

Ordinary Council Meeting

23 November 2016

Minutes



Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website www.kwinana.wa.gov.au

Vision Statement

Kwinana 2030

***Rich in spirit, alive with opportunities,
surrounded by nature – it's all here!***

Mission

**Strengthen community spirit, lead
exciting growth, respect the environment
- create great places to live.**



We will do this by –

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

Values

We will demonstrate and be defined by our core values, which are:

- Lead from where you stand – Leadership is within us all.
- Act with compassion – Show that you care.
- Make it fun – Seize the opportunity to have fun.
- Stand Strong, stand true – Have the courage to do what is right.
- Trust and be trusted – Value the message, value the messenger.
- Why not yes? – Ideas can grow with a yes.

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Present:

DEPUTY MAYOR PETER FEASEY
CR R ALEXANDER
CR W COOPER
CR S LEE
CR S MILLS
CR B THOMPSON
CR D WOOD

MS C MIHOVILOVICH	-	Acting Chief Executive Officer
MS M BELL	-	Corporate Lawyer
MR P NIELSON	-	Acting Director City Development
MR E LAWRENCE	-	Director Corporate and Engineering Services
MRS B POWELL	-	Director City Living
MS A MCKENZIE	-	Council Administration Officer

Members of the Press	0
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1 Declaration of Opening:

Presiding Member declared the meeting open at 7:30pm and welcomed Councillors, City Officers and gallery in attendance and read the Welcome.

“IT GIVES ME GREAT PLEASURE TO WELCOME YOU ALL HERE AND BEFORE COMMENCING THE PROCEEDINGS, I WOULD LIKE TO ACKNOWLEDGE THAT WE COME TOGETHER TONIGHT ON THE TRADITIONAL LAND OF THE NOONGAR PEOPLE”

2 Prayer:

Councillor Dennis Wood read the Prayer

“OH LORD WE PRAY FOR GUIDANCE IN OUR MEETING. PLEASE GRANT US WISDOM AND TOLERANCE IN DEBATE THAT WE MAY WORK TO THE BEST INTERESTS OF OUR PEOPLE AND TO THY WILL. AMEN”

3 Apologies/Leave(s) of Absence (previously approved)

Apologies

Mayor Carol Adams

Leave(s) of Absence (previously approved):

Nil

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

Nil

6 Declarations of Interest by Members and City Officers:

Nil

7 Community Submissions:

Nil

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 9 November 2016:

COUNCIL DECISION

366

MOVED CR S LEE

SECONDED CR W COOPER

That the Minutes of the Ordinary Meeting of Council held on 9 November 2016 be confirmed as a true and correct record of the meeting.

**CARRIED
7/0**

9 Referred Standing / Occasional / Management /Committee Meeting:

9.1 Audit Committee Meeting held on 16 November 2016:

COUNCIL DECISION

367

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

That the Minutes of the Audit Committee Meeting held on 16 November 2016 be confirmed as a true and correct record of the meeting.

**CARRIED
7/0**

10 Petitions:

Nil

11 Notices of Motion:

Nil

12 Reports – Community

12.1 Adoption of the City of Kwinana Events Strategy

SUMMARY:

This report seeks Council adoption of the City of Kwinana Events Strategy and its recommendations as detailed in Attachment A.

The Events Strategy discusses and makes recommendations in relation to: (1) events; (2) event-related infrastructure; (3) inclusion, accessibility and movement; (4) economic benefits, administration and partnerships; and (5) communication and marketing. The recommendations are based on the findings of a review of the City's current events, events-related infrastructure, policies and programs, as well as internal and external stakeholder consultation. Further, the recommendations are informed by an analysis of the State context, industry benchmarks and best practice approaches.

OFFICER RECOMMENDATION:

That Council adopt the City of Kwinana Events Strategy as detailed in Attachment A.

DISCUSSION:

The City has recognised that a review of event planning is required. There are long-standing events such as Festival Fair Day (established in 1954) that constitute local traditions, woven into the fabric of local culture and identity. However, there is a drive to create a new and vibrant contemporary metropolitan community that is rich in multiculturalism and economically thriving. To ensure a strategic focus with regard to future event planning that builds on the legacy of the past, and maximises contemporary relevance, the City commissioned the Events Strategy.

