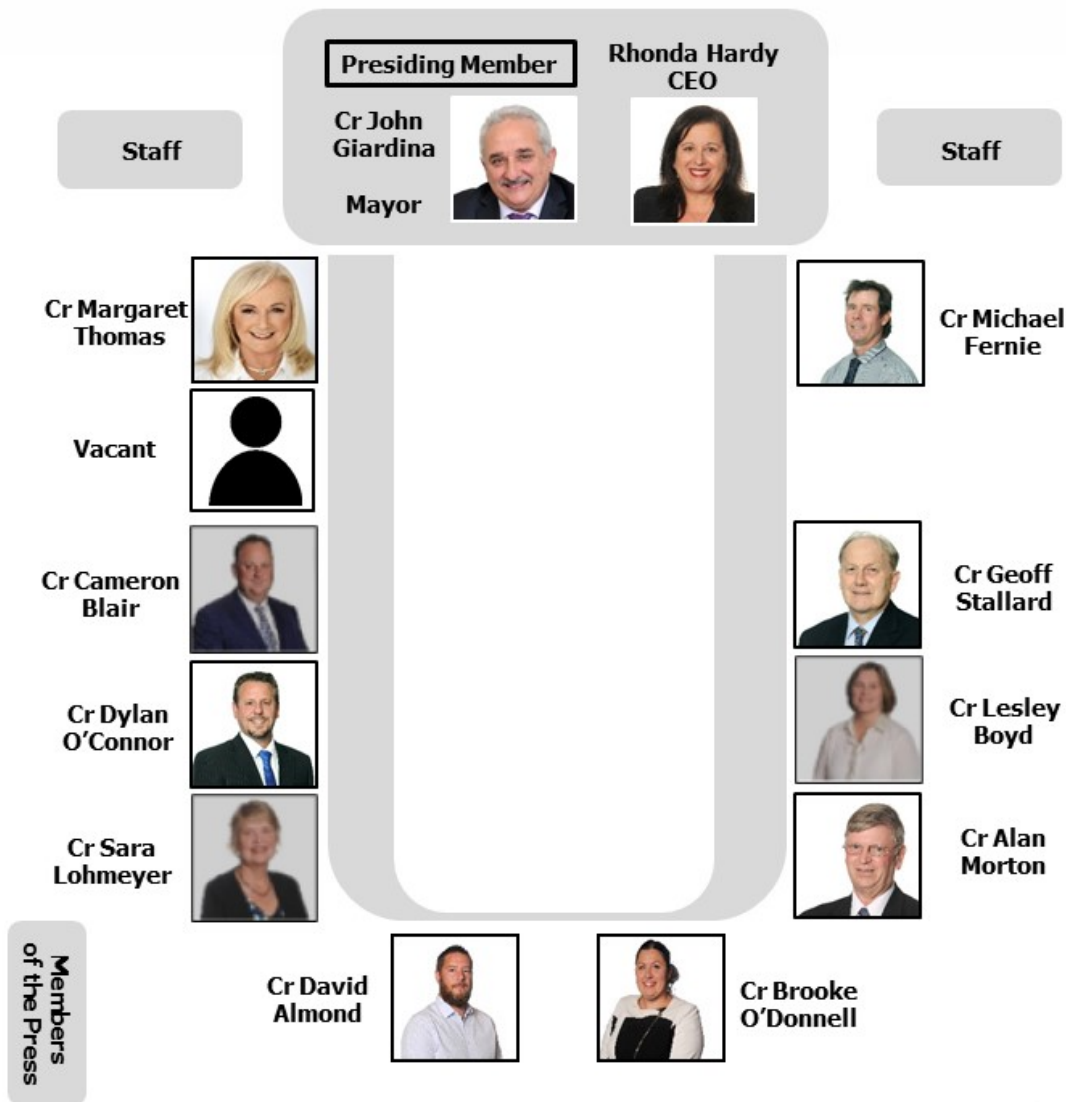


INFORMATION FOR THE PUBLIC ATTENDING COUNCIL MEETINGS

Welcome to this evening's meeting. The following information is provided on the meeting and matters which may affect members of the public.

If you have any queries related to procedural matters, please contact a member of staff.

Council Chambers – Seating Layout



Public Gallery



Special Council Meetings – Procedures

1. Council Meetings are open to the public, except for Confidential Items listed on the Agenda.
2. Members of the public who are unfamiliar with meeting proceedings are invited to seek advice prior to the meeting from a City Staff Member.
3. Members of the public are able to ask questions at a Special Council Meeting during Public Question Time on matters relating to the functions of this meeting.
4. To facilitate the smooth running of the meeting, silence is to be observed in the public gallery at all times, except for Public Question Time.
5. All other arrangements are in general accordance with Council's Standing Orders, the Policies and decision of the City or Council.

Acknowledgement of Traditional Owners

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

Emergency Procedures

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

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

We ask that you do not move your vehicle as this could potentially block access for emergency services vehicles.

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

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1. Official Opening

2. Attendance, Apologies and Leave of Absence Previously Approved

3. 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 will be summarised.

4. Petitions/Deputations

- 4.1 A petition was received from Bev Dornan of 28 Easterbrook Place, Wattle Grove (on behalf of 1,830 community members) opposing the inclusion of Wattle Grove South in the Draft Industrialisation Development Strategy. This petition has been accepted and validated and will form part of the Consultative Report.

This petition is included as a Tabled Document at Item 9.

- 4.2 A petition was received from Richard Lovegrove (on behalf of 46 community members) in favour of Rezoning to Commercial and Light Industrial in Wattle Grove South. This petition has been accepted and validated and will form part of the Consultative Report.

This petition is included as a Tabled Document at Item 9.

- 4.3 A petition was received from Bryan Powell of 721 Welshpool Road East, Wattle Grove (on behalf of 13 community members) seeking for the properties represented by the petitioners to be included in the area covered by the Draft Industrial Development Strategy – Wattle Grove South Feasibility Study. This petition has been accepted and validated and will form part of the Consultative Report.

This petition is included as a Tabled Document at Item 9.

- 4.4 A petition was received from Garry Curnow (on behalf of 3 community members), Dominic Wilkes (on behalf of 2 community members) and Kevin Bennett of 782 Welshpool Road East, Wattle Grove (on behalf of 14 community members) seeking for the properties represented by the petitioners to be included in the area covered by the Draft Industrial Development Strategy – Wattle Grove South Feasibility Study. This petition has been accepted and validated and will form part of the Consultative Report.

This petition is included as a Tabled Document at Item 9.

5. Announcements by the Member Presiding Without Discussion

6. Matters for Which the Meeting may be Closed

6.1 Item 8.1.1 Consideration of Community Engagement Outcomes - Wattle Grove South – Attachment 8.1.1.1 Submitters List

Reason for Confidentiality: Local Government Act 1995 (WA) Section 5.23 (2) (b) - "the personal affairs of any person."

7. Disclosure of Interest

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 5.56 of the *Local Government Act 1995*.)
- b) Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting. (Section 5.70 of the *Local Government Act 1995*.)

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.

8. Reports to Council

8.1 Development Services Reports

8.1.1 Consideration of Community Engagement Outcomes - Wattle Grove South

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

Previous Items	OCM127/2018
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	PG-MRS-024
Applicant	City of Kalamunda
Owner	Various
Attachments	<ol style="list-style-type: none"> 1. Wattle Grove South - Community Engagement Summary [8.1.1.1] 2. Submission Table - Wattle Grove South [8.1.1.2] 3. Workshop Activity Sheets [8.1.1.3]
Confidential Attachments	<ol style="list-style-type: none"> 1. Submitters List <p><i>Reason for Confidentiality: Local Government Act 1995 (WA) Section 5.23 (2) (b) - "the personal affairs of any person."</i></p>

EXECUTIVE SUMMARY

1.	The purpose of this report is to provide Council with the opportunity to consider the outcomes from community engagement regarding the future planning for Wattle Grove South and consider the future planning of the area.
2.	<p>The outcomes from the community engagement process indicate that there are various views from within the community about the future planning of Wattle Grove South. Key themes from the engagement include but are not limited to:</p> <ol style="list-style-type: none"> a) Appreciation for the natural environment and wild life. b) Connectivity to the CBD and other amenities / services. c) Appreciation for the existing life style opportunities afforded to residents that live within the area. d) A concern with the potential for light industrial and non-residential land uses south of Crystal Brook Road.
3.	<p>It is recommended that Council:</p> <ol style="list-style-type: none"> 1. ACCEPTS the consultation outcomes shown in Attachments 1, 2 and 3. 2. NOTES that community views vary in relation to the potential for commercial / light industry uses south of Crystal Brook Road with most participants and submitters stating opposition to the proposal.

