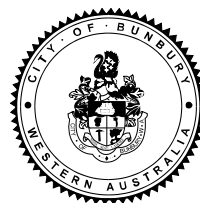




City of Bunbury Council

Notice of Meeting and Agenda 20 February 2024



CITY OF BUNBURY

4 Stephen Street
Bunbury WA 6230
Western Australia

Correspondence to:
Post Office Box 21
Bunbury WA 6231

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Acknowledgement of Country

We acknowledge the traditional owners of the land, the Noongar Wardandi people and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders past, present and emerging.

Vision

Bunbury: welcoming and full of opportunities.

Organisational Values

#WEARECOB

WE ARE COMMUNITY

We are one team
We keep each other safe
We display empathy and respect
We have fun and celebrate our successes
We work together to achieve great outcomes

WE ARE OPEN

We are open to opportunities
We actively listen and think things through
We are inclusive and treat everyone equally
We are honest and open in our communications
We are open to feedback to improve our performance

WE ARE BRAVE

We lead the change, we own it
We trust and empower each other
We have the difficult conversations early
We hold ourselves to the highest standard
We have the courage to improve and simplify

Nature of Council's Role in Decision Making

Advocacy:	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
Executive/Strategic:	The substantial direction setting and oversight role of the Council, e.g. adopting plans and reports, accepting tenders, setting and amending budgets.
Legislative:	Includes adopting local laws, town planning schemes and policies.
Quasi-Judicial:	<p>When Council determines an application/matter that directly affects a person's rights and interests. The Judicial character arises from the obligations to abide by the principles of natural justice.</p> <p>Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</p>
Information Purposes:	Includes items provided to Council for information purposes only which do not require direction from Council (that is for 'noting').

City of Bunbury Council Notice of Meeting

The next Ordinary Meeting of the City of Bunbury Council will be held in the Council Chambers, City of Bunbury Administration Building, 4 Stephen Street, Bunbury on Tuesday, 20 February 2024 at 5.30pm.



Alan Ferris
Chief Executive Officer
(Date of Issue: 15 February 2024)

Agenda

20 February 2024

Note: The recommendations contained in this document are not final and are subject to adoption, amendment (or otherwise) at the meeting.

Council Members:

Mayor Jaysen de San Miguel
Deputy Mayor Tresslyn Smith
Councillor Ben Andrew
Councillor Gabi Ghasseb
Councillor Parthasarathy Ramesh
Councillor Michelle Steck
Councillor Cheryl Kozisek
Councillor Marina Quain
Councillor Karen Steele
Councillor Karen Turner
Councillor Todd Brown

1. Declaration of Opening / Announcements of Visitors

2. Disclaimer

The City of Bunbury accepts no responsibility for any act, omission, statement or intimation that occurs during Council Briefings or Council Meetings. The City refuses liability for any loss caused arising out of reliance by any person or legal entity on any such act, omission, statement or intimation occurring during Council Briefings or Council Meetings. Any person or legal entity acting or failing to act in reliance upon any statement, act or omission made during a Council Briefing or Council Meeting does so at their own risk.

Please note the recommendations contained in this document are not final and are subject to adoption, amendment (or otherwise) at the meeting.

Any statement or intimation of approval regarding any planning or development application made during a Council Briefing or Council Meeting is not to be taken as notice of approval from the City. The City advises that anyone who has an application lodged with the City must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attached to the decision made by Council regarding the application.

Copyright

Any plans or documents contained within this Agenda and any associated Appendices are Copyright of the City of Bunbury. The content is protected by Australian and International copyright trademark. Content must not be modified or reproduced without written authorisation of the City of Bunbury.

Recording and Webstreaming of Meetings

- All Ordinary and Special Council Meetings are electronically recorded except when Council resolves to go behind closed doors
- All recordings are retained as part of the City's records in accordance with the General Disposal Authority for Local Government Records produced by the Public Records Office
- The live stream can be accessed at <http://www.bunbury.wa.gov.au/Pages/Live-Stream.aspx>
- Recordings can be accessed at <http://www.bunbury.wa.gov.au/Pages/Council-Meeting-Videos-2022.aspx>
- Images of the public gallery are not included in the streaming, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns regarding the live streaming and recording of meetings, please contact the City's Governance Officer on 9792 7000.

3. Announcements from the Presiding Member

4. Attendance

4.1 Apologies

4.2 Approved Leave of Absence

4.3 Attendance at Previous Meetings

*Data begins from 1 July 2023.

Meeting type	Mayor Miguel	Deputy Mayor Smith	Cr Andrew	Cr Brown	Cr Ghasseb	Cr Kozisek	Cr Quain	Cr Ramesh	Cr Steck	Cr Steele	Cr Turner
Ordinary Council Meeting	8/9	9/9	9/9	4/4	9/9	9/9	8/9	4/4	8/9	8/9	9/9
Special Council Meeting	5/5	5/5	5/5	1/1	4/5	5/5	5/5	1/1	4/5	5/5	5/5
Agenda Briefing	8/10	9/10	10/10	5/5	8/10	9/10	9/10	5/5	8/10	8/10	10/10
Audit Committee	2/2	N/A	1/1	N/A	1/1	1/1	1/1	N/A	1/1	N/A	N/A
Bunbury Events Advisory Committee	N/A	N/A	N/A	N/A	N/A	N/A	1/1	N/A	1/1	N/A	1/1
CEO Performance Review Committee	1/1	N/A	N/A	N/A	0/1	1/1	1/1	N/A	0/1	0/1	N/A
Disability Access and Inclusion Committee	N/A	N/A	1/1	N/A	0/1	N/A	N/A	N/A	N/A	N/A	1/1
Heritage Advisory Committee	N/A	1/1	N/A	N/A	N/A	1/1	1/1	N/A	N/A	N/A	N/A
International Relations Committee	N/A	1/1	N/A	N/A	0/1	N/A	N/A	N/A	N/A	N/A	N/A
Policy Review and Development Committee	N/A	2/2	N/A	N/A	1/1	1/2	2/2	N/A	N/A	2/2	N/A
Youth Advisory Council Committee	N/A	N/A	N/A	N/A	N/A	N/A	1/1	N/A	N/A	N/A	N/A

5. Declaration of Interest

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

Section 5.60A: *“a person has a **financial interest** in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person.”*

Section 5.60B: *“a person has a **proximity interest** in a matter if the matter concerns –*

- (a) a proposed change to a planning scheme affecting land that adjoins the person’s land; or*
- (b) a proposed change to the zoning or use of land that adjoins the person’s land; or*
- (c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person’s land.”*

Regulation 34C (Impartiality): *“**interest** means an interest that could, or could reasonably be perceived to, adversely affect the **impartiality** of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.”*



Declaration of Interest Form

Sections 5.65, 5.66, 5.67 & 5.68 Local Government Act 1995

This form is for use at meetings of the City of Bunbury Council its Advisory Committees and Working Groups.

Directions:

1. Complete this form and give it to the Presiding Member or an officer at the meeting before the meeting commences.
2. If required, leave the meeting when the agenda item in which you have an interest is discussed
3. The Presiding Member will call you back into the meeting at the conclusion of the discussion, debate and vote on the item.

Discloser's Name:					
Discloser's Title:	<input type="checkbox"/> Mayor <input type="checkbox"/> Councillor <input type="checkbox"/> Committee Member (where not an elected councillor or City employee) <input type="checkbox"/> City of Bunbury Employee - please state your position title below:				
Name & Date of Meeting:	Type of Meeting (tick one) <input type="checkbox"/> Council Meeting (this will also apply to any corresponding agenda briefing session) <input type="checkbox"/> Committee of Council: (insert name of Committee below)			Date of Ordinary Council Meeting:/...../..... Date of Committee Meeting:/...../.....	
Insert the heading (or title) of the agenda report in which you wish to disclose an interest AND state the type of Interest (please tick one of the boxes in Part A or Part B)	Part A (Financial Interest/Proximity Interest) If you consider your interest (Part A) to be trivial you can request to stay and participate in the discussion and vote on the matter. For your request to be considered, you must complete Part C of this form and disclose the full extent of your interest. You will be required to leave the room while your request is put to the vote, and if the meeting agrees with your request you will be called back in.				
	Part B – Impartiality Interest Disclosing an Impartiality Interest (Part B) does not prevent you from participating in the discussion and voting on the matter. Your interest will be recorded in the minutes of the meeting. (Clause 22 Local Government (Model Code of Conduct) Regulations 2021 refers)				
	Item No.	Agenda Title	Part A		Part B
			Fin	Prox	Imp
State the Nature of Your Interest – if you have ticked Part C above outline why you consider your interest to be trivial/insignificant	Item No.	Nature of Interest/Reason for Interest to be Trivial			
Signature:					

6. Public Question Time

In accordance with Reg. 7(4)(a) of the Local Government (Administration) Regulations 1996, members of the public in attendance at the meeting may stand, state aloud their name and address, and ask a question in relation to any matter over which the municipality of Bunbury has jurisdiction or involvement.

In accordance with Standing Order 6.7(3)(a) a person wishing to ask a question, must complete a question form which is provided in the trays at the back of the public gallery and on the City's website. The completed form must include your name and address and contain no more than three (3) questions. If your question requires research or cannot be answered at the meeting, it will be taken on notice and you will receive a written response and a summary of your question (and any responses provided) will be printed in the minutes of the meeting.

6.1 Public Question Time

6.2 Responses to Public Questions Taken 'On Notice'

Nil

7. Confirmation of Previous Minutes and other Meetings under Clause 19.1

7.1 Minutes

7.1.1 Minutes – Ordinary Council Meeting

The minutes of the Ordinary meeting of the City of Bunbury Council held 30 January 2024 have been circulated.

Recommendation

The minutes of the Ordinary meeting of the City of Bunbury Council held 30 January 2024 be confirmed as a true and accurate record.

Voting Requirement: Simple Majority Required

7.1.2 Minutes – Council Advisory Committees

Nil

7.1.3 Minutes – Annual General Meeting of Electors

The minutes of the Annual General Meeting of Electors held 30 January 2024 have been circulated.

Recommendation

The minutes of the Annual General Meeting of Electors held 30 January 2024 be confirmed as a true and accurate record.

Voting Requirement: Simple Majority Required

8. Petitions, Presentations, Deputations and Delegations

8.1 Petitions

Pursuant to clause 6.10(2) of the City of Bunbury Standing Orders, upon receiving a petition, the Council is to

- a) Receive the petition and refer to the relevant officer for a report to be submitted within the next two (2) rounds of Council meetings; or
- b) Reject the petition

8.2 Presentations

8.3 Deputations

8.4 Council Delegates' Reports

8.5 Conference Delegates' Reports

9. Method of Dealing with Agenda Business

10. Reports

10.1 Recommendations from Advisory Committees

Nil

10.2 Chief Executive Officer Reports

10.2.1 CEO Key Performance Indicators Quarter 2 2023-24

File Ref:	COB/6080
Applicant/Proponent:	Internal
Responsible Officer:	Alan Ferris, Chief Executive Officer
Responsible Manager:	Alan Ferris, Chief Executive Officer
Executive:	Alan Ferris, Chief Executive Officer
Authority/Discretion	<div><input type="checkbox"/> Advocacy <input type="checkbox"/> Quasi-Judicial</div> <div><input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Information Purposes</div> <div><input type="checkbox"/> Legislative</div>
Attachments:	Appendix 10.2.1-A CEO KPIs Report – Period ending 31 December 2023

Summary

Each year the CEO Performance Review Committee, in consultation with the Chief Executive Officer, meets and develops Key Performance Indicators (KPIs) for the City of Bunbury to adopt and report on.

The purpose of this report is to provide an update on the KPIs for Quarter 2, 2023-24.

Executive Recommendation

That Council notes the CEO KPIs Quarter 2 2023-24 Report, for the period ending 31 December 2023, as presented in Appendix 10.2.1-A.

Voting Requirement: Simple Majority

Strategic Relevance

Pillar	Performance
Aspiration	Leading with purpose and robust governance
Outcome 13	A leading local government
Objective 13.1	Provide strong, accountable leadership and governance

Regional Impact Statement

Nil

Background

Council resolved to endorse the Adopted CEO Performance Criteria 2023-24 at the Ordinary Council Meeting on 26 April 2023, Council Decision 061/23 and all CEO KPIs are to be formally reported to Council via an Agenda Item quarterly.

Council Policy Compliance

No Council Policy applies in this instance.

Legislative Compliance

No Legislative Compliance applies in this instance.

Officer Comments

The next CEO KPIs report is scheduled to be presented in the Council Agenda at the Ordinary Council Meeting in May 2024, which will be reporting on Quarter 3 2023-24.

Analysis of Financial and Budget Implications

Nil

Community Consultation

Nil

Councillor/Officer Consultation

Elected Members adopted the 2023-24 CEO KPIs at the Ordinary Council Meeting held on 24 April 2023 and Officers have assisted with the compilation of the Quarter 2 2023-24 report.



CEO Key Performance Indicators

Quarter 2 2023-24

CEO Key Performance Indicators

KEY

- On Target
- Not Started
- Behind Schedule
- Completed








STRATEGIC OUTCOME 1








Achievement of the Functions of the CEO in s5.41 of the LG Act.

#	Performance Requirement	#	Performance Standards	Progress Status	Status - Comment	Next Steps
1.1	Advise the Council in relation to the functions of a Local Government under the LG Act and other written laws.	1.1.1	Deliver at least 6 Council workshops aimed at providing increased discussion and timely information relating to the corporate budget prior to the Corporate Plan being presented in March 2024.	●	The first Council Workshop was held on 31 October 2023 providing a financial overview of the Annual Budget, LTFFP, CBP, Rating and Asset Management. A 2023/24 Financial Planning Calendar has been created.	The second Councillor Finance Workshop will be held on 5-6 February 2024 at the Councillor/Executive Vision Days.
		1.1.2	Provide Council with a pre-budget review workshop twice a year.	●	Council was provided with a Pre-Budget review work on the October 2023 Budget Review on 22 November 2023.	The February Budget Review Councillor Workshop is scheduled for 27 February 2024.
1.2	Ensure that advice and information is available to the Council so that informed decisions can be made.	1.2.1	Community Portal accessible by December 2023.	●	Council Portal already in operation and being optimised on an ongoing basis. Community Portal on track with development. First edition of the portal will be complete by end 2023, with official launch to the community anticipated for early 2024. Ongoing improvements will be made to the portal over coming months and years (~agile approach).	
1.3	Cause Council decisions to be implemented.	1.3.1	Report on outstanding resolutions including reasons why resolutions have not been finalised in line with the implementation timeframe on a quarterly basis.	●	This is ongoing as per the Council Resolution Register. Report provided at the end of each quarter.	Ongoing.
1.4	Manage the day-to-day operations of the Local Government.	1.4.1	Deliver a presentation from each service area including information on proposed operating projects to Council by April 2024.	●	Services and proposed projects for 2024/25 to be presented in March.	
1.5	Liaise with the Mayor on the Local Government's affairs and the performance of the Local Government's functions.	1.5.1	Appropriate liaison between Mayor and Council is maintained across the performance reporting period, namely weekly meetings with Mayor and monthly briefings with Council.	●	Ongoing weekly meeting held each Tuesday.	Ongoing.
1.6	Speak on behalf of the local government if the Mayor agrees.	1.6.1	As required by the Mayor over the performance reporting period.	●	Communications on behalf of the Local Government are on going in alignment with established processes.	Ongoing.
1.7	Be responsible for the employment, management, supervision, direction and dismissal of other employees (subject to section 5.37(2) in relation to senior employees).	1.7.1	Review the City's Workforce Plan and present to Council an annual update alongside the Corporate Business and Financial Plans during May-June 2024.	●	The Workforce Plan is being implemented across the organisation and an update of numbers will be presented to Council as other budget processes are adopted in 2024.	
1.8	Ensure that records and documents of the local government are properly kept for the purposes of the LGAct and any other written law.	1.8.1	Annual Compliance report considered by Audit Committee and Council.	●	The Statutory Compliance Audit return for the calendar year 1 January - 31 December 2023 is required to be provided to the Department by 31 March 2024.	A report will be prepared for the Audit Committee and Council prior to the due date of 31 March 2024.
		1.8.2	Annual Audit report considered by Audit Committee and Council.	●	The Annual Audit Report for 2022/23 was received by the Audit Committee on 29 November 2023.	

STRATEGIC OUTCOME 2

Deliver requirements from the SCP within designated priorities, timeframes and budgets as measured from the quarterly dashboard report.

#	Performance Requirement	#	Measure of Success	Progress Status	Status - Comment	Next Steps
2.1	Place Place Activations and Attraction Strategy	2.1.1	Develop and implement an approach and resource plan for management of the CBD amenities in line with community expectations by December 2023.		Resource plan for management of CBD amenities has been completed and will be presented to Strategic Briefing 13 February 2024.	Presentation at Strategic Briefing 13 February 2024.
		2.1.2	Present to Council data and information arising from CBD action plan activities for consideration and decision making by October 2023.		The Draft Project Initiation Document (PID) outlining the proposal for the Project Control Group (PCG) to implement the CDB action plan was completed late December 2023 for Executive review. Progress was delayed for several months while the Principal Project Officer attended to complex and significant funding applications on behalf of the City that fed into and would support the proposed Plan. The Project Control Group will meet in the New Year to define and report to Council. Proposals and works being investigated and undertaken by the Economic Development department and the Principal Project Officer were shared at the Economic Development Action Plan (EDAP) briefing/workshop held early November 2023 with Elected Members.	
2.2	People Wellness and Safety Strategy	2.2.1	Present an implementation plan and an overview of the progress of key community safety priorities to Council by October 2023.		Community Safety & Crime Prevention (CSCP) Plan 2023-2028 was adopted by Council and is now on City website.	Community Safety Advisory Group (CSAG) meeting has been tentatively scheduled for February 2024. Ongoing meetings still occurring with relevant stakeholders.
		2.2.2	Conduct a minimum of 10 community meetings by June 2024 with regular quarterly updates via the CEO KPI quarterly report on the number, type, and outcome of the respective meetings.		The following community meetings have been held during Q2 of 2023-24. - Regional Stakeholders Networking Meeting: 4th October - Information Sharing. - Annual Bunbury Basketball Association Life Members Dinner: 14th November - Meet and greet opportunity for the new CEO. - BunGeo x ASW Christmas Sundowner: 23rd November - Meet and greet opportunity for the new CEO. - WAAEH Strategy Review and Bunbury Community Forum: 7th December - Information Sharing. - Reconciliation Forum: 13th December - Information Sharing. - Bunbury Speedway Precinct: 19th December - Meet and greet opportunity.	Further community meetings to be held in Q3 2023-24 and will be reported on.
		2.2.3	Formalise draft concepts around MARCIA 2.0 defining how the City will advance to become the Most Accessible Regional Capital in Australia, together with the identification of partners and funding requirements by April 2024.		A summary of MARCIA 2018 report has been completed. Key Actions have been summarised to inform DAIP consideration of MARCIA 2.0.	
2.3	Performance Organisational Performance Strategy	2.3.1	Establish 5 key organisational performance metrics and undertake a thorough investigation and analysis of the metrics by November 2023.		1Team Strategy has now been endorsed and implementation plans in place.	Implementation plans are to commence being delivered by relevant responsible stakeholders through the support of the Strategy Team supporting delivery of the Organisations Performance metrics.
		2.3.2	Develop and implement strategies to address and improve performance by March 2024.		Optimisation plan currently on hold until Vision Day.	Determine priorities at Vision Day and use to develop optimisation plan.