The Events Strategy identifies a role for City events in supporting Strategic Community Plan outcomes and providing opportunities for:

- Altering perceptions of Kwinana and increased economic growth;
- Celebrating cultural diversity, creating community connections, fostering community harmony and developing a greater sense of place;
- Community education on a range of issues and supporting community understanding;
- Increasing volunteerism;
- Empowering the community to consider behavioural changes necessary for healthier lifestyle outcomes.

The Events Strategy's recommendations are based on the findings of a review of the City's current events, events-related infrastructure, marketing, policies and programs, as well as internal and external stakeholder consultation. The recommendations are informed by an analysis of the State context, industry benchmarks and best practice approaches and are outlined below:

12.1 ADOPTION OF THE CITY OF KWINANA EVENTS STRATEGY

Following are the recommendations that are stated in the Events Strategy:

- a. *Re-establish the core purpose of “community cohesion” at the centre of all event planning, focusing on the current data from the Community Services and Wellbeing Scorecard, the Healthy Lifestyles Plan and the future outcomes of the Place Management community engagement and planning activities. Align events with analysis of demographic of each area.*
- b. *Establish a calendar of key City Centre events (based on scale and level of community interaction) that encourage inclusion of the changing Kwinana population.*
- c. *Ensure adequate time to develop marketing strategies (inclusive of market selection, segmentation and positioning) for events comprising the aforementioned calendar, informed by prior project-end evaluation data. In particular, ensure an overarching marketing approach is implemented to maximise synergies across all City events. Subject to budget determinations, invest further in the marketing and development of the City’s Facebook, SMS and What’s On Kwinana channels; and consider developing a system of variable message signs in high-traffic locations.*
- d. *Utilise all community facilities in the City Centre for large-scale events which bring more inclusion for all demographics of the changing Kwinana community, including age and marital status, ethnic background, and Aboriginality. Align events with existing infrastructure and reduce costs associated with hiring staging, sound etc.*
- e. *Explore the redevelopment of Bakers Square as Perth Cultural Centre “Urban Orchard” type space that provides a link between Koorliny Arts Centre infrastructure (including amphitheatre) and the community facilities in the City Centre.*
- f. *Re-vision Festival Fair Day as the City’s signature event, connecting the live stage and amphitheatre of Koorliny Arts Centre, with a potential market place/urban orchard of Bakers Square, and the adjacent community facilities at Recquatic, Darius Wells Library and Resource Centre and Zone Youth Space.*
- g. *Broaden the reach of events specific to the wider demographics of Kwinana, in particular the 18-45, singles category through evening food markets, comedy and music performances.*
- h. *Review the Terms of Reference for the cross-functional events team to establish a strategic, forward planning purpose, linked to “Place Management” implementation. This should include representation from the Koorliny Arts Centre as recommended in previous reviews.*
- i. *For “Place” specific local events, establish community capacity building activities.*
- j. *Explore generational change and new approach to volunteering through Lyrik program: young people’s event management mentoring group attached to Zone, supported by the City’s Strategic Events Cross-Functional Team.*
- k. *Review the Developer Contribution Scheme and consider including a “Percent for Art” policy approach for developers, allowing funds to be used for cultural and community activity and event outcomes.”*

LEGAL/POLICY IMPLICATIONS:

The Events Strategy discusses and makes recommendations in relation to: (1) events; (2) event-related infrastructure; (3) inclusion, accessibility and movement; (4) economic benefits, administration and partnerships; and (5) communication and marketing. The recommendations, if adopted, will inform the City’s future event planning and policy development across community, cultural and economic domains.

12.1 ADOPTION OF THE CITY OF KWINANA EVENTS STRATEGY

FINANCIAL/BUDGET IMPLICATIONS:

The Events Strategy's recommendations relate to service provision and may have budget implications in future financial years, subject to annual budgeting processes. However, the recommendations are of a high-level nature and may be interpreted and applied in a manner commensurate with Council direction and resourcing.