3. NOTES that some community views support various forms of residential or a mixture of residential and commercial / light industry uses.
4. NOTES the community engagement outcomes in relation to the environmental values of the area.
5. REQUEST the Chief Executive Officer, before any further planning investigations are progressed, to undertake environmental assessments in 2019/20 financial year to establish the extent of the environmental values of the area.

BACKGROUND

4.

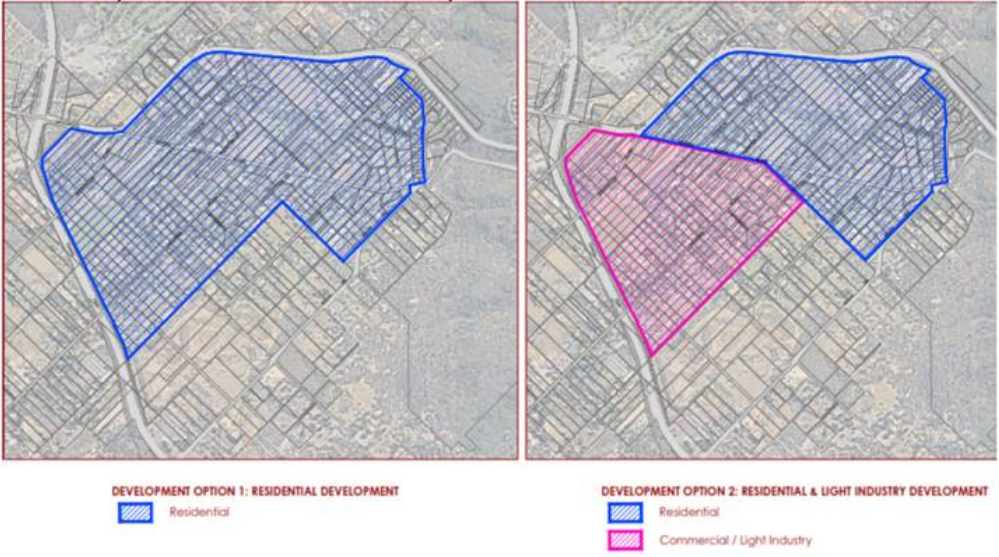
Land Details:

Land Area:	310ha
Local Planning Scheme Zone:	Special Rural and Rural Composite
Metropolitan Regional Scheme Zone:	Rural
North-East Subregional Planning Framework	Urban Expansion and Investigation

5.

Locality Plan:



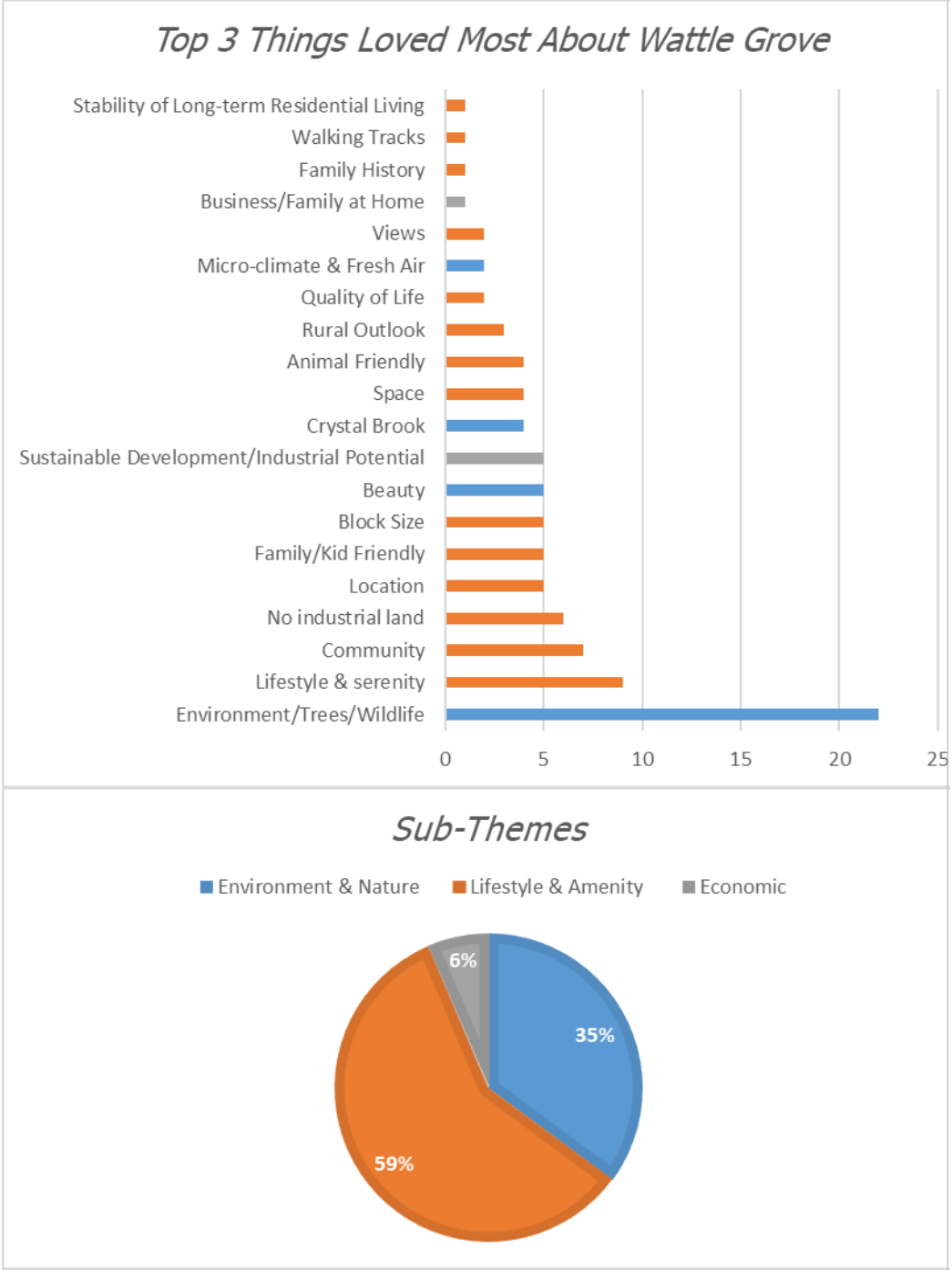
6.	The area is located within the City of Kalamunda (City) in the suburb of Wattle Grove and is generally bound by Tonkin Highway to the west, Welshpool Road East to the north, and Kelvin Road, Judith Road, Fontano Road and the City's border with the City of Gosnells to the east.
7.	The City's Local Planning Strategy 2010 identifies the subject area in Wattle Grove as an 'Urban Investigation Area' and 'Foothills Investigation Area'.
8.	The Western Australian Planning Commission's (WAPC) North-East Sub-Regional Planning Framework (Framework), adopted in March 2018, identifies the majority of Wattle Grove South as Urban Expansion. An eastern portion of Wattle Grove South is identified as Urban Investigation.
9.	Urban Expansion and Urban Investigation areas identified in the Frameworks represent a consolidation and 'rounding off' of existing urban areas. Further detailed planning is required for these areas prior to consideration for any rezoning under the Metropolitan Region Scheme (MRS) and before any development can occur. These investigations include but are not limited to, investigations regarding the protection of significant environmental attributes, water resources, bushfire risk, servicing, community and social infrastructure, movement networks and employment.
10.	In September 2017, the City appointed consultants to undertake a Feasibility Study (Study). The purpose of the Study was to determine the optimum location, size, opportunities, constraints and risks involved in progressing the rezoning and planning of the Wattle Grove South area for the purposes of urban development.
11.	<p>Amongst other details, the Study examined two land use options for the area identified within the Framework:</p>  <p>DEVELOPMENT OPTION 1: RESIDENTIAL DEVELOPMENT ▨ Residential</p> <p>DEVELOPMENT OPTION 2: RESIDENTIAL & LIGHT INDUSTRY DEVELOPMENT ▨ Residential ▨ Commercial / Light Industry</p>