#	Performance Requirement	#	Measure of Success	Progress Status	Status - Comment	Next Steps
2.4	Planet Sustainability and Environment Strategy	2.4.1	Develop a community engagement plan on climate change by November 2023.		A project plan including community engagement has been completed to guide the development of the Sustainability and Environment Action Plan.	Internal Staff engagement Q3 and Q4 2023-24. External community engagement Q1 and Q2 2024-25.
		2.4.1	Provide a progress report on climate change targets every 12-months with a first report being presented by April 2024.		A Sustainability and Environmental Action Plan will be developed by December 2024, which will guide the implementation of the strategy and will be reported on annually. The Action Plan Annual Report will include corporate emissions. Reporting for the 2023-24 FY will be completed in Q1 2024-25 to enable the capture of 2023-24 corporate emissions.	Development of a template/process for Annual Sustainability and Environmental Plan reporting.
		2.4.2	Provide reports on the Greening Strategy and the Coastal Hazard Risk Management Adaptation Plan (CHRMAP) by April 2024.		CHRMAP finalised, endorsement by Council in April 2024. Greening Plan - to date the City has planted over 700 trees with another 600/700 programmed for installation May/June 2024.	Preparation of CHRMAP summary document and short term implementation plan. Presentation to Council on target for April 2024.
2.5	Prosperity Innovation and Economic Strategy	2.5.1	Prepare a simple status report relating to the top 10 topics/projects contained within the Advocacy Framework/ Canvas before October 2023 with 4 monthly status updates thereafter.		First report due to be finalised in January 2024 per timing requirements.	First report to be submitted at February OCM for endorsement.
		2.5.2	Commission the undertaking of a communications/marketing audit to: (i) Assess the return on investment of City campaigns/investments, (ii) Inform Council in its investment decision-making, (iii) Identify gaps in marketing and promotion, and (iv) Demonstrate value for money in the City's marketing/promotion investments, and provide the audit report to elected members by October 2023.		Marketing & Communication audit presented to Elected Members.	Results of audit to be used in consideration of future strategic planning including destination marketing.
		2.5.3	Perform an audit of the City's facilities against benchmark standards and workshop with Elected Members to identify gaps (2023).		Parks and Leisure Australia (WA) have a guideline for community infrastructure that includes suggested provision rates for various classification of community/cultural uses. This has been used to review and excluding the sport, recreation and open space categories to identify the applicable categories we don't have a current plan for. A quick assessment of where Bunbury is sitting was undertaken and there don't appear to be many gaps.	Nothing further needed other than the continuous improvement of assets as required.
		2.5.3	(i) Workshops with EM's as and when Asset Plans (9 in total) are updated to discuss. (ii) Determine Asset Management Gap and Asset Management Replacement levels. (iii) Develop dashboard only after the 9 Plans have all been updated (by July 2024). (iv) Develop Strategic Asset Management Plan that integrates into the budgeting process (by end of 2024).		A workshop was held with Elected Members on this topic in December 2023.	Work in progress for Workshop 2 (roads, bridges and SWSC) which will be presented to Council 9 April 2024.

10.2.2 Council Support for Repurposing Secured Australind Train Carriage

File Ref:	
Applicant/Proponent:	Internal
Responsible Officer:	Alan Ferris, Chief Executive Officer
Responsible Manager:	Alan Ferris, Chief Executive Officer
Executive:	Alan Ferris, Chief Executive Officer
Authority/Discretion	<div><div><input type="checkbox"/> Advocacy</div><div><input checked="" type="checkbox"/> Executive/Strategic</div><div><input type="checkbox"/> Legislative</div></div> <div><div><input type="checkbox"/> Quasi-Judicial</div><div><input type="checkbox"/> Information Purposes</div></div>
Attachments:	Appendix 10.2.2-A Letter to Minister Don Punch

Summary

The City of Bunbury have successfully secured an Australind train carriage and seeks Council support for potentially repurposing the carriage within the Bicentennial Square project. This would highlight Bunbury's rail heritage.

Executive Recommendation

That Council:

1. Acknowledge and support the City's acceptance of the secured Australind train carriage.
2. Request the Chief Executive Officer arrange appropriate transportation for the Australind train carriage's relocation at the City of Bunbury works depot.
3. Request the Chief Executive Officer prepare a report for a future meeting on the options and cost for repurposing the carriage.

Voting Requirement: Simple Majority

Strategic Relevance

Pillar	Place
Aspiration	An integrated, vibrant and well-planned City.
Outcome 7	A community with high-quality urban design and housing diversity.
Objective 7.2	Grow recognition and respect for local history and heritage.

Regional Impact Statement

There is a strong sentimental value attached to the Australind journey within our community, the City believes any preservation and reuse efforts would be warmly received.

Background

After the Mayor attended the last trip of the Australind train, a letter was written to Minister Hon. Don Punch MLA, expressing the City of Bunbury's interest in acquiring one of the train carriages. On 1 February 2024, Don Punch's office confirmed that the Deputy Premier is in favour of donating an Australind train carriage to Bunbury. Council support is required to action this.

Council Policy Compliance

N/A

Legislative Compliance

N/A

Officer Comments

The City will initiate negotiations for the transportation of the train carriage to the City of Bunbury Depot site. Additional conversations regarding the carriage's intended use and associated costs will be subject to a subsequent report to be presented to the Council.

Analysis of Financial and Budget Implications

The City acknowledges the potential expenses related to freight, storage, and maintenance associated with this project. Consequently, the City intends to request assistance from the State Government to address these financial considerations.

Community Consultation

There has been no specific community consultation on this project.

Councillor/Officer Consultation

N/A

Applicant Consultation

N/A

Timeline: Council Decision Implementation

The City of Bunbury will work alongside the Public Transport Authority of Western Australia to make arrangements once endorsed by the Council.

24th November 2023

Hon. Don Punch MLA,
4/31 Victoria Street
Bunbury WA 6230

Dear Minister Punch,

RE: AUSTRALIND TRAIN CARRIAGE

Thank you for arranging the invitation to join the last trip of the Australind train last weekend and our further conversation on the 23rd of November.

As was discussed, the City of Bunbury would welcome the opportunity to investigate securing one of those Australind train carriages. We see great potential in repurposing it for tourism or commercial use, especially as part of the Bicentennial Square upgrades, to showcase Bunbury's strong rail heritage.

Given the sentimental value attached to the Australind journey within our community, we believe any preservation and reuse efforts would be warmly received.

I understand there may be significant costs associated with freight, storage, and maintenance for such a project. We would appreciate any assistance the State Government may be able to provide.

Please feel free to share any further thoughts or recommendations you may have on this matter.

I look forward to hearing from you and I appreciate your continued support.



Jaysen Miguel
MAYOR – CITY OF BUNBURY

10.3 Director Strategy and Organisational Performance

10.3.1 Corporate Business Plan Quarter 2 2023-24

File Ref:	COB/6080
Applicant/Proponent:	Internal
Responsible Officer:	Beth Perry, Corporate Reporting Officer
Responsible Manager:	Jordan Hunt, A/Manager Strategy, Projects and Communications
Executive:	Karin Strachan, Director Strategy and Organisational Performance
Authority/Discretion	<div><input type="checkbox"/> Advocacy <input type="checkbox"/> Quasi-Judicial</div> <div><input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Information Purposes</div> <div><input type="checkbox"/> Legislative</div>
Attachments:	Appendix 10.3.1-A Corporate Business Plan Report – Period ending 31 December 2023

Summary

The Corporate Business Plan 2023 - 2027 provides the Bunbury community with a plan to deliver the vision, goals, and objectives of the Strategic Community Plan.

The purpose of this report is to provide Council with an update on the progress toward key objectives and actions outlined in the Corporate Business Plan for Quarter 2 2023-24.

Executive Recommendation

That Council notes the Corporate Business Plan Quarter 2 2023-24 Report for the period ending 31 December 2023, as presented in Appendix 10.3.1-A.

Voting Requirement: Simple Majority

Strategic Relevance

Pillar	Performance
Aspiration	Leading with purpose and robust governance
Outcome 13	A leading local government
Objective 13.1	Provide strong, accountable leadership and governance

Regional Impact Statement

The Corporate Business Plan impacts the actions undertaken by the City of Bunbury and therefore has a direct impact on the work of the City, including facility and service management. As many of the City's services and facilities are accessed by residents from surrounding local areas, this resulting indirect regional impact of this plan is also substantial.

Background

Council resolved to endorse The Corporate Business Plan 2023 - 2027 at the Special Council Meeting held on 25 July 2023. Quarterly reporting against progress toward the Corporate Business Plan is undertaken as part of the City's Integrated Strategic Planning and Reporting Framework for each quarter.

Council Policy Compliance

Not applicable.

Legislative Compliance

Regulation 19DA of the Local Government (Administration) Regulations outlines the requirements for a Corporate Business Plan.

Officer Comments

The Corporate Business Plan communicates the City's plan for the next four years for delivering the aspirations and objectives of the community as set out in the Strategic Community Plan.

A report on progress toward achieving the outcomes of the Corporate Business Plan is presented to Council quarterly. This is intended to ensure transparency to Council and the community, and that implementation is done on time and on budget thereby maximising effectiveness and positive community impact.

The report is organised by each of the core performance area pillars - People, Plant, Place, Prosperity, and Performance - and includes for each action the overall status; budget and budget status indicator; the quarter in the financial year by which the action is due to be completed; and a Manager or Executive comment.

The report outlines progress towards actions scheduled for completion within the 2023-2024 financial year.

Analysis of Financial and Budget Implications

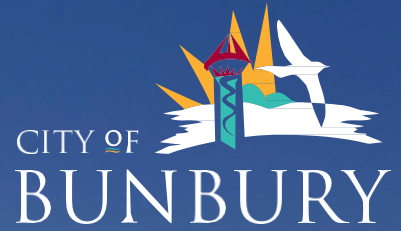
Budget figures included in the Report are aligned with the operating and capital project expenditure outlined in the Corporate Business Plan 2023 -2027, and Annual Budget 2023-2024.

Community Consultation

Nil

Councillor/Officer Consultation

Elected Members adopted The Corporate Business Plan 2023 - 2027 at the Special Council Meeting held on 25 July 2023. The Plan was developed in consultation with Executives, Managers, and Officers. Executive and Managers were engaged by Officers in compilation of the Quarter 2 2023-24 report.




CORPORATE BUSINESS PLAN

Quarter 2 2023-24

Contents

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Performance	21



An aerial photograph of Bunbury, Western Australia, showing a mix of urban development, green spaces, and a coastal area. In the foreground, there's a large, modern building complex with a curved facade and a parking lot. To the left, a large, multi-story building with a distinctive red and white facade is visible. The middle ground features a mix of residential and commercial buildings, with a prominent circular road intersection. The background shows a clear blue sky and the ocean. The text is overlaid on the top left of the image.

The City of Bunbury acknowledges the traditional owners of the land, the Noongar Wardandi people and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders past, present and emerging.

Introduction

Welcome to the City of Bunbury's Corporate Business Plan – Quarterly Report.

The Corporate Business Plan is a strategic business tool that translates Council priorities into actions within the resources available.

This document is a quarterly report, designed to provide an update on progress towards the objectives in the Corporate Business Plan 2023-2027 and outlines progress towards actions to be completed within the 2023-24 financial year.

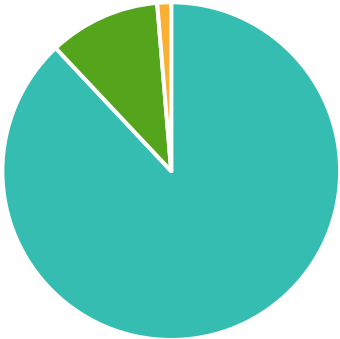
The report is broken down into each core performance area of the Corporate Business Plan (People, Planet, Place, Prosperity, and Performance) and outlines the budget, budget status, forecast completion, and progress of each action.

Budgets are aligned with the Operating and Capital Project Expenditure outlines in the Corporate Business Plan 2023-2027 and the Annual Budget 2023-24.

Snapshot of Progress

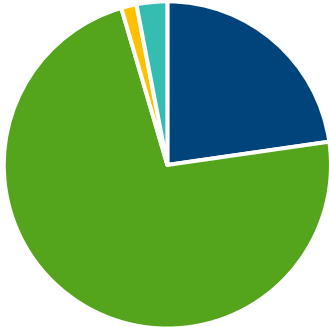


Budget Status



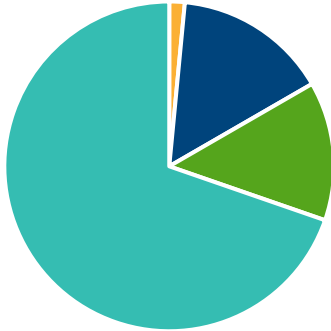
■ No issues ■ Minor issues ■ Major issues

Progress



■ Not Started
■ In Progress - On Track
■ On Hold
■ Completed

Forecast Completion



■ Q1 ■ Q2 ■ Q3 ■ Q4

Our Vision



BUNBURY:
Welcoming and full of opportunities

People - *a safe, healthy and connected community.*



Outcome 1. A safe community

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
1.1 Increase safety and crime prevention services.	Review the current CCTV coverage, and if relevant, seek funding to expand and improve the CCTV system.	Digital Services	\$50,000	No issues	Q4	In progress – on track
1.2 Modify the physical environment to improve community safety.		Will commence in early 2024 in liaison with the Community Safety team.				
1.3 Reduce the harmful use of alcohol and other drugs.	Partner with relevant agencies to implement the Community Safety Plan.	Community Wellbeing	N/A	No issues	Q4	In progress – on track
		Plan adopted by Council. Awaiting decision on new Council approved working group prior to calling meeting of Community Safety Advisory Group due to possible crossover of stakeholders. Relevant meeting to be called in February.				
	Continue Alcohol Accord including supporting key stakeholders in reducing alcohol related harms and antisocial behavior.	Community Wellbeing	N/A	No issues	Q4	In progress – on track
		Bi-monthly meetings occurring with stakeholders with next meeting to be held 13 February 2024. Working with liquor licensing officers to apply appropriate conditions to event liquor permits.				

Outcome 2. A growing hub of culture and creativity

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
2.1 Increase safety and crime prevention services. 2.2 Promote and celebrate Noongar culture.	Develop and promote app guided tours of the Bunbury Heritage Building Trail and Urban Art Trail.	Community Connection	\$5,000	No issues	Q4	In progress – on track
		On hold pending appointment/commencement of Senior Community Partnerships and Team Leader Community Partnerships and Activation.				
	Implement the Framing of Frank Norton Artworks for the City Collection.	Community Connection	\$50,000	No issues	Q4	In progress – on track
	Deliver major public art acquisition (specific project/s to be identified)	Community Connection	\$50,000	No issues	Q4	Not started
		Exploration of Stormie Mills donated artwork underway. Transport costs are likely to be incurred.				
	Develop and implement dual naming of significant landmarks and places.	Community Connection	N/A	Minor issues	-	On hold
		Remains on hold due to review of feedback collated at forum, conduction of follow up forum in March to identifying priority focus areas of our local Noongar community with regards to resource allocation and prioritisation.				
	Develop reconciliation and cultural plan initiatives.	Community Connection	\$15,000	No issues	Q4	In progress – on track
		Initial forum was conducted and has commenced ongoing schedule of forums, consultation and conversation to inform what type of plan and initiatives our local Noongar community wish to see developed.				

Outcome 3. A healthy and active community

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
3.1 Improve access to high quality health and community services. 3.2 Encourage participation in sport, recreation, and leisure activities.	Develop a revised Sport and Recreational Facilities Plan.	Community Facilities	N/A	No issues	Q4	In progress – on track
		Phase one engagement with sporting clubs and associations now completed and now that Team Leader Sport and Recreation role has been filled, phase two of engagement is due to commence in January.				
	Redevelop the Forrest Park Pavilion with modern, unisex changing facilities and upgraded power supply.	Infrastructure Maintenance Services	\$3,495,879	No issues	Q4	In progress – on track
		Works in progress, demolition complete and pad laid, constructions through to October 2024.				
	Redevelop Hands Oval SWFL facilities to a standard required for WAFL and AFL fixtures, in partnership with stakeholders.	Projects and Asset Management	\$15,321,644	No issues	Q4	In progress – on track
		Scope one (stadium) construction in progress and on track. Scope two (oval surrounds) to commence in January 2024.				
	Develop and implement a program for increasing participation in passive recreation in our community.	Community Facilities	\$10,000	No issues	Q4	Not started
		Due to commence in January 2024 with scoping of what programs and initiatives will be offered.				

Outcome 4. A compassionate and inclusive community

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
4.1 Listen and respond to community needs at all stages of life.	Partner with neighboring councils, peak bodies and the Youth Advisory Council to develop a Greater Bunbury Youth Action Plan.	Community Connection	N/A	No issues	Q4	In progress – on track
4.2 Support vulnerable groups, including aged persons and those with disability.		A draft framework has been developed in consultation with Shires of Dardanup, Capel, and Harvey. It will continue to be refined over the coming months.				
4.3 Build a stronger sense of belonging through volunteering.	Disability Access and Inclusion Committee (DAIC) to explore MARCIA 2.0.	Community Connection	N/A *	No issues	Q4	In progress – on track
		A review of MARCIA 2028 report has been completed with key actions to be transitioned into MARCIA 2.0. Additional actions aligned to MARCIA 2.0 are being compiled to inform the Disability Access and Inclusion Plan Advisory Committee.				
	Develop an awards program to promote volunteering and recognition of volunteers.	People and Safety	N/A	No issues	Q4	Not started
		This has not been started and will be addressed in Q3.				
	Implement Disability Access and Inclusion Plan.	Community Connection	N/A	No issues	Q4	In progress – on track
		Essentially this is business as usual.				

* Additional funding is required or some of project funding is dependent on sources external to the City of Bunbury.

Planet — *a healthy and sustainable ecosystem*



Outcome 5. A natural environment that is cared for and preserved.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
5.1 Sustainably manage, conserve and enhance our natural habitats.	Implement program to manage introduced Corellas.	Projects and Asset Management	\$20,000	No issues	Q4	In progress – on track
5.2 Encourage the adoption of sustainable practices.		Corella management has commenced for summer 2023.				
5.3 Develop a sustainable, low circular economy.	Implement the actions of the Environmental Sustainability Strategy.	Projects and Asset Management	\$50,000	No issues	Q4	In progress – on track
5.4 Move to net zero emissions.		Action planning in progress.				
	Assess McCombe Road Resource Drop Off Centre.	Waste Operations and Infrastructure Business Services	\$50,000	No issues	Q4	Not started
		Planned for commencement in Q3.				
	Install electric vehicle charging stations at City Depot and Administration Building.	Infrastructure Maintenance Services	\$60,000	No issues	Q1	Completed
		Completed September 2023.				

Outcome 6. An aware and resilient community equipped to respond to natural disasters and emergencies.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
6.1 Minimise risks and impacts from fires, floods, heat waves, and other natural disasters.	Implement the Coastal Hazard Risk Management & Adaption Plan (CHRMAP).	Projects and Asset Management	\$220,000	Minor issues	Q4	On hold
		CHRMAP finalization in progress expected endorsement by Council in Q3. CHRMAP reserve to be established, expected under expenditure to be transferred into reserve.				
	Continue involvement in the Local Emergency Management Committee (LEMC).	Community Wellbeing	N/A	No issues	Q4	In progress – on track
		Most recent LEMC meeting occurred 30 November 2023 and hosted by Surf Lifesaving. Next meeting scheduled end of February with a DEMC meeting also to be hosted by City on 19 March 2024.				
	Implement the approved Department of Fire and Emergency Services Bushfire Mitigation Activity program.	Community Wellbeing	\$200,000 *	No issues	Q4	In progress – on track
		RFQ completed to expend \$202,430 in approved DFES funding for bushfire mitigation on Crown Land. Arbor Guy was successful vendor and offered contract with 2x 1 year extension options. Contract finalised December.				
	Review annually the City of Bunbury Local Emergency Management Arrangements (LEMA) that was endorsed by the State Emergency Management Committee (SEMC) in 2020. A major review of the LEMA is currently being planned for 2023/2024.	Community Wellbeing	N/A	No issues	Q4	Not started
		AWARE funding of \$12,900 approved by DFES to fund 75% of consultant costs to assist with development of new LEMA prior to March 2025. RFQ process completed to select consultant in advance with commencement meeting planned for January 2024.				