ASSET MANAGEMENT IMPLICATIONS:

Several of the Events Strategy's recommendations relate to the alignment of events with community facilities and places, and therefore have asset management implications.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications associated with this report or recommendations.

STRATEGIC/SOCIAL IMPLICATIONS:

The Events Strategy aligns with the following Strategic Community Plan aspiration, objective and strategy:

- Aspiration 1. Rich in Spirit
- Objective 1.2: Inspire and strengthen community spirit
- Strategy 1.2.1 Support and provide a range of cultural and community development activities and events that recognise Kwinana's cultural identity, encourage civic participation, strengthen capacity and celebrate the City's diversity.

RISK IMPLICATIONS:

The Events Strategy makes recommendations to ensure strategic focus in future event planning that builds on the legacy of the past, whilst maximising contemporary relevance. Through doing so, it reduces the risk of failing to deliver events that meet community expectation.

AMENDMENT MOTION

MOVED CR S LEE

SECONDED CR R ALEXANDER

That Council defer the item to a Councillor Forum to allow for further discussion.

**LOST
2/5**

12.1 ADOPTION OF THE CITY OF KWINANA EVENTS STRATEGY

COUNCIL DECISION

368

MOVED CR B THOMPSON

SECONDED CR S MILLS

That Council adopt the City of Kwinana Events Strategy as detailed in Attachment A.

**CARRIED
5/2**

Events Strategy

September 2016

Introduction

The City of Kwinana faces an interesting crossroads in its event planning. On one hand, there is a strong, and long, history of voluntary community support best demonstrated by the Festival Fair Day event. The original intention of the event, which dates back 62 years, and its school parents and citizens association was to raise awareness, community connection and funds for the local community services and groups. This intention still sits at the heart of the event, yet its history has spawned many other off-shoot events such as the Dance Festival now hosted by Koorliny Arts Centre, the youth festival Freakfest now hosted by the Zone, as well as the pet show, now morphed into PETScapade. The committed Festival Fair Day team hold onto a “country town feel” whilst the community around Kwinana is changing significantly. Participants in this consultation lament the loss of Fair Day’s evening concert and fireworks, leaving the Fair Day event to channel community participation into children’s rides, amusements and daytime small stage entertainment.

On the other hand is a drive to create a new and vibrant contemporary metro community, rich in multiculturalism and economically thriving. There is an obvious history of suburban developers offering community activation events in a bid to show the new communities as vibrant, active and culturally rich. Peet Ltd has had a presence at the Village at Wellard since 2004 and has invested in public art, community development activities and low level community sponsorship. In recent years, Satterley have had a presence in Honeywood, engaging in community activation activities. Unfortunately, once the suburb’s development reaches its conclusion, experience from other communities suggests that the funding for these events ends, and with the expectation being that the local government will continue this activity. There is no evidence that the current developer sponsorships match their investment during sales of land and house packages.

This divide is one faced by many town planners and place activation experts. The City of Kwinana has invested in community and cultural infrastructure. Large-scale capital works projects have resulted in a new library, community centres, recreation and youth spaces, which, as the feedback from the community shows, are well received. Future planning has great opportunities ahead, the teams at the City of Kwinana are excited about the prospects of new adventure playgrounds and skate park facilities that will become great draw-cards. The City of Kwinana has recently renewed its commitment to the Koorliny Arts Centre, a performing arts facility with great potential, nationally recognised on performing arts touring circuits. If the amphitheatre is regenerated, it will provide greater opportunities for access to other cultural events such as music and comedy performances, at weekends and evenings to engage with the community who are working during the day. These key cultural infrastructure places are Kwinana’s strength.

Kwinana is surrounded by large, well-resourced local government areas: Mandurah, Rockingham, Cockburn and Fremantle which are able to offer larger scale events, and activities and night life entertainment and recreation options. Kwinana is not a tourism-focused city. There is no connection to larger State tourism initiatives, there is no hotel or short stay accommodation in the city. The City of Kwinana operates off a small rate-payer base. It has an enthusiastic team who organize many events and activities across all the facilities. Currently the budgets are small and too thinly spread, with limited funds for the promotion and marketing; databases on attendance are individually generated and not shared across the organisation and the awareness conversion to attendance rates are poor.