12.	<p>The Study was presented to Council at the July 2018 Ordinary Council Meeting (OCM) for consideration. At the OCM Council resolved as follows:</p> <p><i>That Council:</i></p> <ol style="list-style-type: none"> 1. <i>NOTES the Wattle Grove South Feasibility Study, as outlined in Attachment 1.</i> 2. <i>SUPPORTS continuing with the next phases of planning, subject to community consultation on the land use options as part of the preparation of the draft District Structure Plan.</i>
13.	<p>Significant community concern was raised in relation to the potential for the southern portion of the area being identified for Commercial / Light Industry by the Study.</p>
14.	<p>In accordance with Part 2 of the Council resolution, on the 10 and 12 September 2018, the City facilitated a series of community workshops to gather an understanding of the vision and values within the community in relation to the Wattle Grove South area. The purpose of the community workshops was to assist the City with gauging an understanding of the community's expectations in relation to land use options and the future planning for Wattle Grove South.</p>
15.	<p>In June 2018, Council adopted the draft Industrial Development Strategy (Strategy) for the purposes of public advertising. The Strategy is intended to provide direction to strategic and statutory planning decision making within the City and to facilitate and manage growth and changes to industrial areas within the City. The Strategy identifies a portion of Wattle Grove South, generally south of Crystal Brook Road as an 'Industrial Investigation Area'.</p>
16.	<p>Significant community concern was also raised in relation to the identification of a portion of Wattle Grove South as an Industrial Investigation Area. A community workshop was held on 1 October 2018 to ascertain the views of the community on the future of industrial areas within the City generally. The outcomes from the engagement of 10 and 12 September 2018 on Wattle Grove South and the engagement on the Strategy on 1 October 2018 will assist with informing potential modifications to the Strategy. The City is currently in the process of assessing modifications to the Strategy with the outcomes from engagement assisting with informing potential modifications. These potential modifications include consideration of Wattle Grove South as an 'Industrial Investigation Area'.</p>
DETAILS	
17.	<p><u>Community Workshops</u> To commence the consultation process in accordance with Council's resolution, the City undertook two community workshops. Residents in the Wattle Grove South precinct were informed of the workshops by letter. Information on the workshops was also available on the City's engagement portal.</p>

18.	Workshops were scheduled at a suitable location nearby to the Wattle Grove community (Woodlupine Family and Community Centre) at different times (6pm, Monday 10 September and 10am, Wednesday 12 September), yielding approximately 90 and 45 attendees respectively. Councillors and City staff were also present.																																																														
19.	At the workshops, the City outlined the strategic planning framework, statutory planning processes and physical attributes and regional projects impacting the planning for the area.																																																														
20.	Following the update, attendees were invited to participate in a series of activities. The activities were conducted in small groups (approximately five to 10 participants), providing a forum for participants to discuss their responses to each activity question, which were captured by a table scribe. A detailed summary of the results is below.																																																														
21.	<p>Activity Results</p> <p>Participants were provided with eight questions designed to gauge the community’s vision and values about Wattle Grove as it is now, and how it may look in the future. The results below indicate the frequency of a raised topic or theme.</p>																																																														
22.	<p>Question 1: What makes Wattle Grove special?</p> <div data-bbox="391 1019 1412 1825"> <p><i>What Makes Wattle Grove Special</i></p> <table border="1"> <thead> <tr> <th>Theme</th> <th>Frequency</th> </tr> </thead> <tbody> <tr><td>Micro-Climate</td><td>1</td></tr> <tr><td>Demographics</td><td>1</td></tr> <tr><td>People Choose to Live Here</td><td>1</td></tr> <tr><td>Walking Paths</td><td>2</td></tr> <tr><td>Local Schools</td><td>2</td></tr> <tr><td>Lovable</td><td>2</td></tr> <tr><td>Cyclists</td><td>2</td></tr> <tr><td>Fertile Soil</td><td>2</td></tr> <tr><td>Safe & Secure</td><td>2</td></tr> <tr><td>Minimal Pollution</td><td>2</td></tr> <tr><td>Potential for Development &...</td><td>3</td></tr> <tr><td>Animal Friendly</td><td>3</td></tr> <tr><td>Tourism</td><td>3</td></tr> <tr><td>Nice Houses & Properties</td><td>3</td></tr> <tr><td>Views</td><td>3</td></tr> <tr><td>Uniqueness & Character</td><td>3</td></tr> <tr><td>Historical Ties</td><td>3</td></tr> <tr><td>No Industrialisation</td><td>3</td></tr> <tr><td>Traffic Volumes/Traffic Network</td><td>3</td></tr> <tr><td>Gateway to the Hills</td><td>3</td></tr> <tr><td>Economic, Employment & Business...</td><td>4</td></tr> <tr><td>Family & Kid Friendly</td><td>4</td></tr> <tr><td>Natural Beauty & Assets</td><td>10</td></tr> <tr><td>Block Size & Density</td><td>10</td></tr> <tr><td>Space</td><td>11</td></tr> <tr><td>Serene & Peaceful</td><td>11</td></tr> <tr><td>Lifestyle & Rural Pursuit</td><td>12</td></tr> <tr><td>Location, Proximity & Amenities</td><td>12</td></tr> <tr><td>Community</td><td>18</td></tr> <tr><td>Environment/Trees/Wildlife</td><td>52</td></tr> </tbody> </table> <p><i>Sub-themes</i></p> <ul style="list-style-type: none"> Environment & Nature: 29% Lifestyle & Amenity: 64% Economic: 7% </div>	Theme	Frequency	Micro-Climate	1	Demographics	1	People Choose to Live Here	1	Walking Paths	2	Local Schools	2	Lovable	2	Cyclists	2	Fertile Soil	2	Safe & Secure	2	Minimal Pollution	2	Potential for Development &...	3	Animal Friendly	3	Tourism	3	Nice Houses & Properties	3	Views	3	Uniqueness & Character	3	Historical Ties	3	No Industrialisation	3	Traffic Volumes/Traffic Network	3	Gateway to the Hills	3	Economic, Employment & Business...	4	Family & Kid Friendly	4	Natural Beauty & Assets	10	Block Size & Density	10	Space	11	Serene & Peaceful	11	Lifestyle & Rural Pursuit	12	Location, Proximity & Amenities	12	Community	18	Environment/Trees/Wildlife	52
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23.	The results indicate that Wattle Grove’s environment, trees and wildlife are what makes the area special to the community.																																																														

24. Holistically, the data reveals three key sub-themes underpinning what makes Wattle Grove special, including 'environment and nature', 'lifestyle and amenity', and 'economic' values. Of all the reasons listed, most (64%) fell into the 'lifestyle and amenity' theme or 'environment and nature' theme (29%). 'Economic' values was the least prominent theme, with only 7% of the listed qualities.

25. **Question 1a: What three things do you love most about Wattle Grove?**

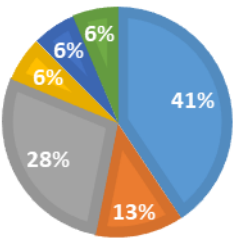


26.	<p>Similar to the results yielded in question one, the top three qualities loved most about Wattle Grove include its 'environment, trees and wildlife', 'lifestyle', and the 'community spirit'. 'Environment, trees and wildlife' was deemed the most endearing factor by a significant margin (>50%).</p>
27.	<p>Similar to the results in question one, all responses could be related back to three key themes; 'environment and nature', 'lifestyle and amenity' and 'economic values', with most responses relating to the 'lifestyle and amenity' theme (59%). 39% of responses related to the 'environment and nature' theme and only 6% related to 'economic values'.</p>
28.	<p>Question 2a: In 20 years time, how would you like Wattle Grove to look and feel in terms of block size, land use and density?</p> <div style="text-align: center;"> <p><i>20 Year Vision: Block Size, Density & Land Use</i></p> </div> <div style="text-align: center;"> <p><i>Sub-Themes</i></p> </div>
29.	<p>Results show strong support for the retention of current zonings and the rural feel of Wattle Grove. Many of the attendees envisage large blocks and low density residential living when considering the future of the area.</p>