* Additional funding is required or some of project funding is dependent on sources external to the City of Bunbury.

Place — *an integrated, vibrant, and well-planned city.*



Outcome 7. A community with high quality urban design and housing diversity.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
7.1 Promote responsible planning and development. 7.2 Grow recognition and respect for local history and heritage. 7.3 Increase access to safe, affordable and diverse housing options.	Review the Local Planning Strategy.	City Growth	\$100,000	No issues	Q4	In progress – on track
		Report of review related to the Local Planning Strategy commenced in accordance with legislation in operation at that time. Changes to this legislation now imminent (Planning and Development Amendment Bill 2023). Council briefing presentation scheduled for February 2024 when next steps will be discussed – including use of funds for strategy development.				
	Review the Local Planning Scheme.	City Growth	\$50,000	No issues	Q4	In progress – on track
		Report of review related to the Local Planning Strategy commenced in accordance with legislation in operation at that time. Changes to this legislation now imminent (Planning and Development Amendment Bill 2023). Council briefing presentation scheduled for February 2024 when next steps will be discussed – including use of funds for strategy/scheme development.				
	Conduct a local heritage survey in accordance with Heritage Act 2018.	City Growth	\$15,000	No issues	Q4	On hold
		To be carried over 2024/25.				
	Investigate City landholdings for potential key worker accommodation sites.	City Growth	*	No issues	Q4	In progress – on track
		Executive and officers have identified potential land opportunities and where necessary looked into any deconstraining of the sites. They have also been talking to a number of different investor groups for development and build to rent housing options. Executive and officers have also been looking into partnering i.e. JV and PPP's as options. With all investigations and discussions ongoing.				

Outcome 8. A place with attractive and welcoming community spaces where people want to live.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
8.1 Create a strong and vibrant City Centre.	Implement the Bunbury City Centre Action Plan.	City Growth	\$50,000	No issues	Q4	In progress – on track
8.2 Beautify streetscapes.		A Project Initiation Document is currently in the final stages of preparation to establish a City Centre Revitalisation Plan.				
8.3 Maintain quality community buildings, halls and toilets.						
8.4 Revitalise the coastline, foreshores, parks and playgrounds.	Develop Bicentennial Square Precinct Plan.	City Growth	\$50,000 *	No issues	Q4	In progress – on track
		Awaiting ministerial decision on additional funding for \$100,000.				
	Implement Dog Park and Exercise Area Upgrades.	Community Connection	\$130,000	No issues	Q3	In progress – on track
	Research new regional art gallery.	Community Connection	\$125,000	No issues	Q4	In progress – on track
		Funding opportunity was unsuccessful, CEO is considering a different approach to this project moving forward.				

Outcome 8. A place with attractive and welcoming community spaces where people want to live.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
8.1 Create a strong and vibrant City Centre.	Implement the Beautifying of Bunbury Streetscapes.	Infrastructure Maintenance Services	\$200,000	No issues	Q3	In progress – on track
8.2 Beautify streetscapes.		Works have commenced on Ocean Drive.				
8.3 Maintain quality community buildings, halls and toilets.	Implement the Greening Bunbury Plan.	Projects and Asset Management	\$240,000	No issues	Q4	In progress – on track
8.4 Revitalise the coastline, foreshores, parks and playgrounds.		Orders currently being placed for winter planting program, 700 plus trees planted in 2023. Precinct plans specifications being reviewed for procurement.				
	Continue research on the viability of an Ocean Pool.	Projects and Asset Management	N/A	No issues	Q4	In progress – on track
		Community survey completed. Preliminary engagement with GKB undertaken in December 2023. Reengagement with Elders to be coordinated by GKB in early 2024.				
	Renew foreshore marine walls at the Leschenault Inlet.	Projects and Asset Management	\$1,200,000	Minor issues	Q4	In progress – behind schedule
		Contract award in progress. Works to commence in January 2024 and be completed by August 2024.				

Outcome 9. A city that is easy to get around safely and sustainably.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
9.1 Increase the use of active transport with improved paths, cycleways, and end-of-trip facilities.	Expand the footpath network across the City of Bunbury.	Infrastructure Maintenance Services	\$520,000	No issues	Q4	In progress – on track
9.2 Encourage greater use of public and shared transport services.		Bussell Highway, Hislop Street, Mossop Street and Herbert Road paths completed. Birch, Dwyer and Spencer Streets to commence in February and March 2024.				
9.3 Improve road safety, connectivity, and traffic flow.	Partner with Roads to Recovery to implement the Reseal Road Improvement program.	Infrastructure Maintenance Services	\$150,000 *	No issues	Q3	In progress – on track
9.4 Provide sufficient parking.	Review, renew and upgrade local roads.	Victoria Street and Forrest Avenue completed December 2023, Rose Street in progress.				
9.5 Improve aviation infrastructure and services.		Infrastructure Maintenance Services	\$200,000	No issues	Q3	Not started
		Reseals to take place on Parnell, Willoughby and Perkins February 2024.				
		Infrastructure Maintenance Services	\$559,000 *	No issues	Q3	Not started
	Implement State Blackspot Funding to deliver upgrades to roads.	Austral Parade and Blair and Clark Streets programmed for February and March 2024.				
	Deliver Regional Road Group upgrades.	Infrastructure Maintenance Services	\$1,061,000*	No issues	Q4	In progress – on track
		Ocean Drive in progress, Leschenault Drive programmed for January 2024 and Lillydale February 2024.				

Outcome 9. A city that is easy to get around safely and sustainably.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
9.1 Increase the use of active transport with improved paths, cycleways, and end-of-trip facilities.	Renew Withers regional roads.	Projects and Asset Management	\$2,449,564*	No issues	Q4	In progress – on track
9.2 Encourage greater use of public and shared transport services.	Develop and implement new carpark on Koombana Drive.	Infrastructure Maintenance Services	\$450,000	No issues	Q3	Not started
9.3 Improve road safety, connectivity, and traffic flow.		Deferred to 2024/25				
9.4 Provide sufficient parking.	Install Australian Fire Danger Rating System (AFDRS) signs.	Infrastructure Maintenance Services	\$20,000	No issues	Q2	Completed
9.5 Improve aviation infrastructure and services.		Completed December 2023.				
	Replacement of CBD parking signs.	Infrastructure Maintenance Services	\$110,000	No issues	Q4	In progress – on track
		Works commenced December 2023 due for completion end of March 2024.				

Outcome 9. A city that is easy to get around safely and sustainably.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
9.1 Increase the use of active transport with improved paths, cycleways, and end-of-trip facilities.	Implement carpark renewals.	Infrastructure Maintenance Services	\$90,655	No issues	Q2	In progress – on track
		SWSC carpark completed, Zoe Street carpark currently in progress.				
9.2 Encourage greater use of public and shared transport services.	Implement the Bunbury Airport apron expansion.	Projects and Asset Management	\$150,000	No issues	Q4	In progress – on track
		Contract awarded and works to commence in Q4.				
9.3 Improve road safety, connectivity, and traffic flow.	Implement a Compass Swinging Bay at Bunbury Airport.	Projects and Asset Management	\$62,330	No issues	Q4	In progress – on track
9.4 Provide sufficient parking.		Contract awarded and works to commence in Q4.				
9.5 Improve aviation infrastructure and services.	Replace playground equipment.	Infrastructure Maintenance Services	\$425,000	No issues	Q4	In progress – on track
		Bob Howells completed December 2023, Garvey Place completed December 2023. Procurement award for Ray Bain and Barnes, installation should be completed by Easter.				

Outcome 9. A city that is easy to get around safely and sustainably.

Objectives	Action	Responsible	Budget 23-24	Budget Status	Forecast Completion	Progress
9.1 Increase the use of active transport with improved paths, cycleways, and end-of-trip facilities.	Renew, resleeve and improve drainage network (including compensation basins).	Infrastructure Maintenance Services	\$300,000	No issues	Q3	Not started
		Works delayed to April/May 2024 due to seawall replacement delays.				
9.2 Encourage greater use of public and shared transport services.	Renew and upgrade paths as per Asset Management Plan.	Infrastructure Maintenance Services	\$200,000	No issues	Q2	In progress – on track
9.3 Improve road safety, connectivity, and traffic flow.		Ecclestone, South West Highway and Minninup completed Austral Parade and Blair/Clark Street programmed for January/February 2024.				
9.4 Provide sufficient parking.	Implement traffic calming and minor intersection treatments.	Infrastructure Maintenance Services	\$100,000	No issues	Q3	In progress – on track
9.5 Improve aviation infrastructure and services.		Moore Street and Beach Road completed. Jetty Road and Alyxia are programmed for March 2024.				

* Additional funding is required or some of project funding is dependent on sources external to the City of Bunbury.

Prosperity — *a strong and diversified economy.*



Outcome 10. The premier city of regional Western Australia.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
10.1 Build awareness and recognition that Bunbury is a great place to live, work, study, holiday, play and invest in.	Implement the Bunbury Brighter campaign to promote Bunbury as destination of choice to live, play, work, Invest and visit.	Strategy, Projects and Communications	\$50,000	No issues	Q4	In progress – on track
	Review and implement Economic Development Action Plan.	City Growth	N/A	No issues	Q2	In progress – on track

Ambassador stories continue to be launched throughout FY24. A proposal has been preliminarily approved for FY25 budget to commence a review of the campaigns performance to date and plan for future execution.

Draft EDAP currently being finalised in preparation to go to Council. A resource plan is being developed to accompany the EDAP.

Outcome 11. A strong, resilient and diverse economic hub for the South West.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
11.1 Be Australia's first regional Digital City.	Collaborate with Edith Cowan University on opportunities for the development of local resources and for research and development projects that will benefit the economy and community, including the Digital Innovation Hub.	Strategy and Organisational Performance	\$40,000	No issues	Q4	In progress – on track
11.2 Attract diversified investment, industry, and businesses, innovation and success.		Ongoing.				
11.3 Position Bunbury to capitalise on future employment trends and needs.	Develop an Investment Incentive Policy to attract and accelerate property and economic development.	City Growth	N/A	No issues	Q2	In progress – on track
		Policy supported proposed policy and due to Council.				
	Establish a policy position to build the capacity of Indigenous businesses and increase training and employment opportunities for local Aboriginal and Torres Strait Islander people.	City Growth	N/A	Minor issues	Q2	On hold
		Due to vacancy within the Economic Development team and the current review work of the EDAP, many EDAP activities were placed on hold. It is noted that this proposal within the current EDAP has an end date of November 2023, with a revised EDAP to be presented to Council				
	Partner with service providers to deliver a program of business training and support services.	City Growth	N/A	No issues	Q4	In progress – on track
		To be reviewed by newly appointed Team Leader Economic Development.				

Outcome 12. A unique and desirable destination within the South West Region.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
12.1 Develop and promote a competitive tourism offer to attract more visitors.	Partner with other local governments in the region to support Bunbury Geographe Tourism.	City Growth	\$215,000 *	No issues	Q4	In progress – on track
		Ongoing collaboration taking place supporting the delivery of the BunGeo campaign.				
	Partner with local service providers to retain, develop and attract new arts and culture events.	Community Connection	N/A	No issues	Q4	In progress – on track
		A draft activation plan has been presented to ELT and an overview provided to EM's pending advice on review of City grants/donations etc. to inform SMA budget and future direction.				
	Contribute towards Busselton Margaret River Regional Airport Marketing Fund.	Office of the CEO	\$10,000	Minor issues	Q2	Completed
		Invoice and goods receipt completed August 2023.				
	Continue Sister City relationships with incoming and outgoing tours.	City Growth	\$45,000	No issues	Q4	In progress – on track
		With International Relations service provision being a recent addition to the Community Connection Department, the responsible Officer, Team Leader, and Manager have reviewed budget allocations to determine what is financially possible and prepared a program to best deliver this service. This is essentially business as usual.				

* Additional funding is required or some of project funding is dependent on sources external to the City of Bunbury.

Performance — *leading with purpose and robust governance*



Outcome 13. A leading local government.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
13.1 Provide strong accountable leadership and governance. 13.2 Adopt innovations to improve business efficiencies and the customer experience. 13.3 Effectively manage the City's resources.	Conduct Mayoral and Council Elections.	Corporate Governance	\$140,000	No issues	Q2	In progress – on track
		Project will be closed out once WAEC invoice received.				
	Proceed with completing the City's Evolve program of Organisational and Digital Transformation, with the introduction and entrenchment of new key services and online functionality.	Strategy & Organisational Performance	N/A	No issues	Q4	In progress – on track
		This is ongoing with rollout of the CX and Community Portal scheduled from early 2024.				
	Further optimise the City's community website, including the integration of the five facility websites within this umbrella.	Strategy, Projects and Communications	*	No issues	Q2	Completed
		The community website and five sister websites are now live. Further improvements and optimization of the websites will be realised through the community portal project.				
	Develop and launch stage one of the community online portal, with ongoing updates as new functionalities are developed.	Strategy & Organisational Performance	N/A	No issues	Q2	In progress – on track
		Development and launch of phase one is on track with this occurring from February 2024.				
	Develop business cases for future capital works.	Strategy, Projects and Communications	\$40,000	No issues	Q4	Not started
		Preliminary research in progress to determine relevant projects for business cases to be developed.				
	Prepare a Collections Storage Feasibility Study for BRAG and Museum.	Community Connection	\$30,000	No issues	Q4	On hold
		Due to 2 of 3 Departmental Team Leaders taking maternity leave, this project has been put on hold due to recruitment and onboarding of temporary (12 month contract) new starters.				

Outcome 13. A leading local government.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
<p>13.1 Provide strong accountable leadership and governance.</p> <p>13.2 Adopt innovations to improve business efficiencies and the customer experience.</p> <p>13.3 Effectively manage the City's resources.</p>	Digitisation of existing infrastructure and building plans.	Corporate Governance	\$20,000	No issues	Q4	In progress – on track
		Contract issued to TIMG for this work and purchase order raised.				
	Implement the upgrade of Art, Photos, Honour Board: Council Chambers, Function Room, Lounge and Foyer.	Office of the CEO	\$20,000	Major issues	Q4	On hold
		Considering the purchase of an electronic screen to be used as an interactive honour board as the walls in the foyer are not large enough to contain all names.				
	Develop and implement the City's Organisational Performance Strategy (known as the 1Team strategy), inclusive of the Optimisation Plan and the Rates and Revenue Plan identified in the 1Team strategy.	Strategy, Projects and Communications	N/A	No issues	Q3	On hold
		Optimisation plan on hold awaiting outcomes of the Council's visioning conference which will occur in early February 2024.				
	Operationalise the City's Risk Management Framework, including the implementation of online Pulse software for the ongoing management and reporting of risks.	Corporate Governance	N/A	No issues	Q4	In progress – on track
		The City has commenced preliminary work with Pulse to ensure the City's proposed risk management framework can be supported by the platform. The system build will commence on 8 January 2024 for a duration of six weeks. Revision of the City's Risk Management Framework and Risk Appetite Statement is in progress.				

Outcome 14. A well informed community that is deeply engaged in decision making.

Objectives	Action	Responsible	23-24 Budget	Budget Status	Forecast Completion	Progress
14.1 Effectively inform and engage the community about local issues, facilities, services, and events.	Undertake a community perceptions survey to assess the City's performance levels and community priorities.	Strategy, Projects and Communications	\$25,000	No issues	Q2	Completed
	Continue implementing the City's approach to project management through the newly established Project Management Office (PMO), including the implementation of software to deliver real-time progress reports on the City's major projects.	Strategy, Projects and Communications	N/A	No issues	Q4	In progress – on track
	Continue the implementation of the City's Engagement Framework across the business in alignment with the LG legislative reform requirements.	Strategy, Projects and Communications	N/A	No issues	Q4	In progress – on track

* Additional funding is required or some of project funding is dependent on sources external to the City of Bunbury.





How to Get Involved

Want to help build a better, brighter Bunbury?

Please reach out to your Elected Member or the responsible officer at the City of Bunbury to share your thoughts and ideas.

A: 4 Stephen Street, Bunbury, WA, 6230

T: 08 9792 7000

E: mayor@bunbury.wa.gov.au
info@bunbury.wa.gov.au

www.bunbury.wa.gov.au



10.3.2 Strategic Advocacy Priorities Status Report - Period ending 31 December 2023

File Ref:	COB/5571
Applicant/Proponent:	Internal Report
Responsible Officer:	Coni Zangari - Senior Strategic Partnerships, Advocacy and Funding Officer
Responsible Manager:	Jordan Hunt, Acting Manager Strategy, Projects and Communication
Executive:	Karin Strachan, Director Strategy and Organisational Performance
Authority/Discretion	<div><input checked="" type="checkbox"/> Advocacy <input type="checkbox"/> Quasi-Judicial</div> <div><input checked="" type="checkbox"/> Executive/Strategic <input type="checkbox"/> Information Purposes</div> <div><input type="checkbox"/> Legislative</div>
Attachments:	Appendix 10.3.2-A Advocacy Status Report for the period ending 31 December 2023

Summary

The purpose of this report is to present Council with an update on the City of Bunbury's strategic advocacy priorities for the period 1 September to 31 December 2023.

Executive Recommendation

That Council notes the Strategic Advocacy Priorities Status Report for the period ending 31 December 2023, as presented at Appendix 10.3.2-A.

Voting Requirement: Simple Majority

Strategic Relevance

Pillar	Performance
Aspiration	Leading with purpose and robust governance
Outcome 13:	A leading local government
Objective 13.1:	Provide strong, accountable leadership and governance.

Regional Impact Statement

Advocacy connects the City's goals to State and Federal government responsibilities, ensuring we are collaborating and voicing issues we are facing as a community, to promote better support and needed change. The City of Bunbury's strategic advocacy priorities provide a unified approach, seeking to influence key stakeholders around matters critical to helping Bunbury fulfil our vision of being 'welcoming and full of opportunities.'

Background

The City of Bunbury's strategic advocacy priorities were endorsed by Council at the Ordinary Council Meeting, held on 28 September 2023. This advocacy status report was developed to capture all advocacy initiatives in line with the agreed CEO KPI requirements and to monitor and measure regularly and objectively what has been accomplished and what more remains to be done.

Updates on the progress of the City of Bunbury's strategic advocacy priorities are to be formally reported to Council via an Agenda Item every four months. This report serves to present to Council an update for the period ending 31 December 2023.

Council Policy Compliance

City of Bunbury Advocacy and Stakeholder Management Policy.

Legislative Compliance

Nil

Officer Comments

A copy of the Strategic Advocacy Priorities Status Report is attached at Appendix 10.3.2-A.

Further direction for the City's strategic advocacy priorities are anticipated after Elected Members and the Executive participate in the Vision Conference in February 2024. Advocacy related outcomes from the conference will be incorporated into the next status report.

The next report is scheduled to be presented in the Council Agenda at the Ordinary Council Meeting 25 June 2024.

Analysis of Financial and Budget Implications

Nil

Community Consultation

Nil

Councillor/Officer Consultation

Elected Members adopted the City of Bunbury's strategic advocacy priorities at the Ordinary Council Meeting, held on 28 September 2023 and Officers have assisted with the compilation of this report.