Events aim to achieve two objectives, to change the perception of Kwinana and increase its potential for economic growth and to create community cohesion. A focused re-commitment to achieving community cohesion will assist in the changing of perceptions, and assist increase investment in Kwinana.

Maximising the capital investment made will be achieved by now investing in activating the facilities and attracting the community to engage.

Context

Cultural Attendance and Participation in Western Australia

The Department of Culture and the Arts regularly conducts an arts and culture monitor on public attitudes and establishes cultural attendance and participation figures from ABS data.

In 2013/14 this reported 1.7 million West Australians over 15 years old attended at least one cultural venue or event in WA. At 87.8% of the WA population, this is the third highest attendance in rate in Australia, behind ACT at 93.6% and VIC at 88.5%. The national average was 86.2%.

The cultural activities and attendance in 2013/14:

Cinema	67.7%
Zoos/Aquariums	38.4%
Botanic gardens	36.4%
Pop Music Concerts	34.5%
Libraries	33.8%
Museums	27.7%
Art Galleries	25.9%
Performing Arts	21.2%
Theatre Performances	18.1%
Musicals/Operas	16.7%
Dance Performances	10.1%
Classical Music Concerts	9.5%
Archives	3.3%

In the 2015 arts and cultural monitor results, 95% of those surveyed considered it important for children to access art and cultural activities as part of their education. 75% stated that arts make them feel good.

Local Government and Culture:

Chamber of Arts and Culture WA published a research study in March 2015: "Arts and Culture in Western Australian Local Government". The 2012/13 ABS figures of cultural funding by Government reported that \$155million was provided by 140 local government authorities in Western Australia, the third highest investment per capita nationally. Of this, \$137.1 million was spent on operational activities and \$17.9 million on capital expenditure.

90% of local governments held a strong belief that arts and culture have a key role to play in the development of community vibrancy, cultural identity and social cohesion. 79% were actively supporting arts and cultural activities. Of this 79%:

- 99% were providing arts and cultural facilities: majority of these included library facilities, 44% provided halls with evident performance capability; 20% multi-purpose facilities; 13% facilities dedicated to performing arts, 14% dedicated to visual arts and only 9% had an amphitheatre or soundshell facility.
- 79% provided support for arts and cultural groups: 84% of these through grants, 13% through discounted or free facility access;
- 67% provided arts and cultural programs;
- 56% provided arts and cultural events: 85% of these were civic focused events such as Australia Day, Harmony or NAIDOC ceremonies, 41% presented arts and cultural focused festivals, 28% provided concerts and 8% provided youth events.
- 40% provided public art programs.

Strategic Alignment:

The Chamber of Arts and Culture Report found only 18 local government authorities have a Cultural Plan in place that guided its investments in arts and cultural activities for its community. The City of Kwinana developed its Cultural Plan in 2008/09, through consultation with a Community Cultural Planning Group, facilitated by Community Arts Network WA. The Plan covered a period from 2010 to 2014, and is due for realignment with the City's new Strategic Community Plan 2015-2025.

The City of Kwinana's "Plan for the future – Strategic Community Plan 2015-2025" states a Vision for 2030 where Kwinana is:

Rich in spirit, alive with opportunities, surrounded by nature. Its all here!

This Vision translates into four policy areas, arts and cultural events sit majorly within the *Rich in spirit* section, related to the strong community spirit, alive with community events, civic participation and multi-culturalism, working with families, youth and seniors, including the vulnerable and disabled, with a network of volunteers and community leaders, recreation facilities activated by services and programs meeting the community need, promoting arts and heritage and providing homes for community groups.