30.	<p>Whilst the majority support minimal development or change, a change in land use options and zoning was seen as necessary for some attendees. At least having the option to subdivide (particularly for elderly unable to maintain a large block) or utilise for light industrial or commercial purposes was important to this subsection. Key elements of this include a desire to see more light industrial or commercial land use and higher density residential living.</p>																																																								
31.	<p>Land use options for community hubs, schools, parks and aged living were also highlighted. Regardless of land use or zoning implications, the need to maintain, enhance and preserve the environment was seen as integral to many attendees. Adopting a "significant tree register" was one suggestion drawn from these conversations.</p>																																																								
32.	<p>The responses can be broken down into four key sub-themes, 'low density/rural/urban', 'mixed land use options', 'environment and nature' and 'facilities'. Most responses (57%) fell under the 'low density/rural/urban' umbrella.</p>																																																								
33.	<p>Question 2b: In 20 years time, how would you like Wattle Grove to look and feel in terms of landscape?</p> <div style="text-align: center;"> <p><i>20 Year Vision: Landscape</i></p> <table border="1"> <caption>20 Year Vision: Landscape Data</caption> <thead> <tr> <th>Item</th> <th>Frequency</th> <th>Category</th> </tr> </thead> <tbody> <tr><td>Government leadership in park developments</td><td>1</td><td>Development considerations</td></tr> <tr><td>Visitor centre</td><td>1</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Balance trees with development needs</td><td>1</td><td>Development considerations</td></tr> <tr><td>Study & investigate flora/fauna</td><td>1</td><td>Development considerations</td></tr> <tr><td>Integration with Lion's Lookout</td><td>1</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Retain as is</td><td>2</td><td>Retention, protection and enhancement of existing areas</td></tr> <tr><td>Wildlife passages</td><td>3</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Underground power</td><td>3</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Enhance Crystal Brook waterway & wetlands</td><td>3</td><td>Retention, protection and enhancement of existing areas</td></tr> <tr><td>Walk trails</td><td>3</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Retain rural feel & character</td><td>3</td><td>Retention, protection and enhancement of existing areas</td></tr> <tr><td>Recreational space (bbq, picnic, nature play,...)</td><td>4</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>More passive open space/natural parks</td><td>4</td><td>More parks, recreational and aesthetic facilities or services</td></tr> <tr><td>Public space not required due to large, well maintained...</td><td>7</td><td>Retention, protection and enhancement of existing areas</td></tr> <tr><td>Protect, maintain & enhance natural environment/parks</td><td>12</td><td>Retention, protection and enhancement of existing areas</td></tr> </tbody> </table> </div> <div style="text-align: center; margin-top: 20px;"> <p><i>Sub-Themes</i></p> <table border="1"> <caption>Sub-Themes Data</caption> <thead> <tr> <th>Sub-Theme</th> <th>Percentage</th> </tr> </thead> <tbody> <tr><td>Retention, protection and enhancement of existing areas</td><td>55%</td></tr> <tr><td>More parks, recreational and aesthetic facilities or services</td><td>39%</td></tr> <tr><td>Development considerations</td><td>6%</td></tr> </tbody> </table> </div>	Item	Frequency	Category	Government leadership in park developments	1	Development considerations	Visitor centre	1	More parks, recreational and aesthetic facilities or services	Balance trees with development needs	1	Development considerations	Study & investigate flora/fauna	1	Development considerations	Integration with Lion's Lookout	1	More parks, recreational and aesthetic facilities or services	Retain as is	2	Retention, protection and enhancement of existing areas	Wildlife passages	3	More parks, recreational and aesthetic facilities or services	Underground power	3	More parks, recreational and aesthetic facilities or services	Enhance Crystal Brook waterway & wetlands	3	Retention, protection and enhancement of existing areas	Walk trails	3	More parks, recreational and aesthetic facilities or services	Retain rural feel & character	3	Retention, protection and enhancement of existing areas	Recreational space (bbq, picnic, nature play,...)	4	More parks, recreational and aesthetic facilities or services	More passive open space/natural parks	4	More parks, recreational and aesthetic facilities or services	Public space not required due to large, well maintained...	7	Retention, protection and enhancement of existing areas	Protect, maintain & enhance natural environment/parks	12	Retention, protection and enhancement of existing areas	Sub-Theme	Percentage	Retention, protection and enhancement of existing areas	55%	More parks, recreational and aesthetic facilities or services	39%	Development considerations	6%
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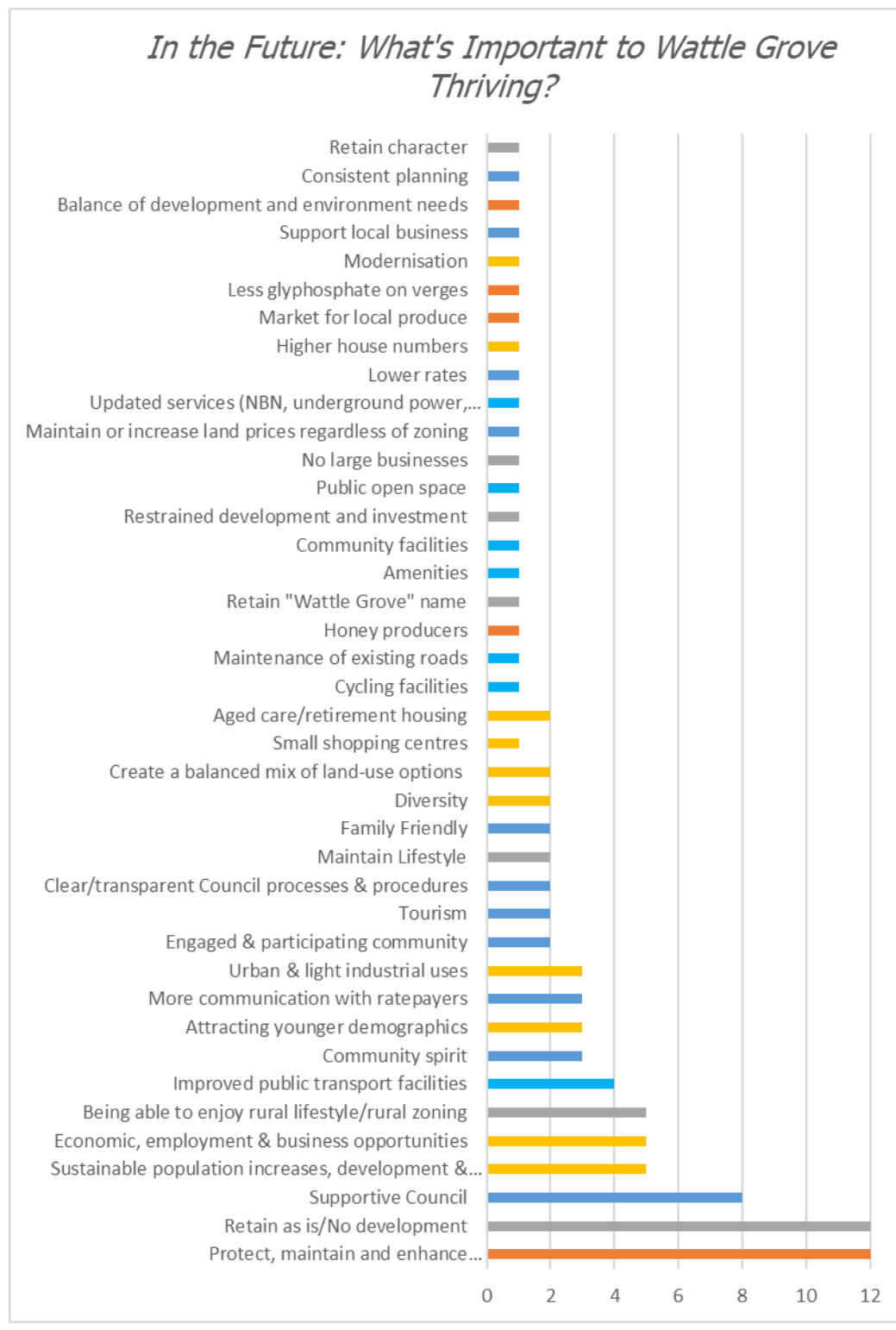
34.	Many attendees believe the current block sizes are large enough to service their open space needs and therefore additional parks, reserves and facilities are not required.																																						
35.	Some believe the area could be enhanced through additional public open spaces or facilities such as walking trails, underground power, barbecue areas and nature playgrounds.																																						
36.	There was support for the enhancement and protection of existing public landscapes from all parties.																																						
37.	The results can be broken down into several sub-themes including 'retention, protection and enhancement of what's existing', 'more parks, recreational and aesthetic facilities and services' and 'development considerations'. Most responses fell under the 'retention, protection and enhancement of existing' theme (55%), whilst 39% supported more parks and recreational spaces.																																						