Timeline: Council Decision Implementation

Not applicable



Strategic Advocacy Priorities

Status Report for the period ending 31 December 2023

CoB Strategic Advocacy Priority	Measure of Success	Progress Status	Status - Comment	Next Steps
Priority 1. Advocate for sustainability and climate change initiatives.	The City to be a leader in sustainability and achieve corporate net zero emissions whilst supporting and encouraging the community to live in an environmentally sustainable way.		First draft of high-level handout developed after Council adopted the City's Sustainability and Environmental Strategy 2023-28. Collaboration occurred with relevant SME's across CoB to further build messaging.	Development of the specific 'ask', the outcome the City seeks to achieve, to drive strategic support from stakeholders. High-level handout to be finalised once CHRMAP is endorsed by Council in April 2024. Preparation of sound evidence base which may include public policy, research, statistics, data or case studies. Mapping of planned activities with stakeholders to commence.
Priority 2. Advocate for increased financial support of regional sporting, arts and cultural facilities.	The City to drive State and Federal policy discussion around the equitable funding and support for regional infrastructure as well as working collaboratively with surrounding Bunbury-Geographe Councils to solve the funding inequities in the region.		Discussion paper "Challenges Facing Bunbury as a Regional Hub" with supporting briefing note submitted to Grants Commission. Discussion paper also shared with surrounding LG's.	Letter and high-level handout to be sent to the Grants Commission requesting a review of State governments contribution to regional infrastructure.
Priority 3. Advocate for funding for a Bunbury destination marketing campaign to leverage from the investment being made in the BORR.	State government commitment of capital to fund tourism and signage infrastructure with the goal of building awareness of Bunbury as a preferred visitation destination for those using the completed Bunbury Outer Ring Road.		First draft of high-level handout completed with input provided by Bunbury Geographe Tourism Partnership and internal SME's.	Development of the specific 'ask', the outcome the City seeks to achieve, to drive strategic support from stakeholders. Further collaboration required with internal SME's to further build our messaging to ensure it meets our known target audiences. Final version of high-level handout to be completed and mapping of planned activities with stakeholders to commence.
Priority 4. Advocate for the Kemerton Strategic Industrial Area to be development ready.	Land to be more readily available for significant users, leading to stronger economic growth and opportunity across the City.		First draft of high-level handout completed with input provided by Bunbury Geographe Economic Alliance (BGEA) and internal SME's.	Development of high-level hand out to be completed after undertaking further collaboration with internal SME's. Development of the specific 'ask', the outcome the City seeks to achieve, to drive strategic support from stakeholders. CoB in partnership with the BGEA will consult with the Department of JTSI and Development WA to advocate the required upgrades and approvals.
Priority 5. Advocate for purpose-built key worker and student accommodation options in the City of Bunbury.	Both the State government and private developers to commit direct investment into housing where state government funded projects impact on housing availability in Bunbury.		First draft of high-level handout completed with input from internal SME's.	Development of the specific 'ask', the outcome the City seeks to achieve, to drive strategic support from stakeholders. Development of high-level handout to be completed after undertaking further collaboration with internal SME's. Preparation of sound evidence base which may include public policy, research, statistics, data or case studies. Funding opportunities to be investigated and mapping of planned activities with stakeholders to commence.
Priority 6. Advocate for the City of Bunbury to be the preferred site for economic development outside of the Perth metropolitan area.	Further diversification of Bunbury's economic base thus providing access to infrastructure, technology, training, education and research.		City of Bunbury Economic Development Action Plan (EDAP) 2024-27 will inform the high-level handout. Development of handout delayed until EDAP endorsed by Council.	Development of the specific 'ask', the outcome the City seeks to achieve, to drive strategic support from stakeholders. Development of high-level handout to be completed after Council endorse the EDAP 2024-27 and further collaboration has been undertaken with internal SME's. Preparation of sound evidence base which may include public policy, research, statistics, data or case studies. Mapping of planned activities with stakeholders to commence.
Priority 7. Advocate for Stanley Road to be a key element of the South West regional waste management solution.	The City to seek that the BHRC Stanley Road Waste Management Facility is incorporated into the State's Waste Infrastructure Strategy as a key regional solution for the South West, and that funding is provided by the State government for this outcome.		On Hold	On hold while options with BHRC are being explored.

 Not started
 In Progress
 On Hold
 Completed

10.4 Director Sustainable Communities

10.4.1 Proposed Drive Through Facility & Associated Alterations at Lot 9 (#57) Minninup Road, South Bunbury

File Ref:	P06443, DA/2023/201/1
Applicant/Proponent:	Garry Holland Architect
Responsible Officer:	Gareth Webber, A/Senior Planning Officer
Executive:	David Russell, A/Director Sustainable Communities
Authority/Discretion	<div><input type="checkbox"/> Advocacy <input checked="" type="checkbox"/> Quasi-Judicial</div> <div><input type="checkbox"/> Executive/Strategic <input type="checkbox"/> Information Purposes</div> <div><input checked="" type="checkbox"/> Legislative</div>
Attachments:	Appendix 10.4.1-A – Locality Plan Appendix 10.4.1-B – Site Photographs Appendix 10.4.1-C – Application Documents Appendix 10.4.1-D – 2016 Development Approval Appendix 10.4.1-E – Schedule of Submissions Appendix 10.4.1-F – Applicant Response to Submissions Appendix 10.4.1-G – State Planning Policy 7.0 Assessment

Summary

Development approval is sought for a proposed drive through facility and associated alterations with the existing 'Lunch bar' and 'Convenience store' land uses at Lot 9 (#57) Minninup Road, South Bunbury.

The subject site is zoned Local Centre and in accordance with Schedule 5 – Additional Zone Development Requirements Table, of the City of Bunbury Local Planning Scheme No. 8 (LPS8), a drive through facility is not permitted. The proposal therefore seeks a variation to the Scheme under clause 43 – Variations to Site and Development Requirements. The proposal was advertised to nearby landowners/occupiers, with 4 submissions being received (3 objections and 1 in support).

Officers consider the proposed drive through facility is inconsistent with the objectives of the Local Centre Zone to provide for the daily needs of the local community through pedestrian friendly, street orientated developments. The proposed drive through will predominantly service the wider community rather than the local community, and the high turnover of vehicles is not considered to be compatible with the expected amenity of the area for a pedestrian friendly environment. Officers do not have delegation to refuse this application, and therefore the application has been referred to council for determination.

Executive Recommendation

That Council, in accordance with clause 68 (2) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Bunbury Local Planning Scheme No. 8 resolves to refuse the application for a drive through facility and associated alterations at Lot 9 (#57) Minninup Road, for the following reasons:

1. The proposed drive through facility does not comply with Schedule 5 of Local Planning Scheme No.8 which does not permit drive through facilities within the Local Centre Zone.
2. The proposed drive through facility does not comply with the minimum vehicle queuing requirements outlined under Schedule 4 of Local Planning Scheme No.8. The proposal

provides vehicle queuing for 5 vehicles in lieu of the minimum required 10 vehicles and it is considered that this will detrimentally impact the surrounding road network.

3. The development is inconsistent with the objectives of the Local Centre Zone outlined under Part 3 of Local Planning Scheme No. 8, as the proposal will predominantly provide services to the wider community rather than for the daily household shopping and community needs of the immediate neighbourhood.
4. The proposed drive through coffee facility is inconsistent with the objectives of the Local Centre Zone outlined under Part 3 of Local Planning Scheme No. 8, as the proposal is not considered pedestrian friendly. Drive through facilities increase the frequency of vehicles using crossovers and support car use in favour of pedestrian activity.
5. Having due consideration of subclauses 67 (m) and (n) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the proposal is considered to have an adverse impact on the amenity of the surrounding residential area due to the incompatibility of the drive through with its setting on the basis of its high vehicular turnover business model.

Voting Requirement: Simple Majority

Strategic Relevance

Pillar	Place
Aspiration	An integrated, vibrant and well planned City.
Outcome 7	A community with high quality urban design and housing diversity.
Objective 7.1	Promote responsible planning and development.

Regional Impact Statement

The proposal relates to an individual property and is not considered to have a regional impact.

Background

The subject site is located within the Local Centre Zone, with a density coding of R60. A locality plan and site photographs are attached at Appendices 10.4.1-A and 10.4.1-B. A summary table of details relating to the subject site are as follows:

Property Address:	Lot 9 (#57) Minninup Road, South Bunbury
Zoning:	Local Centre (R60)
Existing Land Use:	Lunch Bar, Convenience Store and Single House
Lot Area:	956 m ²
Heritage:	N/A

Development approval is sought for a proposed drive through facility and associated alterations to the existing Mangles Corner Store. In addition to the proposed drive through, the alterations include demolition of the existing cool room and construction of a new cool room, minor extensions and construction of an alfresco area to the east. The proposed drive through facility will provide queuing for 5 vehicles within the property boundary, an order box and collection window. Details of the application are attached at Appendix 10.4.1-C.

The Mangles Corner Store currently operates Monday to Friday 5am to 7pm, Saturday 5:30am to 7pm and Sunday 6am to 7pm with the applicant proposing the drive through facility to operate similar hours.

Based on aerial photography it appears that the original building on the lot was constructed prior to 1959, with an extension being added in the 1970s. It is acknowledged that at the time the building was constructed it was unlikely to require car parking onsite, with all the existing car parking being provided in the City of Bunbury local road reserve. The subject lot also contains an existing single house in the same ownership which the proposed drive through facility will run parallel to.

A development application for a proposed drive through facility on the subject lot was previously considered by Council at its 15 November 2016 Council meeting. Council resolved to grant development approval for the proposed drive through facility and associated alterations, against the officer's recommendation for refusal. Officers at the time recommended refusal of the proposal for the following reasons:

- a) The proposed lack of vehicle parking provision within the lot is contrary to the General Development Requirements of the City of Bunbury's Town Planning Scheme No. 7;
- b) The proposed fast food drive-through facility is likely to result in adverse impacts on the residential character and amenity of the locality, and hence, having due regard to the City's draft Local Planning Scheme No. 8, does not represent orderly and proper planning.

The development was not substantially commenced within two years of the date of issue of the approval and has expired. A full copy of the 2016 development approval can found at Appendix 10.4.1-D.

In the time since development approval was granted under the City of Bunbury Local Planning Scheme No. 7, the City of Bunbury Local Planning Scheme No. 8 (LPS8) has been gazetted which does not permit drive through facilities within the Local Centre Zone.

Council Policy Compliance

Not applicable.

Legislative Compliance

The following legislation and statutory planning instruments of the State and Local Planning Framework are applicable to the assessment of this application:

Legislation

- Planning and Development Act 2005;
- Planning and Development (*Local Planning Schemes*) Regulations.

State Planning Framework

- State Planning Policy 7.0 – Design of the Built Environment.

Local Planning Framework

- City of Bunbury Local Planning Strategy;
- City of Bunbury Local Planning Scheme No. 8 (LPS8); and
- Local Planning Policy 3.0 – Zone Development Requirements (LPP3.0).

Officer Comments

Objectives of the Local Centre Zone

The 'Lunch bar' and 'Convenience store' land uses are both permitted in the Local Centre Zone. The proposal is seeking to vary Schedule 5 – Additional Zone Development Requirements under clause 43 of LPS8 which stipulates that drive through facilities are not permitted. This variation was including in the public advertising of the application.

Officers consider the proposal is inconsistent with the objectives of the zone. The following provides an assessment against each of the objectives of the Local Centre Zone.

Objective	Assessment
To designate land for future development as a Local Centre.	<i>Not applicable.</i> The subject land is already zoned Local Centre under LPS8.
To provide services for the immediate neighbourhoods, that are easily accessible, which do not adversely impact on adjoining residential areas.	<i>Inconsistent.</i> The proposed drive through operation for coffee is expected to significantly increase the level of traffic along Mossop Street which will negatively impact the amenity on the adjoining residential area. In addition, the site has limited provision for vehicle queuing within the property boundary and could result in vehicles queuing along Mossop Street in front of residential properties.
To provide for Local Centres to focus on the main daily household shopping and community needs.	<i>Inconsistent.</i> It is considered that rather than providing services for the local community, the proposed drive through focusing on takeaway coffee does not provide for the main daily household and community needs. It is likely to attract vehicles from outside the local community.
To encourage high quality, pedestrian-friendly, street-orientated development.	<i>Inconsistent.</i> A large portion of subject site contains parking within the road reserve. The proposed drive through will create additional vehicular access points reducing the pedestrian connectivity to the site which is currently limited.
To provide a focus for medium density housing.	<i>Not applicable.</i> The proposal does not include any residential component.
To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.	<i>Inconsistent.</i> The portion of the subject site containing the Mangles Corner Store is predominantly developed with buildings or hardstand for

	vehicle parking with very little landscaping on site.
To provide a basis for future detailed planning in the form of local development plans in accordance with the provisions of this Scheme and the Activity Centres for Greater Bunbury Policy.	<i>Not applicable.</i>

Car Parking

Officers acknowledge that the car parking to the subject site has historically used the road reserve to satisfy car parking requirements. Pursuant to LPS8, the car parking requirement for a 'Lunch bar' and 'Fast food outlet' requires 1 bay per 15m² of net lettable area (NLA) and a 'Convenience store' requires 1 bay per 20m² of NLA. Based on the proposed development, this results in the requirements for 12 car parking bays to be provided onsite. The application proposes 16 car parking bays comprising of areas that have been currently used for informal parking within the road reserve. The proposed formalised car parking bays adjacent to the alfresco (bays 1 to 4) are not supported as they are considered to impact pedestrian connectivity from future footpath alignment along Mossop Street. Furthermore, the car parking bays adjacent to the alfresco will not extend further into the road reserve than the existing bays and do not comply with Australian Standards.

In addition under LPS8 a drive through facility is required to provide a car queuing area of 10 vehicles. Currently the proposal allows for vehicles queuing for 5 vehicles from the pick up station entering via Mossop Street and exiting onto Minninup Road which is a significant variation to the LPS8 requirements.

Officers consider that there is insufficient vehicle queuing within the lot and that it is likely that vehicle will queue on Mossop Street which has occurred with existing drive through facilities within the City. Vehicle queuing on Mossop Street is not supported and presents a road safety risk for road users, pedestrians and surrounding residents.

Matters to be considered in the assessment of the application

The proposal has been assessed against the relevant matters to be considered under clause 67(2) of the Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, particularly with regards to compatibility of the development with its setting, impact on the amenity of the locality, amount of traffic generated, and public submissions received.

The drive through facility is characterised by high vehicle turnover and likely to draw pass-by traffic rather than provide an immediate service for the local community. As such this is likely to impact the amenity of the surrounding residential area. In addition, no acoustic report has been submitted with the application and therefore officers are unable to determine if the proposal would comply with *Environmental Protection (Noise) Regulations 1997*. If Council was to support the proposal, a condition would be required for an acoustic report to be submitted to the City. It is noted that the City's environmental health department have advised that should the drive through facility be approved by Council, that an acoustic report will be required to be submitted to the City for approval and address noise mitigation measures.

The proposal is not considered to be compatible with the desired future character of the area with the objectives of the Local Centre Zone requiring high quality, street orientated development, pedestrian friendly, and uses that focus on household shopping and community needs. Drive through facilities are considered to be more appropriate within higher level activity centres such as

the District Centre zone (i.e. Bunbury Forum and Parks Centre), as they generally cater for higher levels of traffic and are not in close proximity to residents.

An assessment has been undertaken against the 10 design principles of State Planning Policy 7.0 Design of the Built Environment (SPP7.0). The proposed drive through facility does not meet a number of design principles including, context and character, safety, legibility, landscape quality, sustainability and community. As such the proposal is not considered to be compatible with its setting and will impact the amenity of the area. A full copy of the SPP7.0 design principles assessment is contained in Appendix 10.4.1-G.

Traffic

Pursuant to the WAPC Traffic Impact Assessment Guidelines (TIA Guidelines) Volume 4, a proposal that generates between 10 and 100 vehicles trips in the peak hour is considered to have a moderate impact on the surrounding road network. Based on the gross floor area of the development and proposal for a drive through facility, a Traffic Impact Statement (TIS) is required however in the absence of a TIS, officers undertook a broad assessment to determine the peak hour trip generation rates along Mossop Street.

Using Table 1 from WAPC TIA Guidelines Volume 5, it is estimated that the proposed drive through facility would generate an additional maximum peak hour (PM) trip rate of 23 vehicles. The most recent traffic count along this section of Mossop Street were conducted in 2016/17 and showed an average weekday daily traffic of 528 vehicles, with a AM (8am) and PM (3pm) peak of 41 and 48 vehicle trips respectively. The most recent traffic counts along this section of Minninup Road were conducted in 2016/17 data and showed an average weekday daily traffic of 5,533 vehicles, with an AM (8am) and PM (3pm) peak of 469 and 562 trips respectively.

The expected PM peak hour trip rate generated by a drive through facility is almost half of the existing traffic count on Mossop Street. Furthermore, the absence of a TIS means the application fails to consider other items such as pedestrian safety and the impact of the drive through on the proposed parking arrangement.

It is noted that Mossop Street is identified as a Local Access Road and under the road hierarchy is suitable for a maximum 3,000 vehicles per day. It is acknowledged that the additional trips generated by the drive through facility would be within the road networks threshold, however it anticipated that vehicles will queue onto Mossop Street and may encounter difficulty performing right turns at peak times along Minninup Road. The additional traffic generated exceeds that of residential traffic and would likely impact upon the amenity of the surrounding area through increased traffic and associated noise.

Analysis of Financial and Budget Implications

If the applicant is aggrieved by Council's decision they may apply for a review of the decision through SAT. If the decision is forwarded to SAT for appeal, the City of Bunbury may incur legal costs.

Community Consultation

The development application was advertised in accordance with clause 64(1)(b)(ii) under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'deemed provisions').

The following methods of advertising were undertaken, with an advertising period of 21 days:

- Letters to surrounding landowners and occupiers
- Public notification signs erected onsite
- Public notice of proposal posted on the City of Bunbury's website

The public advertising of the application commenced on 28 November 2023 and closed on 15 December 2023 with 3 objections and 1 submission of support being received. The key concerns raised in the objections related to:

- Extra traffic generation
- Lack of traffic study
- Impact on pedestrian footpath
- Lack of storage facilities
- Operating hours

The Schedule of Submissions and officer comments are attached at Appendix 10.4.1-E. The applicants response to the Schedule of Submissions are attached at Appendix 10.4.1-F.

Councillor/Officer Consultation

The proposal has been referred to the City of Bunbury's Development Coordination Unit (DCU) for professional advice and technical assessment prior to the finalisation of this report.

Applicant Consultation

The applicant has been informed of the officer recommendation.

Timeline: Council Decision Implementation

Should Council refuse the application, the applicant has the option to lodge an appeal within 28 days of the date of the decision to the State Administrative Tribunal.



The City of Bunbury does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Bunbury shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

23/01/2024

1:400





PHOTO C



PHOTO D





PHOTO E



PHOTO F





Receipt
2841235

5/2023/201/1

\$800.00

Appendix 10.4.1-C



October 20 2023
Planning Department City of Bunbury
Re: Development Application Mangles Corner Store
Lot 9 cnr Mossop & Minninup
South Bunbury

GARRY HOLLAND ARCHITECT ABWA 1124
11/8 EDWARD STREET, BUNBURY WA 6230
PHONE: +61 439 363660
EMAIL: garry@gharchitects.com.au
ABN: 28 701 460 070



Enclosed please find printed documents and Fees for above.

The Owners of the Mangles Corner Store (MCS) are keen to complete Alterations & Additions as proposed C2019, but disrupted by the covid pandemic.

The Works will include:

1. Extensions to existing food prep area to allow assembly of take-away food and drinks an 18.60 sqm addition
2. Demolition of existing coolroom and building new customer coolroom easily stocked, on insulated insitu concrete foundations, a 17.4sqm addition.
3. Construction of a covered dock for goods handling and a cleaner's station, a 5.8sqm addition.
4. Construction of Alfresco area to the east.
5. Conversion of existing access way to a formal drive-thru with ordering and pick-up.
6. Existing hardstand paving will be reshaped, resurfaced, reline marked and the stormwater system upgraded.

Construction will be insitu concrete footings and slabs, timber stud framed walling, ceilings and roof, with paint finished fibre cement linings, and colourbonded roof, together with steel framed polycarbonate clad verandah's and awnings.

Works are anticipated to cost \$250,000.00 + gst and be Practically Complete within 16 x weeks.