Relevant objectives and strategies to events in Kwinana:

- Identity: Protect and enhance community identity
- Community Activities and Events: Inspire and strengthen community spirit
- Safety: Facilitate improved community safety and reduced crime levels
- Programs and Services: All sections of the community are supported by the provision of relevant community and human services
- Capacity Building: Actively work with the community to build local capacity
- Volunteers: Increase the prevalence of volunteers
- Arts and Cultural development: Develop and celebrate arts and culture in Kwinana

The City of Kwinana Community Services and Wellbeing Scorecard was conducted by Catalyse Pty Ltd in May 2016.

The City of Kwinana's overall performance index score is 67 out of 100, slightly below the WA average, yet residents are optimistic that their quality of life will improve over the next five years.

Local libraries, community centres, sports and recreational facilities and waste services are rating highly. Council's leadership, planning and building approvals, development of the City Centre and youth services are rating above par compared to other local governments. (Note: 41% of youth were not aware of any youth events or activities.)

Engagement with local places: "Over the last twelve months, which of the following places have you been to?"

Darius Wells Library and Resource Centre	47%
Kwinana Library	41%
Kwinana Recquatic	39%
Koorliny Arts Centre	16%
Kwinana Loop Trail	15%
John Wellard Community Centre	13%
Sloan's cottage	9%
William Bertram Community Centre	9%
Smirk's cottage	4%
Zone Youth Space	3%
Kwinana Volunteer Resource Centre	2%
None of the Above	24%

Safety is the number one priority to address, with the safety performance index dropping from 57 to 41 over the last two years and now sitting 20 points below the WA average. The community is most concerned with speeding, honing and dangerous driving by cars, motorbikes and off-road trail bikes. Other priorities include improving local parks, playgrounds and streetscapes, providing greater access to public transport, and economic development: better shops, restaurants and broadband internet services.

It also noted residents with non-English speaking backgrounds generally provided lower performance ratings.

Level of agreement for “I prefer living in a community that attracts people from different cultures and ethnic backgrounds”:

35% strongly agree; 28% somewhat agree; 26% neutral; 5% somewhat disagree and 7% strongly disagree.

Overall, 63% of respondents agreed or strongly agreed that they prefer living in a multicultural community, compared to the WA average of 71%. This indicates that multicultural appreciation in Kwinana is below the state average.

Level of agreement for “I feel like I belong in my community”:

16% strongly agree; 35% somewhat agree; 27% neutral; 13% somewhat disagree and 8% strongly disagree.

Overall, 51% respondents agreed or strongly agreed that they feel like they belong in their community, compared to the WA average of 70%. Notably, respondents aged 18-34 year olds and those of non-English-speaking background indicated lower levels of belonging. This indicates that social inclusion and belonging in Kwinana are below the state average, particularly among those aged 18-34 and of non-English-speaking background.

Other information of interest to this report:

How does the community source information? Over the last twelve months, which communications do you recall seeing or reading?

Local community newspaper	72%
City's printed newsletter	45%
City's website	39%
City's Facebook page	28%
SMS messages from City	18%
City's regular page in the local newspaper	18%
Live! Kwinana website	13%
City's Strategic Community Plan	6%
City's electronic newsletter	6%
None of these	7%

Performance ratings for festivals, events and cultural activities:

16% excellent; 37% good; 35% okay; 10% poor and 2% terrible.

The overall indexed score (a compound measure that aggregates multiple indicators) as calculated by Catalyse is 64, compared to the WA average of 66. This indicates that the City's performance in festivals, events and cultural activities is slightly below the state average.

Engagement with local events: Over the past 12 months which of the following events had you heard of? And which did you attend?

Event	Aware	Attend
Australia Day celebrations	60%	19%
Neighbour Day Events	42%	9%
Festival Fair Day	40%	14%
Freakfest Youth	39%	5%
PETScapade	37%	9%
Sunset Fiesta	34%	5%
School Fetes	31%	16%
NAIDOC Week	31%	4%
Chisham Square Movie Nights	31%	5%
Children's Party	27%	8%
Medina Festival	25%	6%
Heritage	23%	4%
Arts exhibitions	22%	6%
Community Centre Birthday	12%	2%

Highest awareness to attendance conversions are the school fetes and Festival Fair Day.

Performance Ratings: Volunteer Support and recognition:

11% excellent; 36% good; 40% okay; 10% poor and 3% terrible.