38.	Three 'development considerations' arose, including a study into the existing flora and fauna, creating a balance between environmental and development needs and the government leading open space developments through the purchase of land.																																						
39.	<p>Question 2c: In 20 years time, how would you like Wattle Grove to look and feel in terms of commercial facilities?</p> <div data-bbox="384 1061 1428 1798" style="border: 1px solid gray; padding: 10px;"> <p style="text-align: center;"><i>20 Year Vision: Commercial Facilities</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Facility Type</th> <th>Count</th> </tr> </thead> <tbody> <tr><td>Liquor Stores</td><td>1</td></tr> <tr><td>Industrial composite uses & sizes</td><td>1</td></tr> <tr><td>Home occupations of various sizes</td><td>1</td></tr> <tr><td>Sustainable approach/Balance needs</td><td>1</td></tr> <tr><td>Villages/Social Gathering Places</td><td>1</td></tr> <tr><td>Hardware stores</td><td>1</td></tr> <tr><td>More horticultural native bushland</td><td>1</td></tr> <tr><td>Collaborative workspaces</td><td>1</td></tr> <tr><td>Medical centres</td><td>1</td></tr> <tr><td>Crystal Brook Tourist Attraction</td><td>2</td></tr> <tr><td>Petrol Station</td><td>2</td></tr> <tr><td>Fast Food</td><td>2</td></tr> <tr><td>Mix Land Use of Light Industrial/Residential</td><td>2</td></tr> <tr><td>More parks & reserves</td><td>2</td></tr> <tr><td>Community & sport centres (pool, library, etc.)</td><td>4</td></tr> <tr><td>Cafes/Delis/Bakeries/Restaurants</td><td>5</td></tr> <tr><td>Small shops</td><td>5</td></tr> <tr><td>Nil/Retain as is</td><td>14</td></tr> </tbody> </table> </div>	Facility Type	Count	Liquor Stores	1	Industrial composite uses & sizes	1	Home occupations of various sizes	1	Sustainable approach/Balance needs	1	Villages/Social Gathering Places	1	Hardware stores	1	More horticultural native bushland	1	Collaborative workspaces	1	Medical centres	1	Crystal Brook Tourist Attraction	2	Petrol Station	2	Fast Food	2	Mix Land Use of Light Industrial/Residential	2	More parks & reserves	2	Community & sport centres (pool, library, etc.)	4	Cafes/Delis/Bakeries/Restaurants	5	Small shops	5	Nil/Retain as is	14
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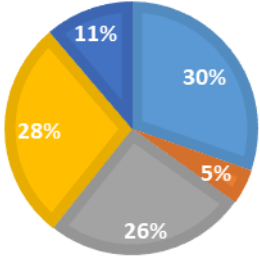
	<p style="text-align: center;"><i>Sub-Themes</i></p> <p>■ More facilities ■ Retain as is ■ Greater community & social amenity</p>																										
40.	<p>There was strong support from attendees to have the area remain exactly as it is, with many noting that their needs were well serviced by surrounding areas. Some also supported the stance that more parks and recreational space should be made the priority as opposed to commercial or light industrial developments.</p>																										
41.	<p>In spite of the desire to keep things exactly the same, some attendees believe that in 20 years time, they will require more facilities such as liquor stores, local cafes and shops, hardware stores, petrol stations and medical centres. The fact that these should be small, local and corner store type shops was a key element behind this.</p>																										
42.	<p>Creating more social and community amenities such as libraries, gathering places and tourist attractions was important to a small number of attendees.</p>																										
43.	<p>Holistically, the 'more facilities' sub-theme received the most support (48%), followed by the 'retain as is' (35%) and 'community/social amenity' (17%) sub-themes.</p>																										
44.	<p>Question 2d: In 20 years time, how would you like Wattle Grove to look and feel in terms of transport facilities?</p> <p style="text-align: center;"><i>20 Year Vision: Transport Facilities</i></p> <table border="1"> <thead> <tr> <th>Facility</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>More public transport infrastructure & facilities...</td> <td>13</td> </tr> <tr> <td>Retain as is/No improvements</td> <td>7</td> </tr> <tr> <td>Road & Safety Upgrades</td> <td>3</td> </tr> <tr> <td>Tree-lined streets</td> <td>1</td> </tr> <tr> <td>Cyclist facilities</td> <td>1</td> </tr> <tr> <td>Drone friendly flight paths</td> <td>1</td> </tr> <tr> <td>Heli landing pads</td> <td>1</td> </tr> <tr> <td>Enhance use of existing rail lines</td> <td>1</td> </tr> <tr> <td>Prevent an increase in traffic to the area</td> <td>1</td> </tr> <tr> <td>Maintain Victoria Rd Cul-De-Sac</td> <td>1</td> </tr> <tr> <td>Gumnut maintenance and sweeping</td> <td>1</td> </tr> <tr> <td>Footpaths</td> <td>1</td> </tr> </tbody> </table>	Facility	Count	More public transport infrastructure & facilities...	13	Retain as is/No improvements	7	Road & Safety Upgrades	3	Tree-lined streets	1	Cyclist facilities	1	Drone friendly flight paths	1	Heli landing pads	1	Enhance use of existing rail lines	1	Prevent an increase in traffic to the area	1	Maintain Victoria Rd Cul-De-Sac	1	Gumnut maintenance and sweeping	1	Footpaths	1
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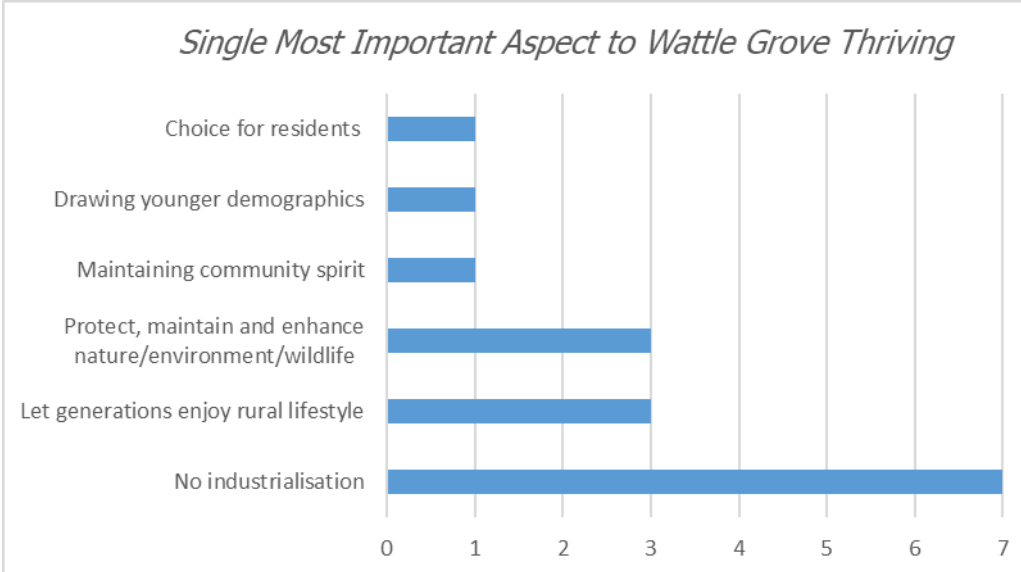
	<p style="text-align: center;"><i>Sub-Themes</i></p> <div style="display: flex; justify-content: space-between;"> <ul style="list-style-type: none"> ■ More Public Transport Infrastructure & Facilities ■ Road Network/Safety Upgrades ■ Retention of Existing ■ Aero Facilities ■ Pedestrian & Cyclist Facilities ■ Maintenance & Beautification  </div>
45.	<p>Improved public transport infrastructure and services were a key focus for many attendees. This may include local shuttle buses, more bus shelters, improved connections to transport hubs, regular buses and more.</p>
46.	<p>Whilst many believed that public transport needed improvement, a large section was also happy with all of the existing transport facilities and felt that no changes were necessary. Some were keen to see the prevention of any increased traffic into the area.</p>
47.	<p>The data can be broken down into six key sub-themes including 'public transport infrastructure and facilities', 'road network/safety upgrades', 'retention of existing', 'aero facilities', 'pedestrian and cyclist facilities' and 'maintenance and beautification'.</p>
48.	<p>Of the responses, most related to the 'public transport infrastructure and facilities' theme (41%) or the retention of how things are now (28%). A small focus was placed on the 'road network/safety upgrades' theme (13%).</p>