Yours faithfully,


Garry Holland.

Encl: 2 x Sets A3 doc's.

lx .



GARRY HOLLAND ARCHITECT ABWA 1124
11/8 EDWARD STREET, BUNBURY WA 6230
PHONE: +61 439 363660
EMAIL: garry@gharchitects.com.au
ABN: 28 701 460 070

November 15 2023
Planning Department City of Bunbury
Re: Development Application Mangles Corner Store
Lot 9 cnr Mossop & Minninup
South Bunbury

Attention Gareth Webber,

We are in receipt of your correspondence 03 11 2023 and respond:

This DA is for a drive-thru.

Enclosed Overall Site Plan (OSP) shows this arrangement with the drive-thru fed from the south at Mossop Street and exiting west to Minninup Road.

The OSP shows 16No car bays available for 'short term parking' including 1No Access bay.

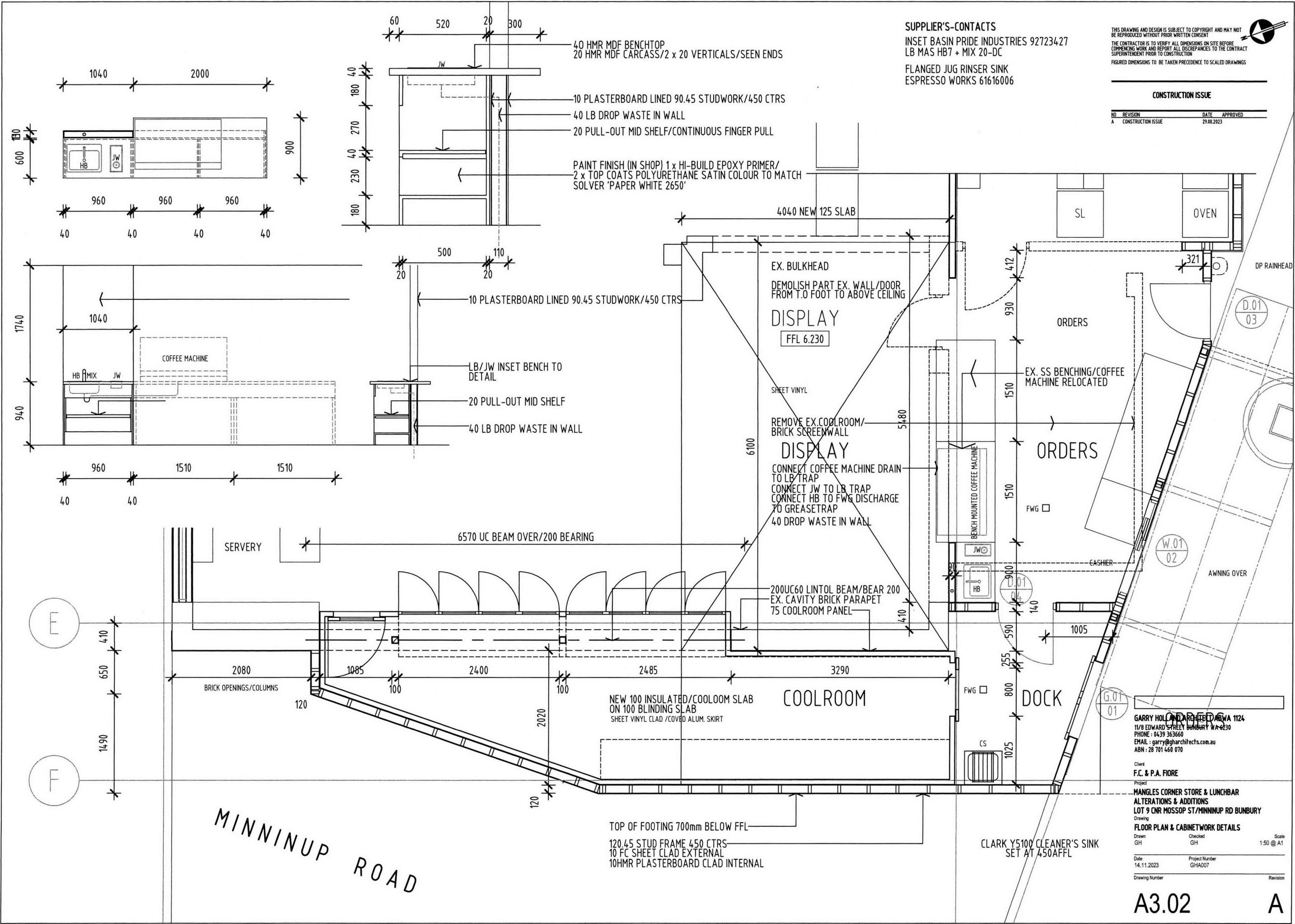
Enclosed Dwg A3.06 shows Elevations East, North & West.

Alfresco is a waiting space, place for bikes and pets.

Yours faithfully,

Garry Holland.

Encl: 1 x Set Add doc's.



SUPPLIER'S-CONTACTS
INSET BASIN PRIDE INDUSTRIES 92723427
LB MAS HB7 + MIX 20-DC
FLANGED JUG RINSER SINK
ESPRESSO WORKS 61616006

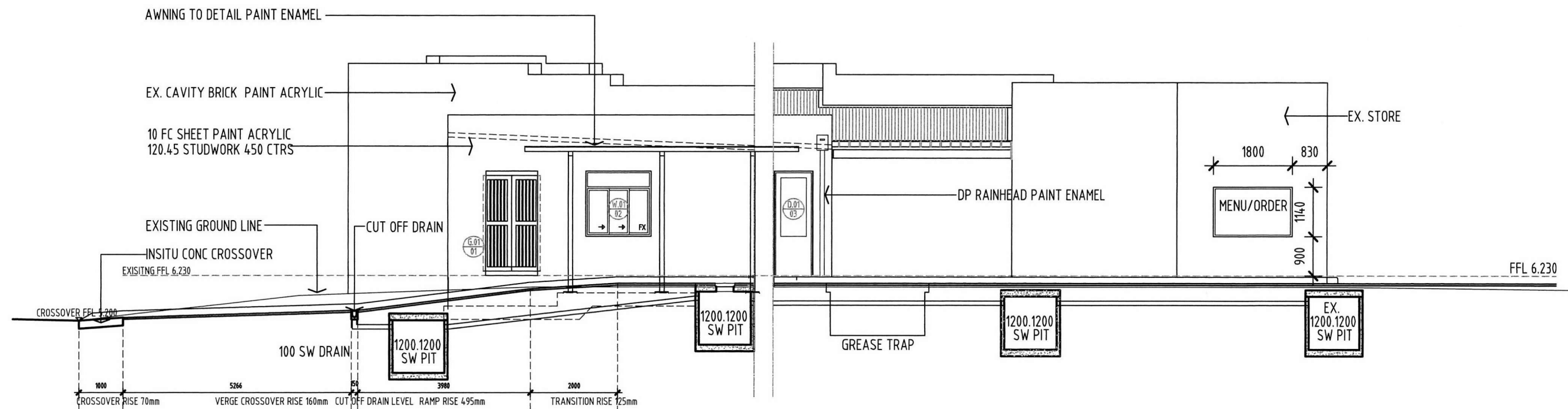
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THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES TO THE CONTRACT SUPERINTENDENT PRIOR TO CONSTRUCTION
FIGURED DIMENSIONS TO BE TAKEN PRECEDENCE TO SCALED DRAWINGS

CONSTRUCTION ISSUE			
NO	REVISION	DATE	APPROVED
A	CONSTRUCTION ISSUE	29.08.2023	

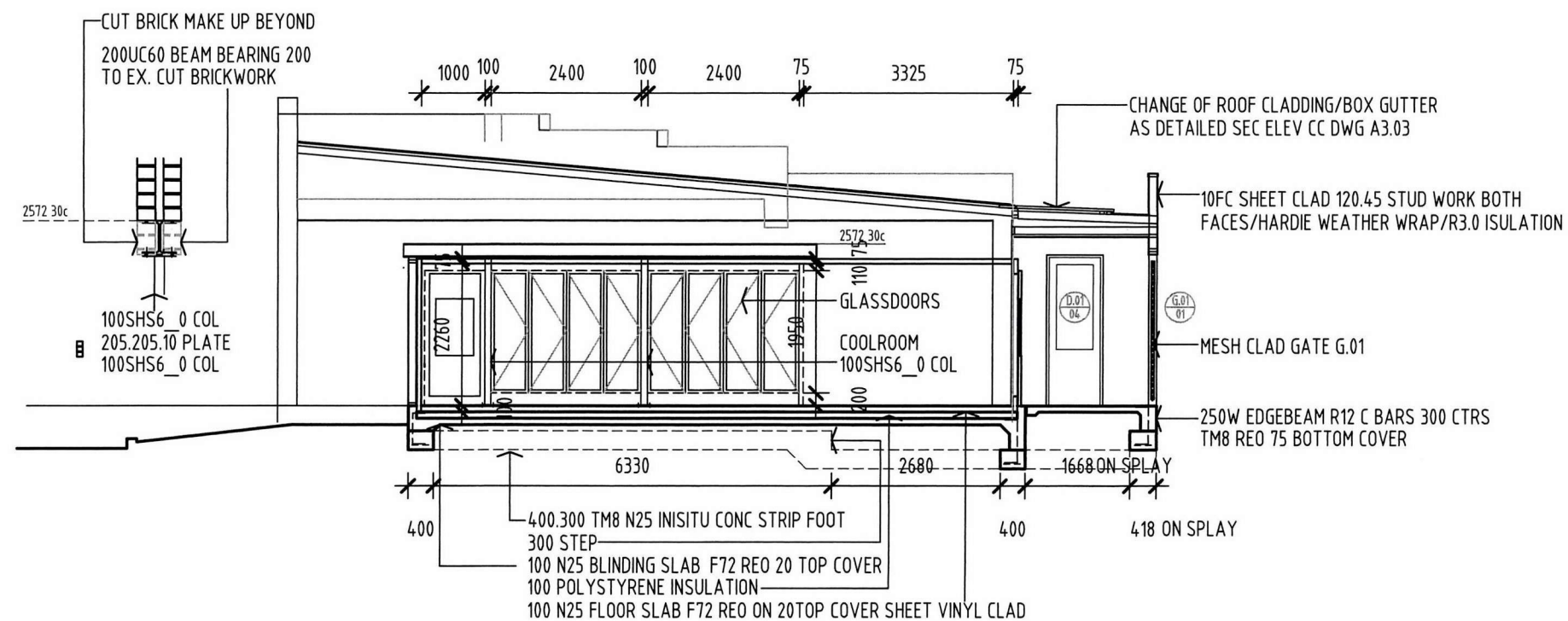
A3.02 A

CONSTRUCTION ISSUE

NO.	REVISION	DATE	APPROVED
A	CONSTRUCTION ISSUE	29.08.2023	



SECTIONAL ELEVATION AA 1:50



SECTIONAL ELEVATION BB 1:50

GARRY HOLLAND ARCHITECT ABWA 1124
11/8 EDWARD STREET BUNBURY WA 6230
PHONE : 9439 36366
EMAIL : garry@gharchitects.com.au
ABN : 28 701 460 070

Client
F.C. & P.A. FIORE
Project
HANGLES CORNER STORE & LUNCHBAR
ALTERATIONS & ADDITIONS
LOT 9 CNR MOSSOP ST/MINNUP RD BUNBURY

Drawing
SECTIONAL ELEVATIONS AA & BB
Drawn
GH
Checked
GH
Date
14.11.2023
Project Number
GHAD07
Drawing Number
Revision

Scale
1:100 @ A1

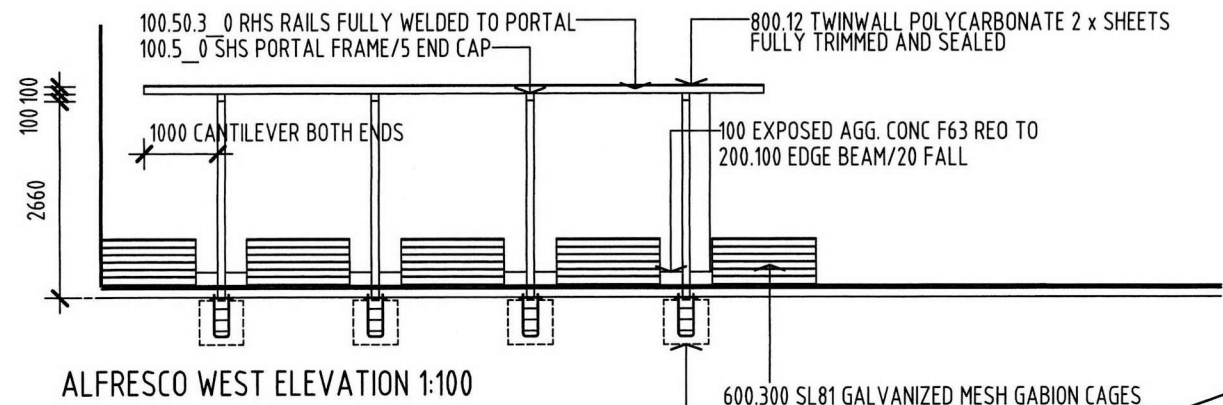
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THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ALL DISCREPANCIES TO THE CONTRACT SUPERINTENDENT PRIOR TO CONSTRUCTION
FIGURED DIMENSIONS TO BE TAKEN PRECEDENCE TO SCALED DRAWINGS

CONSTRUCTION ISSUE

NO	REVISION	DATE	APPROVED
A	CONSTRUCTION ISSUE	29.08.2023	

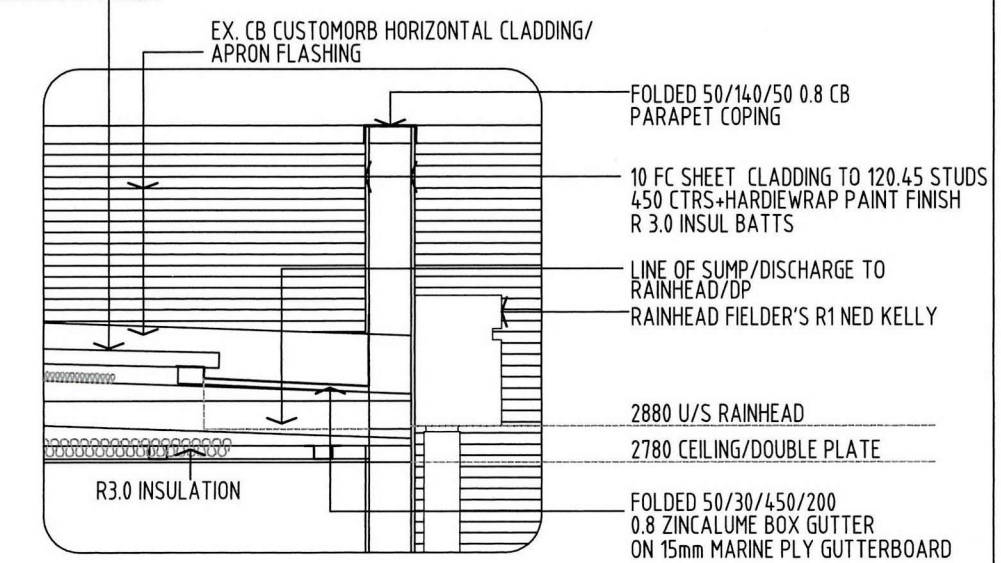


ALFRESCO WEST ELEVATION 1:100

2 x 800 SHEETS TWINWALL POLYCARBONATE FULLY TRIMMED AND SEALED (NO FALL) FIXED TO 100.50.3_0 RHS RAILS AS DETAILED

600.300 SL81 GALVANIZED MESH GABION CAGES NOM. 150 SELECTED ROCK FILL
600.600.600 N25 MASS CONC PAD FOOT 300.300.10 BASEPLATE 2M12HD BOLTS ON R6 LIGS 30 GROUT

CONCEALED FIX ROOFING TO MATCH 2° PITCH/50 ANTICON FALL TO CB BOX GUTTER/15 GUTTER BOARD 50 ANTICON/SAFETY MESH



DETAIL SECTION CC 1:5

EX. CB CAPPING

EX. CUSTOMORB ROOF 5° PITCH

EX. ZINCALUME 0.42 KLIPLOK CLASSIC CONCEALED FIX ROOFING TO MATCH 2° PITCH/50 ANTICON TO CB EAVES GUTTER/DP

BOX GUTTER SUMP DISCHARGE TO RAINHEAD/DP

CONCEALED FIX ROOFING TO MATCH 2° PITCH/50 ANTICON FALL TO CB BOX GUTTER/RAINHEAD/DP

EX. CUSTOMORB ROOF 5° PITCH

ZINCALUME OVER/UNDER FLASHING AT CHANGE OF PITCH

2 x 800 SHEETS TWINWALL POLYCARBONATE FULLY TRIMMED AND SEALED (NO FALL) FIXED TO 100.50.3_0 RHS RAILS AS DETAILED

INSULATION: TYPE:
HARDIEWRAP WEATHER BARRIER
50 DOUBLE FOIL FACED ANTICON
R3.0 BATTS

LOCATION:
ALL EXPOSED STUD FRAMES BOTH FACES
ALL NEW METAL ROOF SHEETING
ALL NEW CEILINGS & STUD WALL FRAMES

ROOF PLAN 1: 100

CUSTOMORB ROOF 5° PITCH TO RAFTERS/PURLINS/ CEILING JOISTS TO MATCH/50 ANTICON INSULATION

GARRY HOLLAND ARCHITECT ABWA 1124
11/8 EDWARD STREET BUNBURY WA 6230
PHONE : 0439 363666
EMAIL : garry@gharchitects.com.au
ABN : 28 701 460 070

Client
F.C. & P.A. FIORE
Project
MANGLES CORNER STORE & LUNCHBAR
ALTERATIONS & ADDITIONS
LOT 9 CHR MOSSOP ST/WHINNUP RD BUNBURY
Drawing
ROOF PLAN & DETAILS
Drawn
GH
Checked
GH
Project Number
GHAD07
Date
14.11.2023
Drawing Number
Revision

Scale
1:100 @ A1
A3.04
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CONSTRUCTION ISSUE

NO.	REVISION	DATE	APPROVED
A	CONSTRUCTION ISSUE	29.08.2023	

LIGHTING LEGEND

- 18W LED RECESSED DOWNLIGHT
- BH 2100 20W LED EXTERNAL WALL MOUNTED BULKHEAD
- 1200 COOLROOM 18W LED BATTEN
- SP/1200 SWITCH POINT SET 1200 AFFL
- NOTE 1 ALLOW TO LIAISE WITH AC/COOROOM SUB-CONTRACTOR AND PROVIDE POWER SUBBOARDS AND ISOLATORS AS REQUIRED SWITCH POINT SET 1200 AFFL
- NOTE 2 REFER TO DWG A3.01 FOR LOCATION OF WALL EXTERNAL WALL MOUNTED BULKHEAD LIGHTING