44% of households had volunteered in the last twelve months, compared to the WA of 59%.

Healthy Lifestyles:

The Community Services and Wellbeing Scorecard also asked the following questions about the communities' health:

How would you rate your health in general?

13% excellent; 31% very good; 36% good; 15% fair and 5% poor. The overall indexed score ((a compound measure that aggregates multiple indicators) as calculated by Catalyse is 45, compared to the WA average of 59. This indicates that Kwinana residents' health is below the state average.

How would you rate your level of physical activity?

9% very active; 31% active; 39% moderately active; 18% not very active and 3% not active at all. The overall indexed score is 41, compared to the WA average of 51. This indicates that Kwinana residents are less physically active than the state average.

On a day where you drink alcohol how many standard drinks would you have?

39% do not have any or were un-determined; 53% sat in the low-risk area of below 4 standard drinks, whilst 8% sat in the high-risk area of above 4 standard drinks. The overall indexed score is 8, compared to the WA average of 11. This indicates that Kwinana residents consume less alcohol than the state average.

How many times a week on average would you eat fast food meals – burgers, pizza, chicken or chips from fast food outlets?

25% reported “never”; 6% reported less than once a week; 58% reported once or twice per week; 8% three or four times a week and 3% over five times per week. The overall indexed score is 69, compared to the WA average of 32. This indicates that Kwinana residents consume more than twice as much fast food than the state average.

What best describes your smoking status?

7% daily, 3% occasionally, 28% used to but not now, 8% tried it a few times but not regularly and 55% have never smoked. The overall indexed score is 10, compared to the WA average of 12. This indicates that Kwinana residents smoke less than the state average.

The City of Kwinana’s current Healthy Lifestyles Plan 2015-2018 aims for disease prevention by supporting and enhancing the communities’ ability to adopt a healthy lifestyle. The Plan states Kwinana has the highest rates of Type II Diabetes, Cholesterol, Mental and Behavioural Problems and the highest rate of women who smoke during pregnancy in Australia (referenced to the Curtin University Geospatial Report 2014).

The Plan aims to complement the Community Strategic Plan, and “to create a community in which every resident has the opportunity to choose a healthy lifestyle”. The short-term outcomes are:

- Environments supportive of living healthy lifestyles;
- Community with access to more opportunities locally;
- Environments with less exposure to harm;
- Local network formed and meeting regularly;
- More people aware of the opportunities available locally.

Events in the City’s control have a strong role to play in achieving the outcomes for this Plan. Events offer opportunities for education and community understanding, opportunities for food businesses to offer healthy options, potential for growth of volunteer community ownership of activities and programs, empowering the community to consider the behavioural change necessary of a healthier lifestyle outcome.

Summary

The research above indicates a strong need for further community development strategies to focus on the community cohesion and inclusion. The investment in great community facilities in recent years is being recognised as an investment to increase quality of life for all residents in the future; however, there is a need to address the perceptions of community safety, the changing demographic and cultural needs, as well as the health options available to the community.

It is important to consider the changing face of Kwinana’s population, the new migrant populations, the changing age and wealth demographic of areas of Kwinana, recognise the indigenous heritage and the immediacy of entertainment in a contemporary society.

Live events bring community together in a sense of shared experience, they celebrate the identity and many cultures of a place, change perceptions of places, regenerate quiet and dark urban spaces, abolish fear, as well as communicate to the outside world the resilience and strength of the community. They provide opportunities for education and increased social inclusion (by enabling community members to meet each other). It is with these aims

in mind, future events should be planned. Events should also be responsive to the changes they create. Events can be short term, planned and implemented to achieve their intended outcomes then re-scoped to affect the next community goal.

City of Kwinana: a Place Management approach

Along side the Strategic Community Plan, and the Healthy Lifestyles Plan, the City has recently adopted a Place Management approach to its future community engagement and planning. The City of Kwinana at this time is nominally split into five key “places”: Kwinana Industrial Area (KIA), Anketell, Kwinana central, Bollard Bullrush and Mortimer.