49.

Question 3a: What is important for Wattle Grove to thrive in the future?

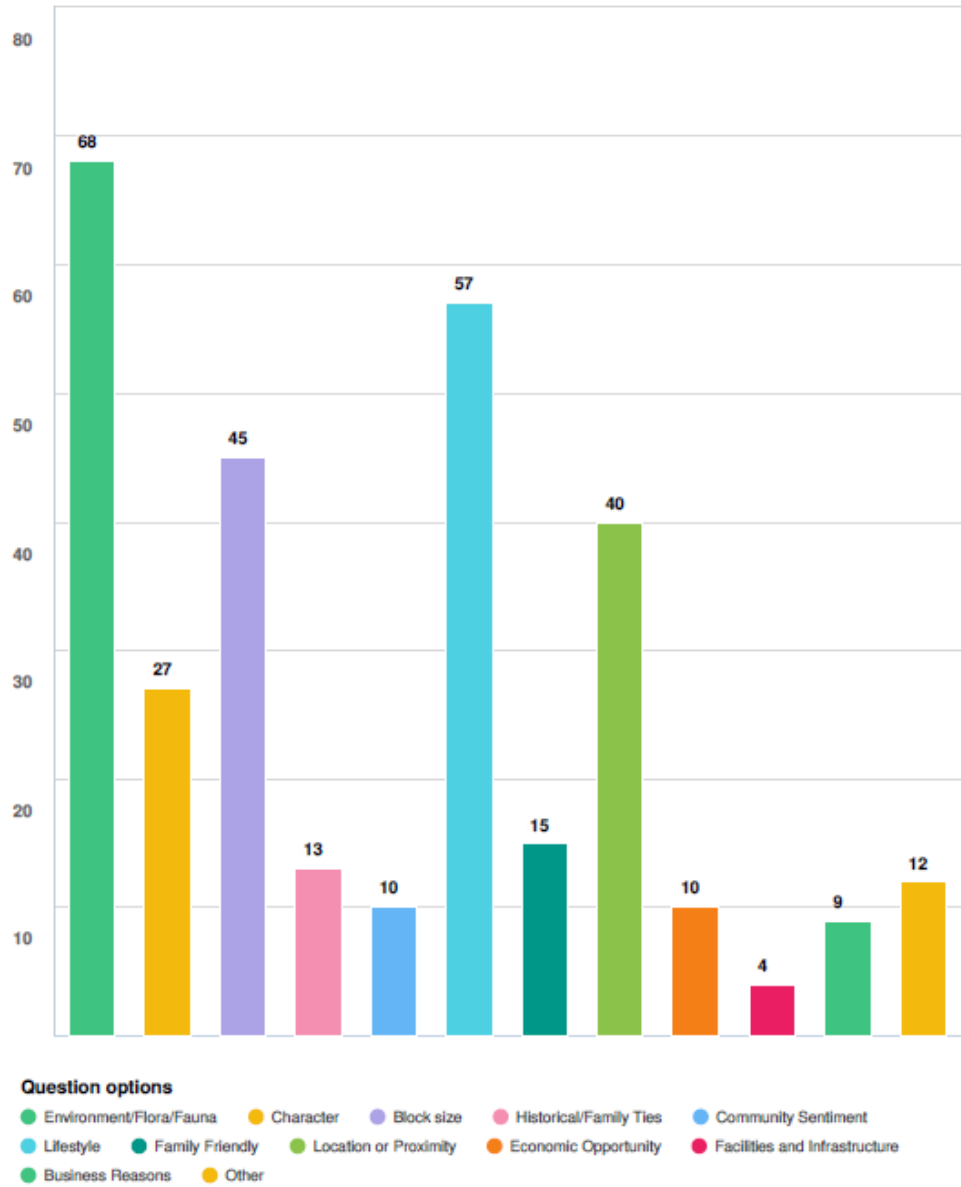


	<p style="text-align: center;"><i>Sub-Themes</i></p> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <ul style="list-style-type: none"> ■ Community & Administration ■ Environment & Nature ■ Retention of Existing ■ Growth, Modernisation & Opportunity ■ Services  </div>
50.	<p>There was a significant range of responses (40) to the question “what is important for Wattle Grove to thrive in the future”. By numbers, the most common were the protection, maintenance and enhancement of the environment and nature and retention of what is existing/no industrialisation. There was also a strong demand for a supportive Council that listens to its constituents. Many were eager to see the rural lifestyle maintained, which could be achieved by ensuring that no development takes place.</p>
51.	<p>As responses were so varied, they have been grouped into five key sub-themes; ‘community and administration’, ‘environment and nature’, ‘retention of existing/no industrialisation’, ‘growth, modernisation and opportunity’ and ‘services’.</p>
52.	<p>The most prominent theme was ‘community and administration’ (30%), which relates to the sense of community and support (between community members themselves and from Council). Factors include the operation, communication and transparency of Council, engaged community members that support each other and local business/pursuits, family friendly vibes, planning and rates.</p>
53.	<p>‘Growth, modernisation and opportunity’ was also a key theme amongst all of the elements shared (28%), which includes diversity in land use types (retirement or aged care, commercial, light industrial and medium residential density) and more employment and economic opportunities.</p>
54.	<p>Almost equal in prevalence was the ‘retain as is/no industrialisation’ theme (26%), where attendees noted their desire to see the rural lifestyle maintained and prevention of change.</p>
55.	<p>The ‘services’ theme largely encompasses facilities or duties that are provided by government (local, state or federal), such as maintenance, rates, libraries and transport infrastructure, and related to 11% of responses. Five per cent of responses fell under the ‘environment and nature’ category.</p>

<p>56.</p>	<p>Question 3b: What is important for Wattle Grove to thrive in the future?</p>  <table border="1"> <caption>Single Most Important Aspect to Wattle Grove Thriving</caption> <thead> <tr> <th>Aspect</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Choice for residents</td> <td>1</td> </tr> <tr> <td>Drawing younger demographics</td> <td>1</td> </tr> <tr> <td>Maintaining community spirit</td> <td>1</td> </tr> <tr> <td>Protect, maintain and enhance nature/environment/wildlife</td> <td>3</td> </tr> <tr> <td>Let generations enjoy rural lifestyle</td> <td>3</td> </tr> <tr> <td>No industrialisation</td> <td>7</td> </tr> </tbody> </table>	Aspect	Count	Choice for residents	1	Drawing younger demographics	1	Maintaining community spirit	1	Protect, maintain and enhance nature/environment/wildlife	3	Let generations enjoy rural lifestyle	3	No industrialisation	7
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<p>57.</p>	<p>When asked which of the above aspects was the most important to Wattle Grove thriving, respondents were most likely to state the retention of what is existing/no industrial development (44%). Respondents were equally likely to note the preservation of the rural lifestyle for future generations (19%) and the protection of the environment and nature (18%). Having a choice about land use, drawing younger demographics and maintaining community spirit were also noted on the list (6% each).</p>														
<p>58.</p>	<p>Summary The two community workshops have demonstrated that Wattle Grove is special to the community primarily because of its environmental values. For the community, consideration of the environment is extremely important when it comes to their desired look and feel of Wattle Grove in the future.</p>														
<p>59.</p>	<p>It also highlighted that whilst the environment is important, so is the area's vibe and rural outlook. The large block sizes and the lifestyle they bring instil sense of community, serenity and security. The community would like to see these unique characteristics retained into the future.</p>														
<p>60.</p>	<p>There was a large majority of attendees who vocally opposed industrialisation and wanted to see the status quo maintained, as well as several community members who wanted to see potential industrial land uses considered. Photographic copies of the consultation workshop outcomes are provided in Attachment 3.</p>														
<p>61.</p>	<p>Community Survey Following the community workshops, the City developed a community survey to further gauge residents' vision and values and to provide an opportunity for those who may not have been able to attend the works to also have their say. The survey was available on the City's online engagement portal and in hard copy at City Libraries and Administration Centre. Completed surveys could be returned via email, through the engagement portal, by post, or in person to any City location.</p>														

62.	The survey was sent live on 13 September 2018 with an initial closing date of 3 October 2018. The closing date was subsequently revised to 10 October 2018 to allow residents more time to submit their feedback.
63.	At the community workshops, some residents explained they had difficulty using the online engagement portal. The City offered to provide assistance, requesting they contact the City Administration Building so an officer could assist them through the process. Attendees were also reminded that surveys could be completed in hard copy or emailed to the City.
64.	<p>An overview of the key survey statistics is below:</p> <ul style="list-style-type: none"> a) 93 surveys were completed, 66 of which were completed via the engagement portal and 27 in hard copy; b) Of those that indicated a gender, most (45) were male compared to female (38); c) The most common age group to complete the survey was 56 – 65 year olds (20), followed closely by 46 – 55 year olds (19) and then by 66 – 75 year olds (19); and d) 78% of respondents lived in Wattle Grove. Of those that did not live in Wattle Grove, 7% resided in the City of Kalamunda and 11% lived outside the City of Kalamunda. 3% did not respond this question.
65.	<p>The questions posed in the survey are as follows:</p> <ol style="list-style-type: none"> 1. What do you love most about Wattle Grove?; 2. Wattle Grove is important to me because (select top three)?; 3. I am most interested in Wattle Grove’s future for the following reasons (select top three)?; 4. In 20 years time, I would like Wattle Grove to look and feel like?; 5. Which of the following are needed most in Wattle Grove?; 6. The single most important thing when it comes to Wattle Grove thriving in the future is?; and 7. Any further comments.
66.	<p>Question 1: What do you love most about Wattle Grove? This open-ended question allowed residents to share their thoughts about the area. Common themes that arose from this question were the area’s environmental values, the peaceful semi-rural lifestyle and the absence of industrial zoning. The responses highlighted in Attachment 1 have been taken as they appear in the survey and therefore may contain spelling or grammatical errors.</p>
67.	<p>Question 2: Wattle Grove is important to me because (select top three)? Similar to Question 1, the area is considered important mostly for its environmental values. The community sentiment that exists in the area was also integral to many that live in the suburb, followed by block sizes.</p>