DISPLAY

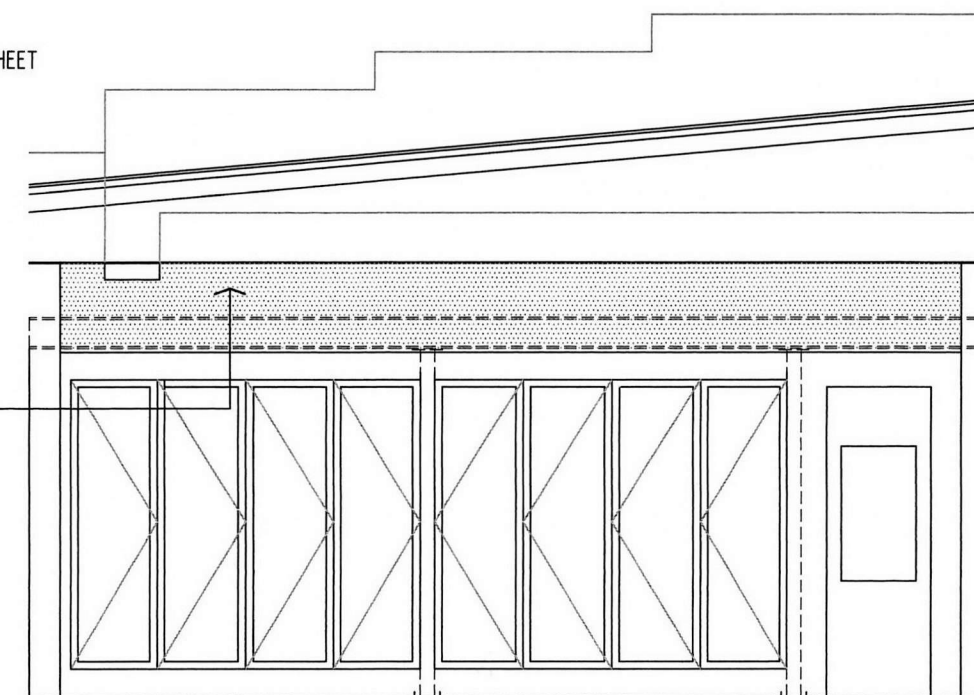
FFL 6.230

CEILING LEGEND

- 1 1200.600 PREFINISHED LAY-IN PLASTERBOARD TILES IN EXPOSED T BAR GRID TO MATCH EXISTING R3.0 INSULATION BATT FINISH : PREFINISHED
- 2 SUSPENDED FLUSH JOINTED 10mm PLASTERBOARD TO RONDO 310 FURRINGS 450 CTRS TO 120.45 JOISTS R3.0 INSULATION BATT 90 COVED CORNICE FINISH : PAINT ACRYLIC 2680 = HT AFFL
- 3 SUSPENDED FLUSH JOINTED 9 mm FC SHEET ON SHADOWLINE CORNICE FINISH : PAINT ACRYLIC R3.0 INSULATION BATT 2680 = HT AFFL
- 4 COOLROOM PANEL COVED ALUMINIUM CORNICE FINISH : CLEAR ANOD 2260 = HT AFFL

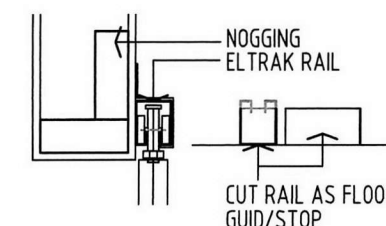
REFLECTED CEILING PLAN 1:100

10 PLASTERBOARD BULKHEAD AND RETURNS ON 76 RONDO CHANNEL



COOLROOM ELEVATION 1:50

WINDOW / DOOR	G.01	No. OFF: 01 OPENING: 01	W.01	No. OFF: 01 OPENING: 02	D.01	No. OFF: 02 OPENING: 03,04
FRAME	GATE OPENING		100 x 44 CAPRAL ALUMINUM AGS 950 SLIDING WINDOWS		100 x 44 CAPRAL ALUMINUM	
DESCRIPTION	PAIR NOM 100.40.4 0 RHS FRAMED TOP HUNG GATES/20.20 VERTICALS 80 CTRS ELTRAK RAIL/BRACKETS/FLOOR GUIDES		MANUALLY OPERATED SLIDING SASHES WITH FIXED END SASH & FIXED GLAZED HEAD LIGHT		WP PLY CLAD SOLID CORE DOOR	
GLAZING	BLACK PVC COATED MESH		6.38mm LAMINATED SAFETY GLASS - CLEAR		6.38mm LAMINATED SAFETY GLASS - CLEAR	
REMARKS	POWDERCOATED BLACK DROP BOLTS/PADLOCK		POWDERCOATED - HARDWARE AS SCHEDULED - KEY LOCKABLE		DOOR PAINTED ENAMEL - HARDWARE AS SCHEDULED	



SLIDING GATE DETAIL 1:5

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11/8 EDWARD STREET BUNBURY WA 6230
PHONE : 0439 363660
EMAIL : garry@gharchitects.com.au
ABN : 28 701 460 070

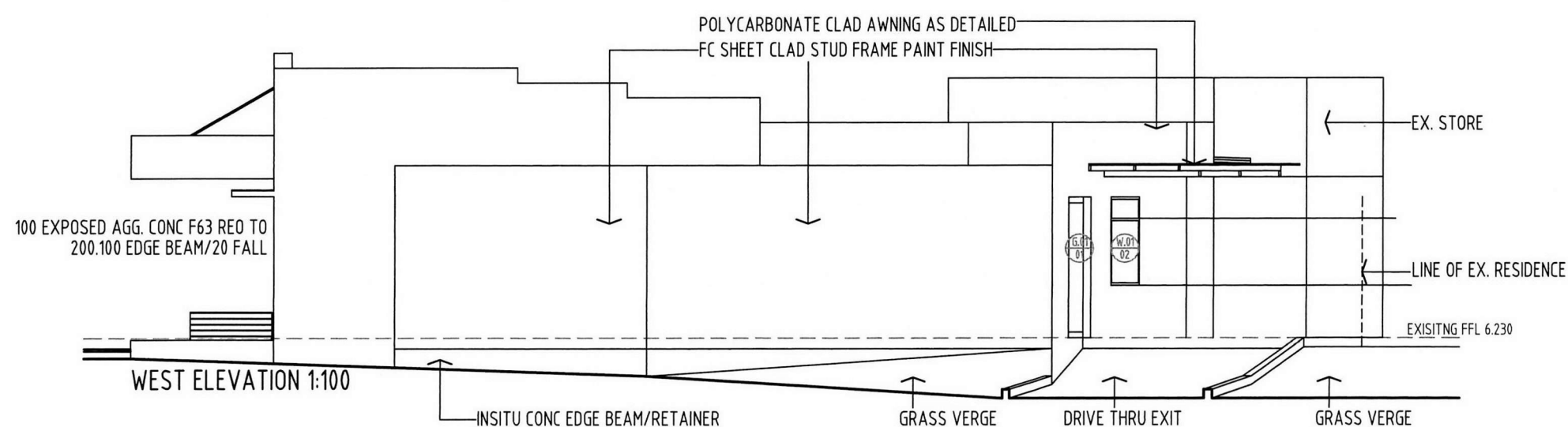
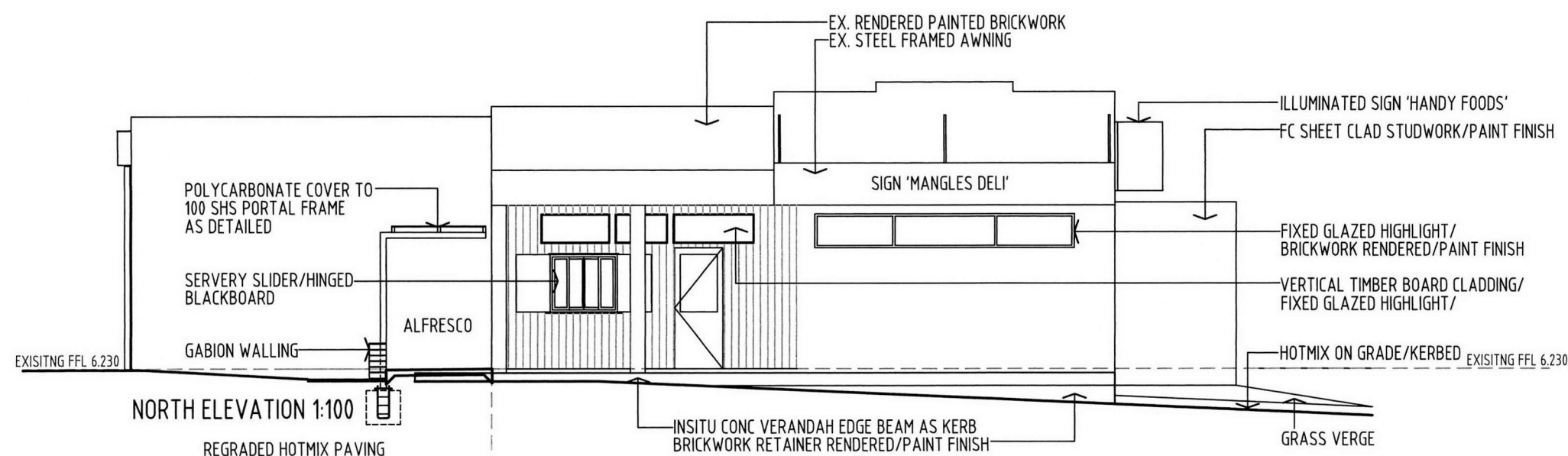
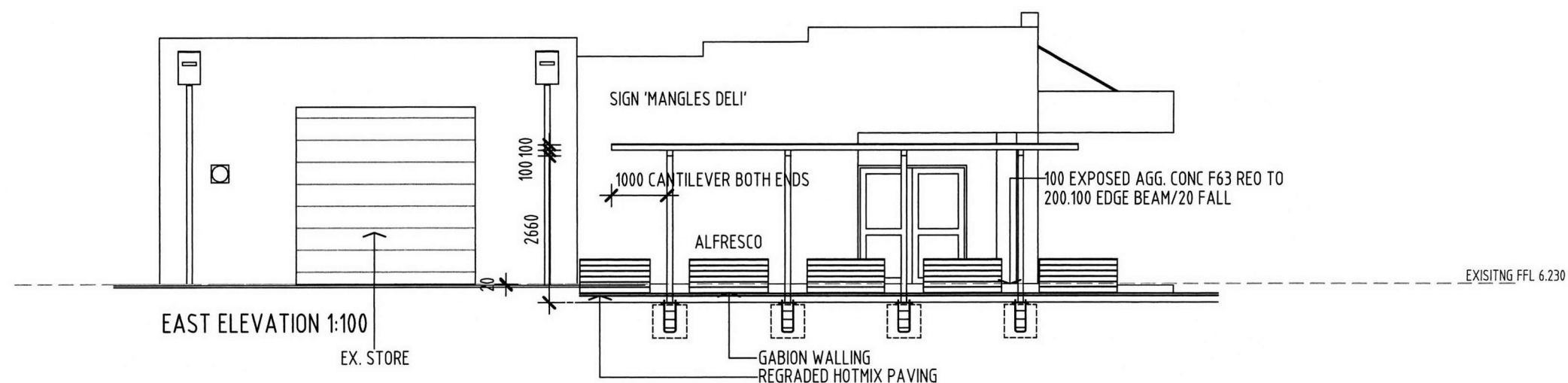
Client
F.C. & P.A. FIORE
Project
MANGLES CORNER STORE & LUNCHBAR ALTERATIONS & ADDITIONS
LOT 9 ONR MOSSOP ST/HINNUP RD BUNBURY
Drawing
REFLECTED CEILING PLAN, DOOR & WINDOW SCHEDULE, LIGHTING LAYOUT
Checked
GH
Date
14.11.2023
Project Number
GHAD07
Drawing Number
Revision
1:100 @ A1

A3.05

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CONSTRUCTION ISSUE

NO.	REVISION	DATE	APPROVED
A	CONSTRUCTION ISSUE	29.08.2023	



GARRY HOLLAND ARCHITECT ABWA 1124
11/8 EDWARD STREET BUNBURY WA 6230
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EMAIL : garry@gharchitects.com.au
ABN : 28 701 460 070

Client
F.C. & P.A. FIORE
Project
MANGLES CORNER STORE & LUNCHBAR
ALTERATIONS & ADDITIONS
LOT 9 COR MOSSOP ST/MINNUP RD BUNBURY
ELEVATIONS EAST,NORTH & WEST

Drawn
GH
Date
14.11.2023
Drawing Number
GHA007

Checked
GH
Project Number
GHA007

Scale
1:100 @ A1

Revision

A3.06

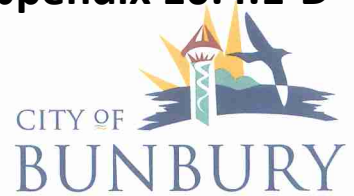
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OVERALL SITE PLAN 1:73

MANGLES CORNER STORE & LUNCHBAR
ALTERATIONS & ADDITIONS
LOT 9 CNR MOSSOP ST/MINNINUP RD BUNBURY

Our Ref: P06443 (2016.114.1)
Enquiries: Mr M J Wansborough, (08)97927061
E-Mail: records@bunbury.wa.gov.au



18 November 2016

Garry Holland
HMA Architects Pty Ltd
PO Box 313
BUNBURY WA 6231

Dear Garry,

**PROPOSED ADDITIONS & ALTERATIONS
LOT: 9 #57 MINNINUP ROAD SOUTH BUNBURY**

I refer to the development application received by the City of Bunbury on 04 May 2016 for the proposed Additions & Alterations.

As you are aware Council considered this application at the Ordinary Council meeting on 15 November 2016. I am pleased to advise that development approval has been granted subject to the conditions itemised on the development approval notice (Appendix 1).

Please be advised that it is essential to read the enclosed development approval including all associated conditions. We provide you with this advice as some conditions may be required to be addressed to the satisfaction of the City of Bunbury prior to the commencement of works.

You are advised that appeal rights are available through the State Administrative Tribunal (SAT). An appeal must be lodged within twenty eight (28) days of the decision by the City of Bunbury. Appeal forms are available via the internet on www.sat.justice.wa.gov.au or by phoning SAT on (08) 9219 3111 (Free call – 1300 306 017).

If you have any further queries please do not hesitate to contact Matthew Wansborough, Planning Officer on (08)97927061.

Yours sincerely



John Kowal
Acting Director Planning, Development & Regulatory Services

Enc. Determination notice
Approved plans

Cc. Francesco Cosimo Fiore & Pauline Ann Fiore
Mangles Corner Store
57 Minninup Road
BUNBURY WA 6230

Development Application: 2016.114.1 Ordinary Council Meeting - 15 November 2016
Assessment No: 7830

PLANNING AND DEVELOPMENT ACT 2005

CITY OF BUNBURY

Notice of determination on application for development approval

The Council having considered the application

Submitted by: HMA Architects Pty Ltd

On behalf of: Francesco Cosimo Fiore & Pauline Ann Fiore

Location: #57 Minninup Road SOUTH BUNBURY

Lot & Plan/Diagram: LOT: 9

Vol. No: 1175

Folio No: 486

Application date: 04/05/2016

Received on: 04/05/2016

Use Class: Lunch Bar & Convenience Store

Description of proposed development: *Additions & Alterations*

hereby advise that the application for development approval is

APPROVED

subject to the following conditions, which must be completed prior to occupancy, unless as otherwise, indicated below.

- (1) At all times, the predominant use of the premises that is the subject of this development approval must comply with the land use definitions of 'Convenience Store / Fast food Outlet / Single House' as contained in Schedule 1 of the City of Bunbury Town Planning Scheme No. 7.
- (2) All development shall be in accordance with the attached approved development plans which form part of this development approval.
- (3) This development approval will expire if the approved development has not substantially commenced within two (2) years from the date of issue of the approval, or, within any extended period of time for which the City of Bunbury has granted prior written consent.
- (4) Before construction of the development commences, a schedule of exterior materials, colours and finishes must be submitted for approval to the specifications and satisfaction of the City of Bunbury. The subject development must be finished and maintained in accordance with any approved schedule of materials.
- (5) Before the development is occupied, all external surfaces of concrete tilt panel must be painted and/or finished to the satisfaction of the City of Bunbury.

- (6) Before construction of the development commences, a Landscape Plan for the proposed development must be submitted for approval to the specifications and satisfaction of the City of Bunbury, in accordance with the Local Planning Scheme and relevant local planning policy. The Landscape Plan must address the following:
- (a) a site plan of existing and proposed development with natural and finished ground levels;
 - (b) the location, species and size of existing vegetation and vegetation to be removed;
 - (c) exact species, location and number of proposed specimens to be planted;
 - (d) a key or legend detailing proposed species type grouped under the subheadings of tree, shrub and ground cover;
 - (e) details of mulching or similar treatments of garden beds including edges;
 - (f) details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance;
 - (g) details of treatment of paved areas (parking and pedestrian areas); and
 - (h) details of fence material, height and treatment.
- (7) Within thirty (30) days of practical completion of the development, the landscaped area(s) must be planted, established and reticulated in accordance with the endorsed Landscape Plan. These areas must be maintained as landscaped areas at all times and to the satisfaction of the City of Bunbury.
- (8) Before the development is occupied, external clothes drying facilities must be provided for the residential dwelling in accordance with clause 5.4.5 of the State Planning Policy 3.1 Residential Design Codes (the R-Codes). External clothes drying facilities must be effectively screened from public view at all times and to the satisfaction of the City of Bunbury.
- (9) Rubbish bin storage areas for the existing residential dwelling must be screened from public view at all times in accordance with clause 5.4.5 of State Planning Policy 3.1 Residential Design Codes (the R-Codes) and to the satisfaction of the City of Bunbury.
- (10) Goods or materials must not be permanently stored within the parking or landscaping area, or within access driveways.
- (11) The signage and advertisements are not to exceed the dimensions as indicated on the application without written approval from the City of Bunbury.
- (12) Any illuminated signage is not to flash or pulsate and shall be of an illumination level that is suitable to off-street ambient lighting that does not cause nuisance to the amenity of the area.
- (13) The signage and advertisements shall be professionally made and kept clean and maintained free of dilapidation at all times.
- (14) Before the development is commenced, detailed design plans shall be prepared in accordance with relevant Australian Standards, Ausroad Guidelines, and City of Bunbury requirements, for all access, car parking and pedestrian movement requirements, including details of an appropriate barrier to prevent vehicles hitting the boundary wall to Lot 10 (#2) Mossop Street, to the satisfaction of the City of Bunbury. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
- (15) Before construction of the development commences, a damage bond to the value of \$5,000 must be paid to the City of Bunbury in accordance with the City of Bunbury's Local Planning Policy: Bonds.

- (16) Before construction of the development commences, a Traffic Management Plan for the construction works, prepared in accordance with Main Roads Western Australia Code of Practice, must be submitted for approval by the City of Bunbury.
- (17) Before the development is occupied, a minimum of two (2) bicycle parking spaces are to be provided as required by the City of Bunbury's Local Planning Policy: Access and Parking for Pedestrians, Bicycles and Vehicles.
- (18) Before the development is occupied, any alterations, relocation and/or damage of existing infrastructure within the road reserve shall be completed and/or reinstated to the specification and satisfaction of the City of Bunbury.
- (19) At all times, provision must be made onsite for the storage and collection of garbage and other solid waste for the existing Deli Convenience Store. A waste storage and collection area must be graded, drained and screened from public view, and the garbage collected regularly, to the satisfaction of the City of Bunbury.
- (20) Before the development commences, a crossover permit must be obtained from the City of Bunbury. Construction and maintenance of the crossover shall be in accordance with the crossover permit.
- (21) A minimum of 1m³ of storm water storage for each 65m² of impervious area must be provided on site in accordance with the City of Bunbury's Information Guide – Stormwater Disposal from Private, Commercial and Industrial Properties. Detailed design plans of the proposed stormwater management must be submitted for approval prior to the development commencing, and be implemented in accordance with the approved plan prior to the development being occupied.
- (22) All construction activities must be undertaken so as to avoid dust nuisance to occupiers of land in the vicinity, to the satisfaction of the City of Bunbury.
- (23) Before the development is occupied, mechanical ventilation with self-closing door will be required for the toilet in the store area, to the satisfaction of the City of Bunbury.