The “place management” approach nurtures vibrant, safe and attractive places through working closely with the community to understand its specific and individual needs and opportunities, and addressing these needs through an integrated approach.

The City of Kwinana is implementing a Place team structure, a cross functional team champions group for each “place”, who will engage with the communities, and form individual visions and action plans for each “place”. Community engagement is underway, and the draft plans will be developed in November/December 2016.

These “Place Management Plans” will include community development activities and may result in localised events, centred around the new community centres and parks, public spaces within each “place”.

This may increase the workload on an already stretched team and the budget for the events. It will be important to keep the City’s “Capacity Building in the community” objective when planning how these new activities may take place. Feedback from community members report a dwindling volunteer base, increasing public liability insurance cost and increasing red-tape around event approvals.

The City staff report work is already underway on simplifying the approval processes. It may be useful to consider “Event Clinics” in each of the places the teams are working with. These clinics could provide training and support on how to plan for a community event, how to work across food provision, including healthy options, and how to apply for the necessary approvals, risk plan and meet health requirements. Shifting current cultural funding and Neighbour Day funds into an “Event Fund” could build capacity in each “place” to respond to its communities’ needs.

Observations: Kwinana Events (See Attachment A: Events comparative Table)

Audiences:

- Most events target families and children. Attachment B: ABS demographics show a large contingent of single, unmarried residents, and few events targeted for them, or to the young adult age groups. These demographics seek entertainment outside of Kwinana.
- Aligning the events with target demographics through analysis of each suburb breakdown may also assist in increasing relevance (Attachment B). This can be reflected in the development of the five-year strategic plans currently being developed as part of the “Place Management” approach the City of Kwinana has adopted. For example: the Mortimer District appears to be the most multicultural: Casuarina and Wellard East; Bollard Bullrush District has the largest young children’s population but the Children’s Party is held in Medina, and the largest Aboriginal populations (outside of Casuarina) are 279 (14.4%) of Wellard East; 278 (4.5%) of Parmelia and 181 (3.9%) of Orelia.

- Largest audiences reported are at Festival Fair Day and Children's Party (5,000-6,000).

Timings:

- Events condensed October through to March. If events were over more of the year, it would spread workload, audience attendance and additional funding opportunities.
- All events are held during the day and at weekends, with only Sunset Fiesta (and much of the Koorliny Arts Centre performance program) taking place in the evening. Perceptions of evening safety could be changed with more evening events.

Budgets:

Overall, the level of funding applied to events is low. The funding is also spread thinly across a number of events, components within the budgets such as marketing and artist fees are also very low. Infrastructure costs such as staging and lighting consume most of the funds aligned to each event.

For example, the total budget across Australia Day, Sunset Fiesta, Heritage, NAIDOC, PETScapade, Children's Party and Festival Fair Day is \$150,500. Of this:

- \$15,200 (10%) is spent on marketing;
- \$55,500 (37%) is spent on infrastructure;
- \$32,100 (21%) spent on entertainment and artists and
- approx. \$10,000 (6%) is spent on traffic management, security and first aid.

This is a large spend on hiring stages, sound, toilets, marquees, seating etc for every event. Aligning events with places and community facilities with infrastructure available will provide efficiencies. This approach may build on the attendance at these community facilities reflected in the Community Services and Wellbeing survey results.

Local Government Comparative spend examples		
City of Kwinana: Sunset Fiesta Total: \$20,000 City spend: \$11,000	Town of Bassendean: Jazz Concert Total spend \$30,800	City of Melville: Limestone Concert series (three in summer months) Total \$18,000
City of Kwinana: Children's Party Total: \$20,000 City spend: \$5,700	-	City of Melville: Little hands Children's festival Total: \$45,000 (Performers: \$15,000, Equip: \$18,000, Advert: \$3,000 and Des and Print: \$2,000)
City of Kwinana NAIDOC Week Total: \$15,000 City Spend: nil	Town of Bassendean: NAIDOC Week Total: \$53,000 Plus up to \$20,000 inkind from Derbyl Yerrigan	-

	health	
City of Kwinana festival Fair Day Total: \$53,018 City Spend: \$28,018		City of Melville: Point Walter Concert and Fireworks Total Budget: \$81,000

Sponsorship:

Currently sponsorships are small and individually negotiated. Offering an annual Event Program for the City to sponsors may bring more exposure and higher promotional opportunities for funders and sponsors. Marketing spend is extremely low and may struggle to provide adequate promotion. Maximising the sponsorship relationship with the Marketplace (shopping centre) could increase exposure. Previous sponsorship agreements have offered promotional opportunities that could be negotiated.