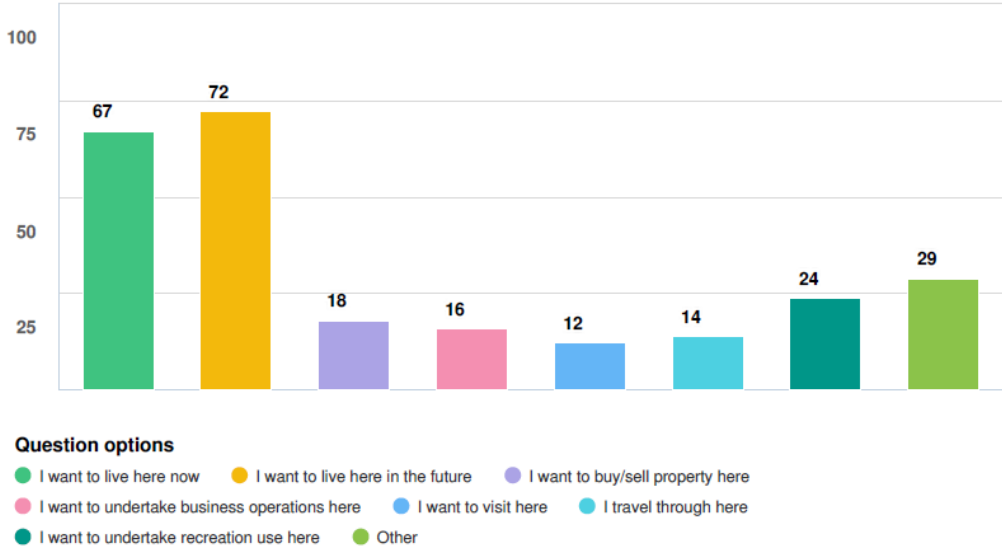
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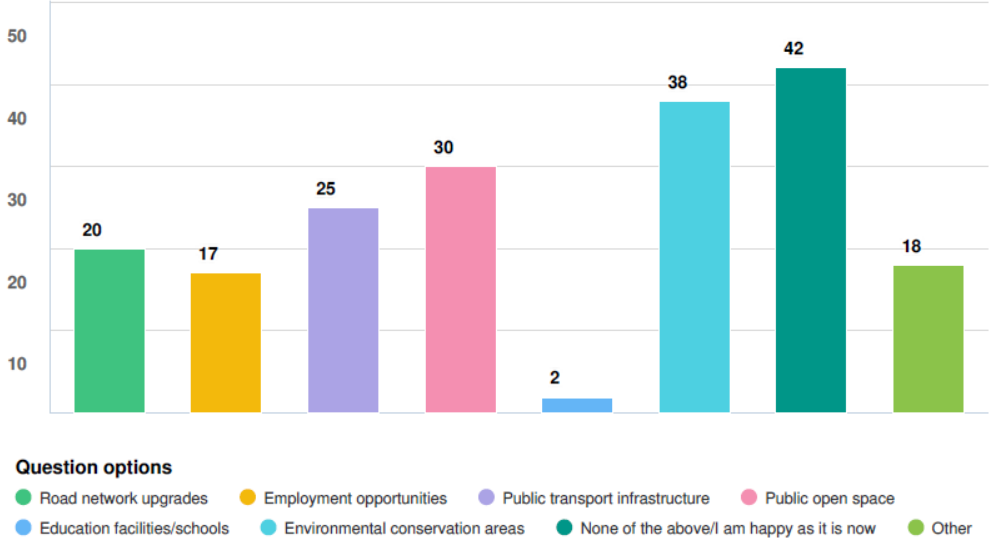


69.

Question 3: I am most interested in Wattle Grove’s future for the following reasons (select top three)?

Those that completed the survey have an interest in Wattle Grove South, mainly because they live in the area now and want to continue to do so in the future. A small number of respondents were focussed on undertaking business in the area, buying and selling property in the area and travelling through the area.

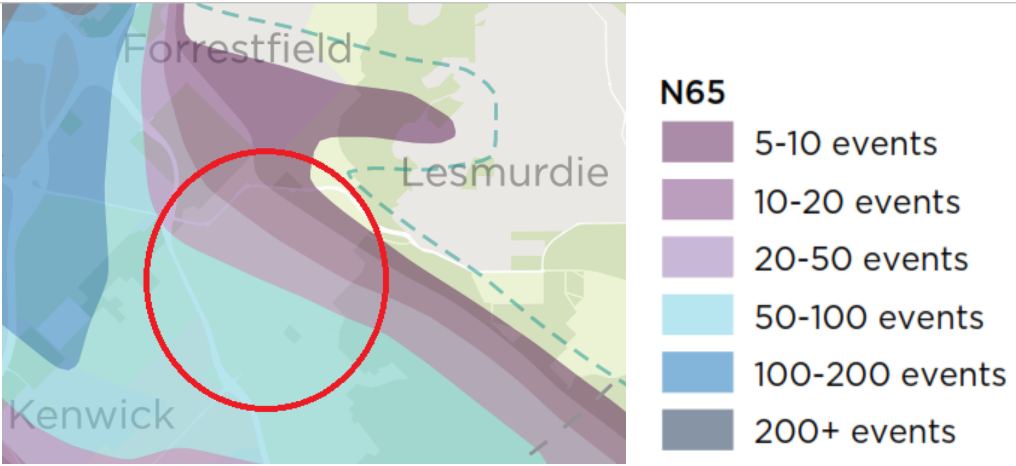
70.	 <p>Question options</p> <ul style="list-style-type: none"> ● I want to live here now ● I want to live here in the future ● I want to buy/sell property here ● I want to undertake business operations here ● I want to visit here ● I travel through here ● I want to undertake recreation use here ● Other
71.	<p>Question 4: In 20 years time, I would like Wattle Grove to look and feel like?</p> <p>Most respondents were eager to see the area remain exactly as is, without the provision of additional shops, services, or anything that might require industrial zoning. Residents were eager to retain their block sizes and tranquil, peaceful lifestyle amongst the native flora and fauna.</p>
72.	<p>A small number of respondents believe that block sizes should be reduced but retain their residential zoning, and a small number believe there needed to be a harmonious balance between growth and preservation of the environment and the areas values.</p>
73.	<p>There was also a small representation of respondents wanting to see more industrial or commercial zoning.</p>
74.	<p>The responses in Attachment 1 have been taken as they appear in the survey and therefore may contain spelling or grammatical errors.</p>
75.	<p>Question 5: Which of the following are needed most in Wattle Grove?</p> <p>The most popular response to “what is needed most in Wattle Grove”, was that nothing was required, and the area should remain as is. This was only the most popular response by a small margin, with the preservation of environmental values a close second. More public open space was the third most needed change. There was also a subsection that believed better road and public transport infrastructure were important.</p>

<p>76.</p>	 <table border="1"> <caption>Question options</caption> <thead> <tr> <th>Question option</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Road network upgrades</td> <td>20</td> </tr> <tr> <td>Employment opportunities</td> <td>17</td> </tr> <tr> <td>Public transport infrastructure</td> <td>25</td> </tr> <tr> <td>Public open space</td> <td>30</td> </tr> <tr> <td>Education facilities/schools</td> <td>2</td> </tr> <tr> <td>Environmental conservation areas</td> <td>38</td> </tr> <tr> <td>None of the above/I am happy as it is now</td> <td>42</td> </tr> <tr> <td>Other</td> <td>18</td> </tr> </tbody> </table>	Question option	Count	Road network upgrades	20	Employment opportunities	17	Public transport infrastructure	25	Public open space	30	Education facilities/schools	2	Environmental conservation areas	38	None of the above/I am happy as it is now	42	Other	18
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<p>77.</p>	<p>Question 6: The single most important thing when it comes to Wattle Grove thriving in the future is? When asked what the most important thing to Wattle Grove thriving in the future is, respondents were most likely to note the absence of industrial zoning and to keep the area as it currently exists. Preservation of the environment and environmental values were also popular responses.</p>																		
<p>78.</p>	<p>There were a small number who were focussed on employment, change in the area's zonings and a careful mix of zoning types to facilitate growth. The responses in Attachment 1 have been taken as they appear in the survey and therefore may contain spelling and grammatical errors.</p>																		
<p>79.</p>	<p>Question 7: Any further comments? When provided with the opportunity to detail more comments, respondents largely noted their desire for the area to remain without industrial zoning. There was a small representation of respondents who were keen to see change, growth and development. The responses in Attachment 1 have been taken as they appear in the survey and therefore may contain spelling and grammatical errors.</p>																		
<p>80.</p>	<p>Submissions The City received 37 submissions on Wattle Grove South during the consultation process. The majority requested the removal of Wattle Grove South from the draft Industrial Development Strategy or for any industrial development purposes. There was a small representation of support to undertake rezoning of the area to various land use types, some including forms of industrial. A summary of the submissions received is contained within Attachment 2.</p>																		
<p>81.</p>	<p>Petitions The City is aware of a number of petitions on the subject matter of Wattle Grove South. Three petitions related to encouraging industrial land use zoning and its expansion in the area. Two related to the prevention of industrial land use zoning in the area. All petitions are currently under assessment.</p>																		