Advice Notes:

- (a) The City of Bunbury advises that where a development approval contains conditions which are required to be discharged before development commences, to commence development before those conditions are discharged means that the development is not pursuant to the planning permission and is therefore unauthorised development.
- (b) An application for an extension of time to an existing development approval shall require a formal written request, signed by both the land owner and applicant (if applicable) and the payment of the appropriate application fee (as per the Council's Fees and Charges Schedule), details of the relevant development approval are required (e.g. DA number, date of approval, property address). An application shall be received within one month prior to the expiration of the development approval.
- (c) Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- (d) There is a requirement to comply with the Aboriginal Heritage Act 1972 as amended, which protects all Aboriginal heritage sites in Western Australia whether they are known or otherwise. This development approval does not remove or affect any statutory responsibility or obligation the developer/landowner may have under the Aboriginal Heritage Act 1972. The developer/landowner is advised to contact the relevant State Government public authority(s)

before commencing any site works to ensure that your statutory responsibilities or obligations are met. Damaging or altering an Aboriginal heritage site constitutes an offence under the Aboriginal Heritage Act 1972 as amended, and is punishable by law. Further information can be obtained from the Department of Aboriginal Affairs on (08) 6551 8004 or at <http://www.daa.wa.gov.au/en/Heritage-and-Culture>.

- (e) Advertising devices on private land shall be in accordance with the definition of 'wall sign' as defined in the City of Bunbury's Local Planning Policy: Signage and Advertisements.
- (f) It is the owner's responsibility to ensure all required approvals are obtained for the project prior to works commencing on site (including any specified conditions attached to the Planning Approval). Separate approvals that are required to be issued prior to works commencing could include – a Building Permit (Building Act 2011/ Building Regulations 2012), Health Approval (Health Act 1911, Food Act 2008, Local Laws etc. for – On site waste disposal, Food premises, Hairdressing premises, Skin penetration premises and Public Buildings) Water Corporation Approval, New Cross Over Permits (Council's Engineering Dept), Landscaping Approval (For any works on verge) etc. Failure to obtain any required approvals prior to works commencing can result in separate statutory fines under the relevant legislation e.g. Building without a Building Permit – Building Act s9 Part 2 – first offence \$50,000. Further information can be obtained from the City of Bunbury website www.bunbury.wa.gov.au – Building Services or Building Certification Department (08) 9792 7120.
- (g) Owners, builders and developers undertaking development of any kind are advised of their responsibility to comply with the requirements of the Disability (Access to Premises - Buildings) Standards 2010 and the Disability Discrimination Act 1992. At application the plans and specifications must indicate all provisions of access for people with disabilities, into and within the building, in accordance with the BCA – Volume 1, Part D3 and AS 1428.1 - 2009.
- (h) Any demolition work involving asbestos must be in accordance with the Health (Asbestos) Regulations 1992.
- (i) The City of Bunbury advises that the development the subject of this development approval must comply with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997 in relation to noise emissions. Further information can be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100 or (08) 9792 7000.
- (j) The City of Bunbury advises that the development the subject of this development approval must comply with the Environmental Protection Act 1986 and the Environmental Protection (Unauthorised Discharge) Regulations 2004 in relation to discharges into the environment. Further information can be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100.
- (k) The premises and equipment the subject of this development approval is required to comply with clause 3.2.3 of the Australian Food Safety Standards. Regardless of whether a building permit is required, application shall be made to the City of Bunbury's Environmental Health Services for assessment and approval prior to commencing development. Two (2) sets of scaled plans (minimum 1:100) and specifications detailing the design and fit out shall be submitted to Environmental Health Services and shall include the following information:
 - the use of each room/area;
 - the structural finishes of walls, floors, ceilings, benches, shelves and other surfaces;
 - the position and type of all fixtures, fittings and equipment;
 - all sanitary conveniences, floor wastes/bucket traps/cleaner's sinks, grease traps, etc.;
 - waste storage and disposal areas;

- plans and specifications of the mechanical exhaust system if cooking is to take place in the food business;
- specifications of all cooking equipment (stoves, ovens, fryers, etc.);
- elevations of food handling and storage areas; and
- details of the types of food being prepared or sold.

Please refer to the City of Bunbury's Requirements for the Establishment, Construction and Fit Out of Food Premises available on the website at www.bunbury.wa.gov.au. A final inspection of the premises will be required to be carried out by Environmental Health Services prior to commencing operation. Further information may be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100.

- (l) The development is defined as a 'Food Business' under the Food Act 2008. The development must comply with the Food Act 2008 and Food Regulations 2009. Further information can be obtained from the City of Bunbury's Environmental Health Services on (08) 9792 7100 or (08) 9792 7000.
- (m) The development the subject of this development approval must comply with the requirements of the Health Act 1911 and the City of Bunbury Health Local Laws 2001.
- (n) Prior to works commencing, the applicant is required to obtain a works and thoroughfare permit for any works within Council land other than a crossover. A permit application form can be obtained on the City of Bunbury's website www.bunbury.wa.gov.au.
- (o) In relation to the work Traffic Management Plan, the City of Bunbury advises that this condition is required to ensure traffic management provided within and out of the site will cause minimal disruptions to the surrounding road network during the construction period.
- (p) The owner, builder and applicant are reminded of their obligation to ensure that all sand drift, waste, building materials and equipment is contained within the boundaries of the site during the construction period.
- (q) The City of Bunbury advises that, in relation to Condition (17), the bicycle parking spaces should be in the form of a stand to which the bicycle frame and both wheels can be locked in accordance with Australian Standard AS2890.3 in order to meet the requirements of the City of Bunbury's Local Planning Policy: Access and Parking for Pedestrians, Bicycles and Vehicles.
- (r) In relation to Condition (14), additional measures are required in order to reduce the impacts of traffic and noise from traffic associated with the proposed drive-through facility upon the residential property at Lot 10 (#2) Mossop Street.
- (s) The City of Bunbury advises that the proposed development (i.e. awnings) located outside the lot boundaries and as marked in red on the plans, are not included with this application and require separate approval from the Department of Lands (WA).
- (t) Prior to the approval of further development within the Minninup Road Local Centre (comprising Lot 9, Lot 15, Lot 16 and Lot 528 #57-63 Minninup Road), the applicant must submit to the Council a draft Activity Centre Plan for the Minninup Road Local Centre for approval to the specifications and satisfaction of the City of Bunbury.

John Kowal

Acting Director Planning, Development and Regulatory Services

DA/ 2016 / 114 / 1
Sheet 1 of 4

MOSSOP STREET

CITY OF BUNBURY
PLANNING DEPARTMENT
Planning Approval Granted
Date 10/11/16
[Signature]

LOT 10
Dia 18837
EXISTING DWELLINGS

LOT 15
Dia 18837
EXISTING DWELLINGS

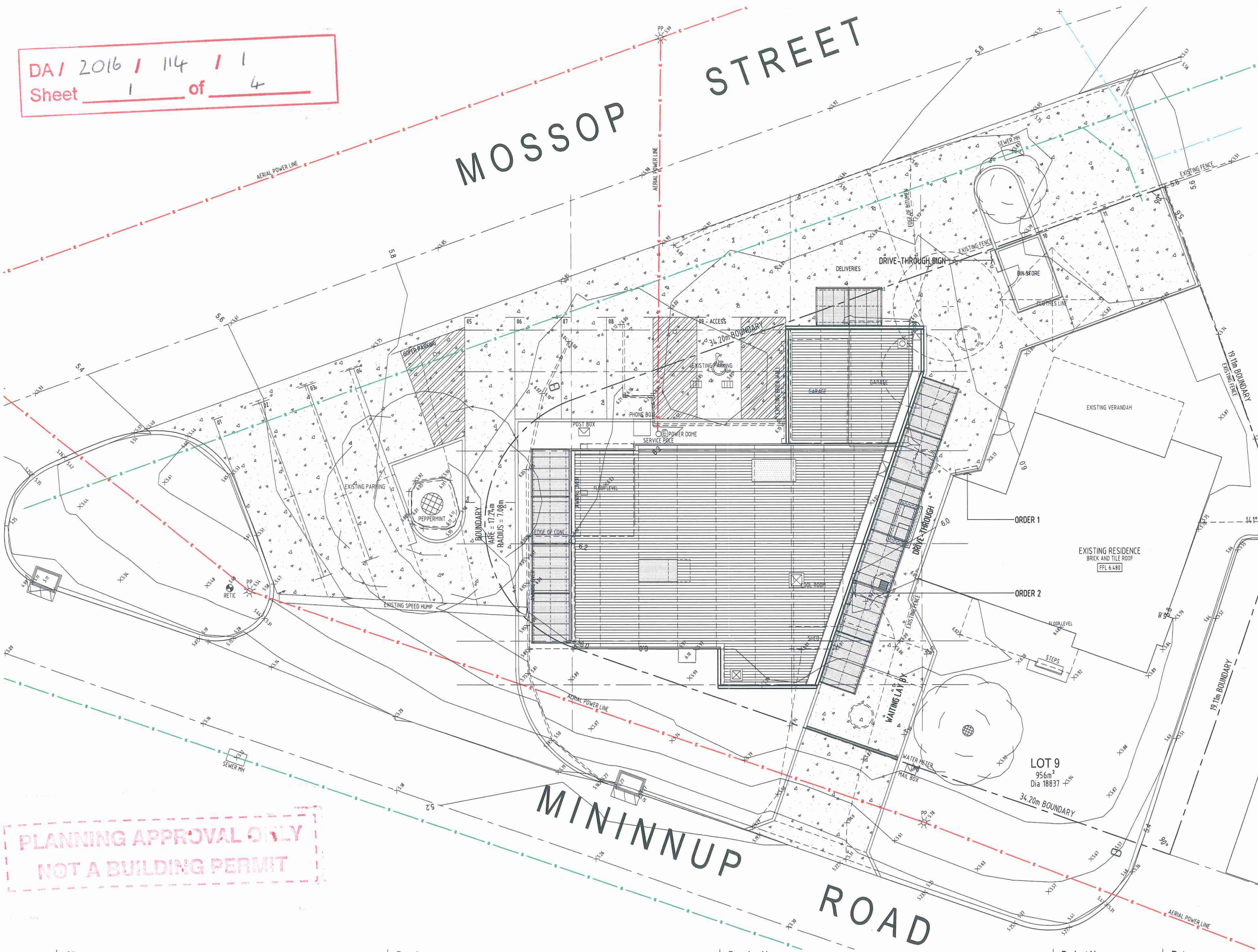
EXISTING COMMERCIAL

HMA ARCHITECTS PTY LTD
171 399 046 25

21 CLIFTON STREET
PO BOX 113
BUNBURY WA 6231
9721 6700
9721 6432
ADMIN@HMAARCHITECTS.COM.AU

0 2m 4m 8m
1:200

Scale
1:200 @ A3



PLANNING APPROVAL ONLY
NOT A BUILDING PERMIT

Client
FC & PA FIORE
ALTERATIONS & ADDITIONS TO MANGLES
CORNER STORE & LUNCHBAR

Drawing
SITE PLAN

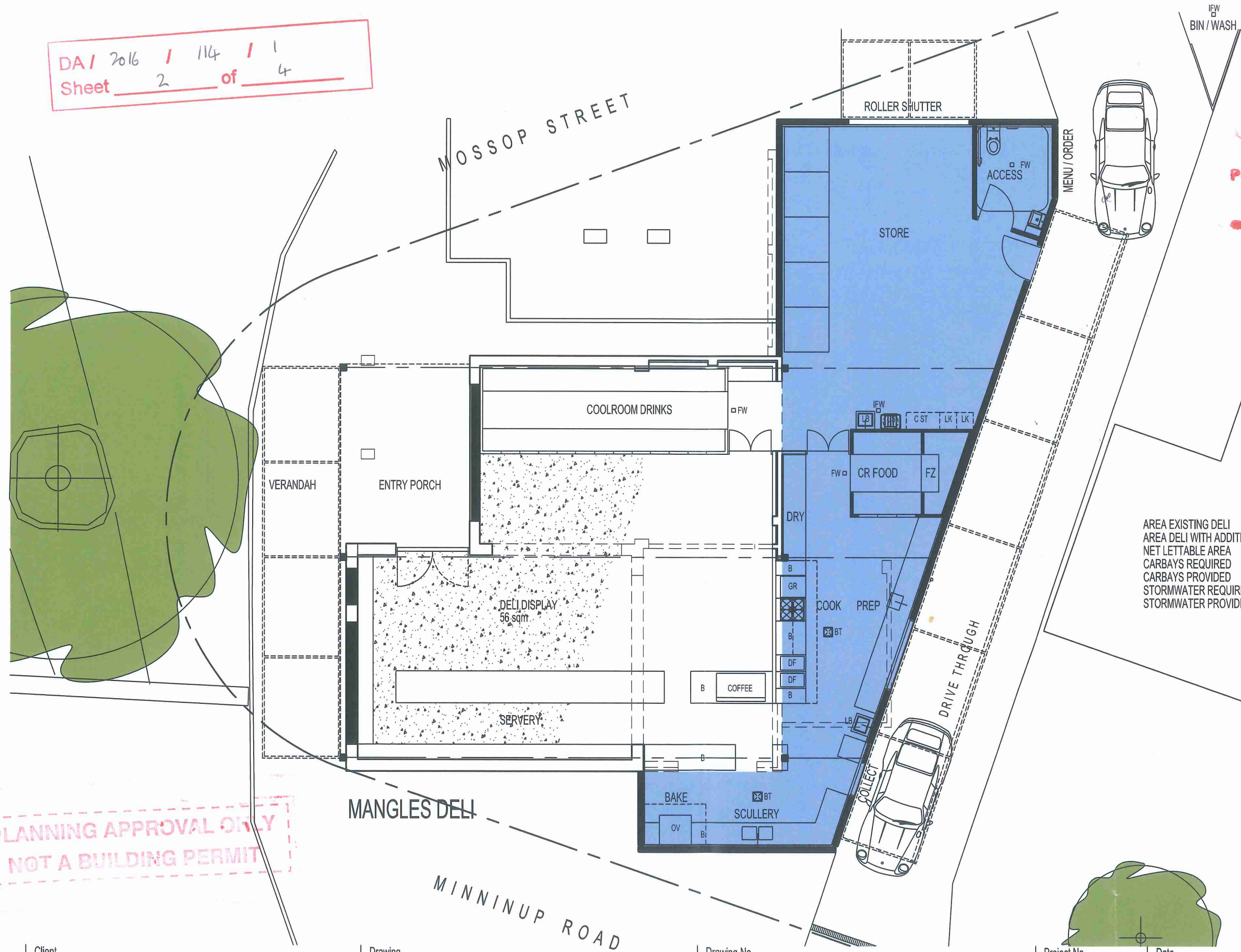
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SK01

Project No
HMA114

Date
21.06.2016

DA / 2016 / 114 / 1
 Sheet 2 of 4

CITY OF BUNBURY
 PLANNING DEPARTMENT
 Planning Approval Granted
 18.11.16



AREA EXISTING DELI	127 + 15 PORCH
AREA DELI WITH ADDITIONS	214 + 15 PORCH
NET LETTABLE AREA	190
CARBAYS REQUIRED	10
CARBAYS PROVIDED	18
STORMWATER REQUIRED	450/65=7.0
STORMWATER PROVIDED	450/65=7.4

PLANNING APPROVAL ONLY
 NOT A BUILDING PERMIT

Client
 FC & PA FIORE
 ALTERATIONS & ADDITIONS TO MANGLES
 CORNER STORE & LUNCHBAR

Drawing
 FLOOR PLAN

Drawing No
 SK02

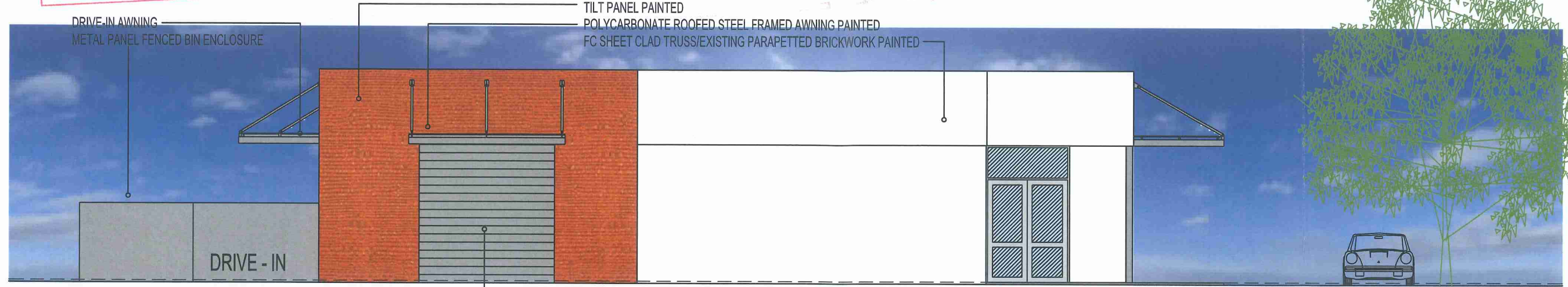
Project No
 HMA114
 Date
 02.05.2016

HMA ARCHITECTS PTY LTD
 21 CLIFTON STREET
 PO BOX 313
 BUNBURY WA 6231
 9721 6700
 9721 5452
 ADMIN@HMAARCHITECTS.COM.AU

0 1m 2m 4m
 1:100
 Scale
 1:100 @ A3

RECEIVED - 4 MAY 2016

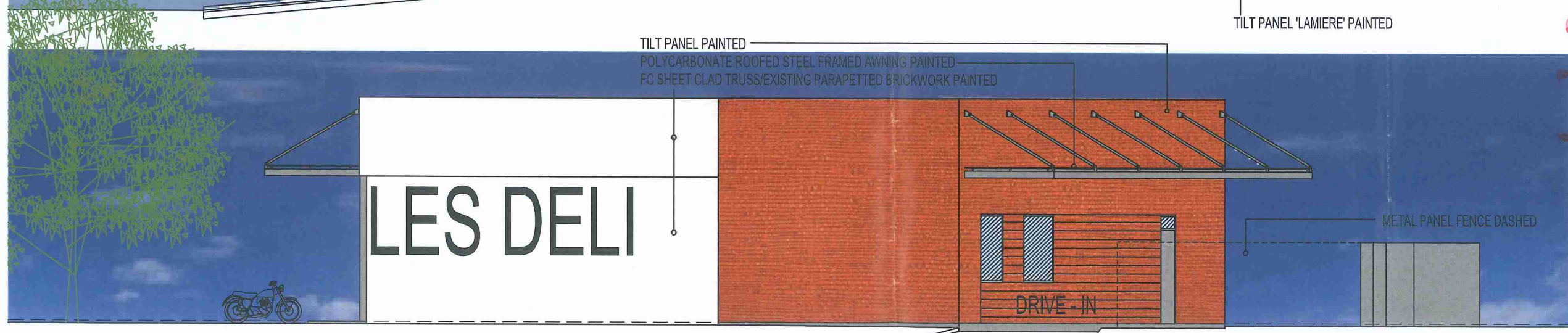
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 NOT A BUILDING PERMIT



EAST ELEVATION



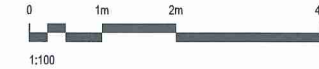
SOUTH ELEVATION



WEST ELEVATION

CITY OF BUNDURY
 PLANNING DEPARTMENT
 Planning Approval Granted
 Date 18.11.16
 Senior Planner