	Similar to other engagements on the matter, the majority of support sits with the theme of preventing industrial land use zoning in Wattle Grove. Further details on the submissions is contained within the Petitions section of Attachment 1.
STATUTORY AND LEGAL CONSIDERATIONS	
82.	Should Council proceed with the planning for Wattle Grove South, the <i>Planning and Development Act 2005</i> (the Act) establishes procedures relating to the amendments to the MRS. If the WAPC initiates the proposed amendment(s), then ultimately the amendment(s) will be determined by the Minister for Planning and the State's Governor.
83.	The Act allows for amendments to the MRS to be processed as either 'minor' or 'major' depending on whether they are considered to constitute a substantial alteration to the MRS or not. Whether to lodge the amendment(s) as minor or major will be determined during the preparation of the MRS amendment(s) documentation and in consultation with the Department of Planning, Lands and Heritage (DPLH).
84.	Should Council proceed with the planning for Wattle Grove South, the <i>Planning and Development Act (Local Planning Schemes) Regulations 2015</i> (the Regulations) establishes procedures relating to the amendments to Local Planning Scheme No. 3. If the City initiates the amendment(s), then ultimately the amendment(s) will need to be approved by Council and then determined by the Minister for Planning.
POLICY CONSIDERATIONS	
85.	Directions 2031 and Beyond Directions 2031 and Beyond is the State Government's key strategic planning document which outlines the spatial framework for the future growth of Perth and Peel for the next twenty years.
86.	Perth and Peel @ 3.5million - North-East Sub-Regional Planning Framework In March 2018, the WAPC released the final Perth and Peel @ 3.5 million suite of documents, including the Sub-Regional Frameworks. These documents identify how the vision set out in Directions 2031 for a City of 3.5 million people by 2050 can be realised.
87.	The North-East Sub-Regional Framework (Framework) is a spatial plan of the north-east region, which will provide guidance on strategic planning for the next 35 to 40 years. This Framework encourages a consolidated urban form that limits the identification of new greenfield areas to where they provide a logical extension to the urban form and places a greater emphasis on urban infill and increased residential density of existing urban areas. Under this Framework, the subject site is identified as 'Urban Expansion' and 'Urban Investigation'.

ENGAGEMENT REQUIREMENTS	
Internal Referrals	
88.	Nil.
External Referrals	
89.	<p>The outcomes from the community engagement process on Wattle Grove South indicate that there are various views from within the community about the future planning of the area. Key themes from the engagement include but are not limited to:</p> <ul style="list-style-type: none"> a) Appreciation for the natural environment and wildlife; b) Connectivity to the CBD and other amenities / services; c) Appreciation for the existing lifestyle opportunities afforded to residents that live within the area; d) A concern with the potential for light industrial and non-residential land uses south of Crystal Brook Road; and e) Some properties outside of the project area along Welshpool Road East want to be included within the proposed development area. These requests will be addressed as part of the progression of the City's Local Planning Strategy and relevant supporting documents.
90.	Key outcomes from the engagement process are outlined in the Details section of this report and within Attachment 1 and 2 of this report.
FINANCIAL CONSIDERATIONS	
91.	Costs associated with the community workshops have been met through the City's Development Services and Public Relations budget.
STRATEGIC COMMUNITY PLAN	
Strategic Planning Alignment	
92.	<p><i>Kalamunda Advancing Strategic Community Plan to 2027.</i></p> <p>Priority 3: Kalamunda Develops Objective 3.1 - To plan for sustainable population growth. Strategy 3.1.1 - Plan for diverse and sustainable housing, community facilities and industrial development to meet changing social and economic needs.</p> <p>Priority 3: Kalamunda Develops Objective 3.3 - To develop and enhance the City's economy. Strategy 3.3.1 - Facilitate and support the success and growth of industry and businesses.</p>

SUSTAINABILITY							
Social Implications							
93.	The consultation process highlighted that the community valued the lifestyle and social connectedness that exists in Wattle Grove. Development of the area would see a significant change to the existing social fabric of the area.						
Economic Implications							
94.	Economic implications were not substantiated in the consultation process. However, should the area be developed at some stage in the future it would represent a significant development opportunity within the City. Increased levels of development as a consequence of further detailed planning will result in more jobs within the building and construction industry.						
Environmental Implications							
95.	The community consultation highlighted the importance and high value placed upon the environment in Wattle Grove. The environmental values of the area have not been assessed in detail through site specific flora and fauna studies. Until this work is undertaken the environmental values have not been scientifically mapped.						
RISK MANAGEMENT CONSIDERATIONS							
96.	Risk: The City ceases progressing the planning for the area leaving the planning process open to the development industry or the State Government to progress.						
	<table border="1"> <thead> <tr> <th>Likelihood</th> <th>Consequence</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>Likely</td> <td>Significant</td> <td>High</td> </tr> </tbody> </table>	Likelihood	Consequence	Rating	Likely	Significant	High
	Likelihood	Consequence	Rating				
	Likely	Significant	High				
Action/Strategy							
The City continues to undertake technical investigations (i.e. environmental studies) into the future development of Wattle Grove South.							
97.	Risk: Progressing the planning with a potential mix of light industrial and residential land uses will see continued community opposition.						
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Action/Strategy							
Progress with on-going consultation and education on land use options with an aim of seeking general agreement amongst the community.							

98.	<p>Risk: Progressing with residential investigations will result in issues for those who hold alternative views.</p> <table border="1" data-bbox="384 286 1404 365"> <thead> <tr> <th data-bbox="384 286 687 324">Likelihood</th> <th data-bbox="687 286 1034 324">Consequence</th> <th data-bbox="1034 286 1404 324">Rating</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 324 687 365">Likely</td> <td data-bbox="687 324 1034 365">Significant</td> <td data-bbox="1034 324 1404 365">High</td> </tr> </tbody> </table> <p>Action/Strategy</p> <p>Progress with on-going consultation and education on land use options with an aim of seeking general agreement amongst the community.</p>	Likelihood	Consequence	Rating	Likely	Significant	High
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Likely	Significant	High					
OFFICER COMMENT							
99.	<p>The State Government has identified Wattle Grove as a future Urban Expansion and Investigation area. The City has a role designated to it in the Frameworks by the State Government to progress with planning studies and implement the State’s strategic planning directions. Whilst the community may hold differing views to the future of the Wattle Grove area, the City does have an obligation to plan for future growth.</p>						
100.	<p>There are a number of prevailing issues that the City will need to monitor should the planning for the area progress. One of these issues is the impact of future aircraft noise on the subject area. The area generally south of Crystal Brook Road may be subject to approximately 50 – 100 and 20 – 50 aircraft noise events at 65dBA within a 24/h period in 2045. This is based on an analysis provided by Perth Airport as part of the new runway proposal. A relevant extract from the draft Major Development Plan for the new runway proposal is provided below.</p>						
101.							
102.	<p>N65 is the number of noise events a day that exceed 65dBA. 65dBA is considered the threshold at which speech/conversation may be disturbed by noise. While residential development is possible and exists within areas impacted by N65, due consideration has to be given to this potential impact.</p>						

103.	<p>The outcomes from the community engagement process indicate that there are various views from within the community about the future planning of Wattle Grove South. Prominent views from the engagement process include but are not limited to:</p> <ul style="list-style-type: none"> a) an appreciation for the natural environment and wildlife; b) connectivity to the CBD and other amenities / services; c) appreciation for the existing life style opportunities afforded to residents that live within the area; and d) a concern with the potential for light industrial and non-residential land uses south of Crystal Brook Road.
104.	<p>In the context of varying views but with a clear attachment to the environmental values of the area, it is recommended that Council, before any further planning investigations are progressed, request the Chief Executive Officer to undertake environmental assessments in the 2019/20 financial year to clearly establish the extent of the environmental habitat and values of the area.</p>
Voting Requirements: Simple Majority	

RECOMMENDATION

That Council:

1. ACCEPTS the community consultation outcomes shown in Attachments 1, 2 and 3.
2. NOTES that community views vary in relation to the potential for commercial / light industry uses south of Crystal Brook Road, with most participants and submitters stating opposition to the proposal.
3. NOTES that some community views support various forms of residential or a mixture of residential and commercial / light industry uses.
4. NOTES the community engagement outcomes in relation to the environmental values of the area.
5. REQUEST the Chief Executive Officer, before any further planning investigations are progressed, to undertake environmental assessments in 2019/20 financial year to establish the extent of the environmental values of the area.

9. Tabled Documents

- 9.1 A petition was received from Bev Dornan of 28 Easterbrook Place, Wattle Grove (on behalf of 1,830 community members) opposing the inclusion of Wattle Grove South in the Draft Industrialisation Development Strategy.
- 9.2 A petition was received from Richard Lovegrove (on behalf of 46 community members) in favour of Rezoning to Commercial and Light Industrial in Wattle Grove South.
- 9.3 A petition was received from Bryan Powell of 721 Welshpool Road East, Wattle Grove (on behalf of 13 community members) seeking for the properties represented by the petitioners to be included in the area covered by the Draft Industrial Development Strategy – Wattle Grove South Feasibility Study.
- 9.4 A petition was received from Garry Curnow (on behalf of 3 community members), Dominic Wilkes (on behalf of 2 community members) and Kevin Bennett of 782 Welshpool Road East, Wattle Grove (on behalf of 14 community members) seeking for the properties represented by the petitioners to be included in the area covered by the Draft Industrial Development Strategy – Wattle Grove South Feasibility Study.

10. Meeting Closed to the Public

11. Closure