HMA ARCHITECTS PTY LTD
 21 CLIFTON STREET
 PO BOX 313
 BUNBURY WA 6231
 9721 5700
 9721 5492
 ADMIN@HMAARCHITECTS.COM.AU



Client
 FC & PA FIORE
 ALTERATIONS & ADDITIONS TO MANGLES
 CORNER STORE & LUNCHBAR

Drawing
 ELEVATIONS

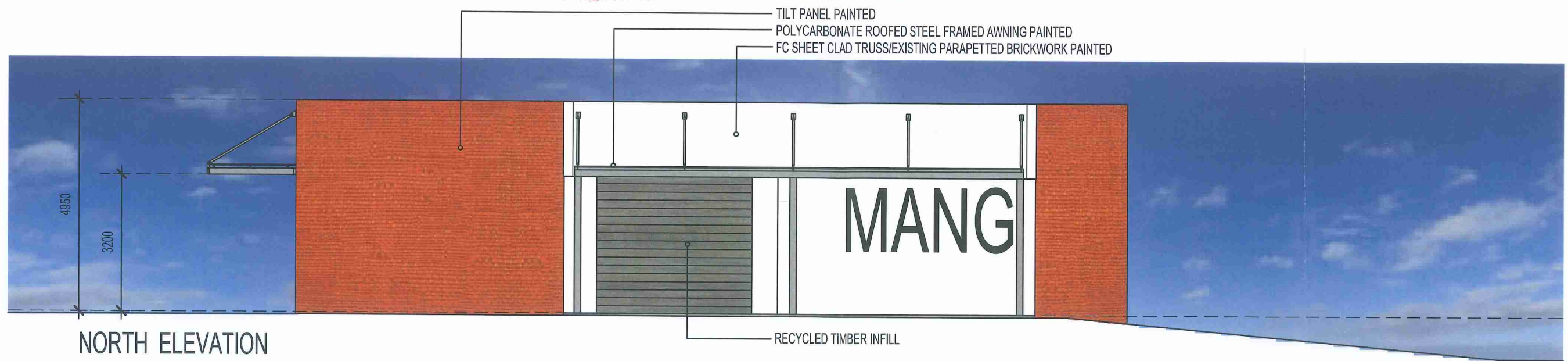
Drawing No
 SK03

Project No
 HMA114

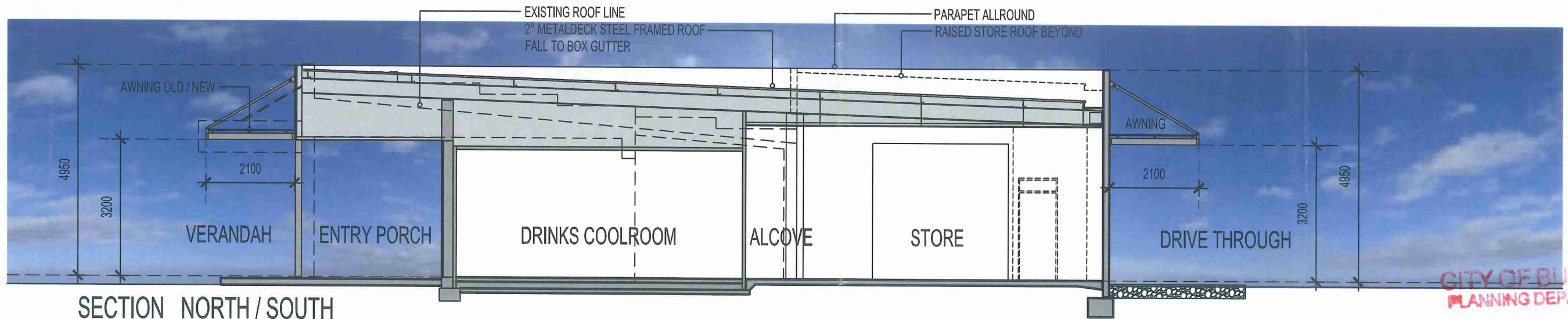
Date
 24.05.2016

Scale
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PLANNING APPROVAL ONLY
 NOT A BUILDING PERMIT



NORTH ELEVATION



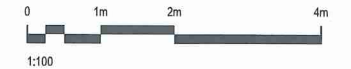
SECTION NORTH / SOUTH

CITY OF BUNBURY
 PLANNING DEPARTMENT
 Planning Approval Granted

Date 18/11/16

HMA ARCHITECTS PTY LTD

21 CLIFTON STREET
 PO BOX 313
 BUNBURY WA 6231
 9721 6700
 9721 6432
 ADMIN@HMAARCHITECTS.COM.AU



Client
 FC & PA FIORE
 ALTERATIONS & ADDITIONS TO MANGLES
 CORNER STORE & LUNCHBAR

Drawing
 ELEVATION / SECTION

Drawing No
 SK04

Project No
 HMA114

Date
 02.05.2016

Scale
 1:100 @ A3

RECEIVED - 4 MAY 2016




Schedule of Submissions

Proposed Drive Through Facility & Associated Alterations - Mangles Store


LOT9 (#57) Minninup Road South Bunbury

#	Name / Address	Summary of Submission	Proponent Response to Submission	Officer Comments on Submission
Public Comments - OBJECTION				
	<p>Name redacted upon request</p> <p>DOC/1232508</p>	<p>OBJECTION / CONCERN</p> <p>I note that the site plan is incorrect and presume that the entry is via Mossop st and egress onto Minninup Road.</p> <p>I expect that the plans will be corrected and resubmitted. This point needs to be clarified and corrected prior to progression.</p> <p>I have also concerns with the opening hours stated as from 4am? This is not conducive to residential amenity.</p>	<p>Proponent response contained in separate appendix.</p>	<p>Noted.</p> <p>Amended plan correctly demonstrating Mossop Street and Minninup Road has been received.</p> <p>If approved, a condition restricting the operating hours of the drive through facility from 7am to 10pm Monday to Sunday is recommended.</p>

Schedule of Submissions
Proposed Drive Through Facility & Associated Alterations - Mangles Store
LOT9 (#57) Minninup Road South Bunbury

#	Name / Address	Summary of Submission	Proponent Response to Submission	Officer Comments on Submission
				

Schedule of Submissions
Proposed Drive Through Facility & Associated Alterations - Mangles Store
LOT9 (#57) Minninup Road South Bunbury

#	Name / Address	Summary of Submission	Proponent Response to Submission	Officer Comments on Submission
				
	Peter Cooke Bunbury	<p>OBJECTION</p> <p>Our main concern is the extra traffic on Mossop & Minninup Road corner.</p>	Proponent response contained in separate appendix.	Noted.

Schedule of Submissions
Proposed Drive Through Facility & Associated Alterations - Mangles Store
LOT9 (#57) Minninup Road South Bunbury

#	Name / Address	Summary of Submission	Proponent Response to Submission	Officer Comments on Submission
		Also, a lot of older people and young children use road.		<p>Officers acknowledge that the drive through facility has the potential to impact the flow of traffic of Mossop Street and Minninup Road.</p> <p>Officers consider the additional traffic to be generated by the proposal exceeds what is expected of the surrounding residential area and is not supportable.</p>
	Rebecca Hayes South Bunbury	<p>OBJECTION</p> <p>Whilst the additions are minimal, the proposed drive through will impact the flow of traffic and number of vehicles entering from Mossop Street and exiting onto Minninup Road via the drive through.</p> <p>No traffic study has been provided to support the proposal and predict how this is likely to impact the local community and existing traffic flows.</p> <p>The other concern is with regards to the impact on pedestrian traffic, with no footpath along Mossop Street to enable the community to safely walk Mossop Street towards the store. With the addition of the proposed alfresco, the number of pedestrian traffic is sure to increase, therefore, the City may need to</p>	Proponent response contained in separate appendix.	<p>Noted.</p> <p>Officers acknowledge that the drive through has the potential to impact the flow of traffic of Mossop Street and Minninup Road. The application has not considered the pedestrian safety with regards to the proposed additions and drive through.</p> <p>Officers have undertaken an assessment using the WAPC Traffic Impact Assessment Guidelines (TIA Guidelines) to determine the peak hour trip generation rates along Mossop Street. A full copy of this assessment can be found in the Officer Comment section of the report.</p> <p>Officers consider the additional traffic to be generated by the proposal exceeds</p>

Schedule of Submissions
Proposed Drive Through Facility & Associated Alterations - Mangles Store
LOT9 (#57) Minninup Road South Bunbury

#	Name / Address	Summary of Submission	Proponent Response to Submission	Officer Comments on Submission
		<p>consider footpath access in its planning.</p> <p>Finally, the proposal has minimal additional storage, a current concern of neighbours, where presently both storage sea container and waste skip bin reside on Council verge inhibiting visuals and access.</p>		<p>what is expected of the surrounding residential area and is not supportable.</p> <p>If approved, a condition stating goods or materials must not be stored within the access driveways, parking bays, or landscaping areas is recommended.</p>
Public Comments – NO OBJECTION / SUPPORT				
	Wally & Kylie Vittiglia South Bunbury	<p>NO OBJECTION / SUPPORT</p> <p>We support the proposal, no objections.</p>		Noted.

GHA response to COB Planning:

1. Traffic Engineering is not warranted – early morning traffic (>5.00am) is the busiest with workers buying coffee/smoko/papers, and by this PA will be alleviated by cars not parking but using the drive-thru – ‘on the move’ – not stationary. Previous Approved DA for the same drive-thru lapsed by 3 weeks when the Proprietor sought renewal. This lapse was compounded by Covid, and the demolition of the Deli frontage by an out of control 4-wheel drive.
2. Traffic densities at Minninup/Mossop intersection will remain the same – cars travel up and down Minninup and Mossop to get to other destinations other than the Mangles Deli – they go home, to work and elsewhere.
3. Footpath. The Fiore’s have owned and developed Mangles Deli since 1986. Mossop Street has been without a footpath prior too and since then.
4. External storage. This PA allows for extensions to coolroom space freeing up the need for external coolroom storage. An empty seatainer will be required on – site for the New Works, and will be removed at completion of the Works.
5. Enclosed please find article ‘The Australian November 19 2023 P 14’ relaying what is trending in the USA.

End of response

Burgers always 'in', AI drives people out

KEIRAN SOUTHERN

When Harry Snyder opened the first In-N-Out hamburger stand close to Route 66 in 1948, he helped consummate the love affair between two of America's favourite things – the car and fast food.

A year earlier, Red's Giant Hamburg in Springfield, Missouri, had become the first restaurant to feature a drive-up window where customers could order without leaving their vehicles.

But Snyder took the concept further, promising food with "no delay" at his restaurant in Baldwin Park, California, thanks to an innovative two-way speaker he built in his garage.

It was the right vision for the right moment: soon, in the post-war glow of 1950s America, leather jacket-clad teenagers would be

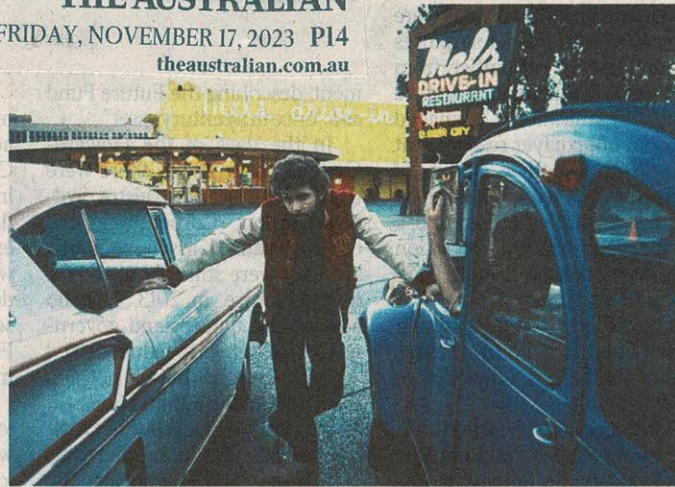
rolling up to food stands in gleaming Cadillacs, placing orders over the crackle of transistor radios playing a new genre of music called rock'n'roll.

Then in the 1970s Wendy's, McDonald's and Burger King brought drive-through culture to the American masses, leading eventually to a backlash in the early part of this century.

Today, 75 years after Snyder had his visionary idea, the popularity of the drive-through has surged to record levels, fuelled by younger consumers' habits, new technology and a preference for less human interaction following the pandemic.

Fast-food chains including McDonald's and Taco Bell are building ever larger drive-throughs to accommodate the growing demand. The biggest, a Chick-fil-A due to open next year in Atlanta,

THE AUSTRALIAN
FRIDAY, NOVEMBER 17, 2023 P14
theaustralian.com.au



GETTY IMAGES

George Lucas at Mel's Drive-in for American Graffiti in 1973

Georgia, will be able to handle 75 cars at a time across four lanes.

Artificial intelligence chatbots are taking orders at American chains including White Castle, Carl's Jr, Hardee's and Del Taco. New technology can identify customers by their cars and display offers based on previous purchases.

The innovations are delivering

growing profits for the \$175bn-a-year fast-food industry.

Drive-throughs account for two-thirds of all US fast-food purchases, according to a report by Revenue Management Solutions, and traffic rose 30 per cent from 2019 to last year.

The In-N-Out chain, which has a fiercely committed fanbase in

California and a presence in six other western states, is still owned by the Snyder family and has been valued at \$4.6bn by Forbes, the wealth publication.

Meanwhile, the number of customers sitting down to eat at a fast-food restaurant in the first half of the year fell by 47 per cent compared with the same period in 2019.

Teenagers and young adults are a large part of the shift. Jay Bandy, president of the Goliath Consulting Group, which offers strategic advice to restaurant chains, said it was unsurprising they preferred to eat on the move.

er's habit of sitting at a table to eat, Bandy explained. The drive-through was ready and waiting for them.

The first restaurants arrived roughly a decade after the end of the Great Depression, when many Americans were still scarred by the deprivation of the 1930s. A cost-effective treat proved irresistible.

"The drive-through was a way for food to be more affordable than the drive-in (restaurants)," according to Adam Chandler, the author of Drive-Thru Dreams: A Journey Through the Heart of America's Fast-Food Kingdom.

"The old drive-ins had wait

Cheaper cars and urban sprawl also fed demand. "Once the suburbs were built, commuters wanted places to stop for dinner on the way home," Chandler said.

"Southern California is where the drive-through really became part of the American experience in terms of dining and it's where the car culture became iconic.

"The drive-through facilitated that way of being in American life that happened after World War II."

In recent decades some American cities have attempted to curb their proliferation, citing concerns about congestion and obesity as

Manned by Kenny, an employee dressed in the same pristine white uniform worn by those who helped Snyder flip burgers in the 1950s, the restaurant takes up barely three square metres.

It does, however, contain an original Coca-Cola-branded fridge. Nearby there is a retro cigarette machine offering a single Lucky Strike smoke for one cent and a packet for 30 cents.

A price board offers another stark reminder of how times have changed. In the 1950s, an In-N-Out burger cost 25 cents, a cheeseburger 30 cents and French fries 15 cents.

Appendix 10.4.1-G

State Planning Policy 7 – Design of the Built Environment		
Provision	Requirement	Assessment
<i>Context and character</i>	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.	<p><i>Partially satisfies</i></p> <p>The Mangles Corner Store is a long-established business and contributes a sense of place to the South Bunbury community.</p> <p>The proposed additions are considered consistent with the existing development context and maintain the distinctive character of the Mangles Corner Store.</p> <p>The proposed alfresco is a waiting space for coffee, designed to accommodate bicycles and pets as many customers visit by cycling or walking.</p> <p>The proposed drive through facility is not considered appropriate within the Local Centre zone. A drive through facility is not considered to enhance the characteristics of the local area. The nature of use of a drive through facility has limited social interaction and does not contribute a sense of place.</p>
<i>Landscape quality</i>	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	<p><i>Does not satisfy</i></p> <p>The portion of the site containing the Mangles Corner Store is predominantly developed with buildings or hardstand for vehicle parking within minimal landscaping on site.</p> <p>If approved, a condition requiring a detailed landscaping plan detailing species, irrigation and mulching is recommended.</p>

<i>Built form and scale</i>	<p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<p><i>Partially satisfies</i></p> <p>The proposed additions are relatively minor in nature when viewed in context of the existing Mangles Corner Store.</p> <p>The proposed alfresco is located in an area that is currently hardstand, adjacent to the entrance. The height of the proposed alfresco is lower than the existing building and consistent with existing awnings along the entrance. The location and size of the additions is considered appropriate in terms of the existing built form.</p> <p>It is noted that the western elevation along Minninup Road currently contains a large white blank wall. The proposed additions to the cool room, which will provide some additional articulation along this elevation.</p>
<i>Functionality and build quality</i>	<p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<p><i>Does not satisfy</i></p> <p>The proposed additions are consistent in design with the existing development on site.</p> <p>The proposed cool room addition to the south does present a smaller setback to the road, however this will negate the need for the external cool room storage currently on site.</p> <p>The proposed drive through facility is not considered appropriate in the Local Centre zone. The objectives of the Local Centre zone focus on easily accessible services for household shopping and community needs that do not adversely impact adjoining</p>

		residential areas. The drive through facility by design is not consistent with these objectives and therefore not consider to meet the needs of user efficiently and effectively.
<i>Sustainability</i>	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	<p><i>Does not satisfy</i></p> <p>The application does not contain any detail regarding sustainable development. However, the proposed additions (not inclusive of the drive through facility) are considered to continue delivering positive social and economic outcomes for the Mangles Corner Store.</p>
<i>Amenity</i>	Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	<p><i>Does not satisfy</i></p> <p>The proposed drive through facility is expected to increase traffic, which in turn would impact upon the amenity of sounding neighbours through increased vehicle movements and associated noise.</p>
<i>Legibility</i>	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	<p><i>Does not satisfy</i></p> <p>The existing customer access is located in the north east portion of the building and the proposed drive through facility is located on the opposite side of the building, utilising an existing vehicular access to the south. The proposed drive through design does not give priority to pedestrians and is considered to pose a safety risk to pedestrians.</p> <p>The proposed alfresco is considered to create additional visual interest along the existing entrance, creating an easily identifiable entrance.</p>

<i>Safety</i>	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	<p><i>Does not satisfy</i></p> <p>The proposed drive through facility is expected to increase the level of traffic accessing the site. The absence of a Traffic Impact Statement means that the effects on pedestrians, road users and the existing parking arrangement is not adequately considered.</p>
<i>Community</i>	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	<p><i>Partially satisfies</i></p> <p>The Mangles Corner Store has provided services for the local community for many decades.</p> <p>The proposed alterations and additions are expected to allow conditioned use of the site as a lunch bar and convenience store providing continued response to community needs and an environment for social interaction.</p> <p>The proposed drive through facility is expected to predominantly serve the wider community rather than the local community. Drive through facilities have limited social interaction and are not considered appropriate in the Local Centre zone.</p>
<i>Aesthetics</i>	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	<p><i>Partially satisfies</i></p> <p>The alfresco in particular is considered good design that will enhance the entrance and waiting area, fostering an inviting building consistent with the existing lunch bar and convenience store land uses.</p> <p>The drive through facility will increase traffic and is not</p>

		considered to contribute to the attractive and inviting nature of the Mangles Corner Store.
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10.5 Director Infrastructure

Nil

11. Applications for Leave of Absence

12. Motions on Notice

13. Questions from Members

13.1 Response to Previous Questions from Members taken on Notice

Nil

13.2 Questions from Members

14. New Business of an Urgent Nature Introduced by Decision of the Meeting

15. Meeting Closed to Public

15.1 Matters for which the Meeting may be Closed

15.1.1 RFQ2324/022 - IT Equipment Leasing Arrangement

File Ref:	RFQ2324/022		
Applicant/Proponent:	Internal		
Responsible Officer:	Alec Williams, Contracts and Procurement Officer Paul Jakins, Team Leader Information Technology		
Responsible Manager:	Vicki Gregg, Acting Manager Finance Greg Golinski, Manager Governance		
Executive:	Karin Strachan, Director Strategy and Organisational Performance		
Authority/Discretion	<input type="checkbox"/> Advocacy	<input type="checkbox"/> Quasi-Judicial	
	<input checked="" type="checkbox"/> Executive/Strategic	<input type="checkbox"/> Information Purposes	
	<input checked="" type="checkbox"/> Legislative		
Attachments:	Appendix CRUSC- 1: RFQ2324/022 - IT Equipment Leasing Arrangement		

This report is confidential in accordance with section 5.23(2)(e)(ii) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(e), (ii) a matter that if disclosed, would reveal information that has commercial value to a person

A confidential report and recommendation will be circulated to members **under separate cover** (Confidential Report CRUSC-1). The report is not for circulation.

15.2 Public Reading of Resolutions that may be made Public

16. Closure