The current events have not been successful in attracting funding from Australia Council, Lotterywest, Department of Culture and the Arts, Festivals Australia, Office of Multicultural Interests.

Responses to Consultation Feedback:

- There are many engaging, educating and entertaining activities/programs happening across all teams within the City of Kwinana. These are all planned to achieve specific team objectives, educating about environmental concerns, animal management, healthy lifestyles, youth development, parenting support etc. An “event” needs to be defined by its size, civic or community purpose, inclusive audience attraction, shared experience for community cohesion and potential for sponsorship and funding income. An “event” plan or calendar should therefore consider these defining traits.
- Event organisation happens across program teams, which can lead to creation of their own promotional strategies and materials, relationships with suppliers, marketing staff and databases of interested community attendees. A cross-functional event planning group exists. With the completion of the significant community facilities, and implementation of the new Place Management approach, it is timely to consider a cross-functional strategic “forward-planning” group for events. Joint programming, budgets and sponsorship, as well as marketing and community engagement, will benefit from a strategic approach, especially for multicultural engagement strategies such as NAIDOC and Harmony Week celebrations. Planning for each “Place”, including the City Centre can highlight individual needs and approaches. Highlighting the community facilities and assets at the core of this planning is essential including the future potential of the Skatepark and Adventure Playground. Whilst this cross-functional team is an internal City of Kwinana group, the inclusion of representatives from the Koorliny Arts Centre is recommended. Recent contracting and funding required Koorliny Arts Centre management to participate in joint cultural planning tasks for the City. The Koorliny arts and cultural expertise could assist in programming, noting bookings for shows or performers need long times. Activation of the amphitheatre and re-connecting this site to the City Centre holds much potential.

- City of Kwinana could look at the purpose of its Developer Contribution Scheme and consider adopting a “Percent for Art” type policy approach for developers, following the model that established the Ellenbrook Cultural Foundation/Trust. Developers in Ellenbrook donated 1% of all land sales to the Foundation, which has gone towards funding a community centre, gallery and cultural events program.
- Migrant and multicultural community approaches: there is a history of strong Philipino and Maori community celebrations in Kwinana, particularly through Church focused events. Small groups of African and Middle Eastern migrants meet for language and social support with Relationships Australia. Fremantle Multicultural Association run programs at Darius Wells for new migrants: conversational English, inspire me program, with funding through Soroptimist and settlement services. Koorliny Arts Centre recently adopted a plan to which includes multicultural audience development and programming strategies. If considered in a cross-City event planning approach, this work would be eligible for DCA, Lotterywest and Healthway funding. Feedback recommended making engagement considerate of migrant needs: learning to drive, finding employment, settling children into school, building community contact.
- Utilise the empty spaces in shopping centres through sponsorship arrangements for “pop-up” cultural spaces, incubators for new social enterprises.
- Gaps in what is provided: what did participants leave Kwinana to participate in? Food vans, hawkers markets, gift fairs, comedy shows, music, jazz performances.
- City needs to review its event approval processes, when events include food the process for approval is very time consuming. An on-line, guided process would be helpful, as well as staff support. If the City is going to achieve a more progressive small bar culture, interesting food options including markets, the support of the City’s approval officers will be vital.
- Public liability insurance costs are prohibitive to small residents associations and community groups when applying to hold community driven events. This coupled with dropping volunteer numbers is resulting in less community involvement and reduced capacity. This is particularly pertinent to Neighbour Day events, where the grants are too low, and the event approvals too rigorous and difficult for small groups to achieve.
- Build on the success of the LyriK recognition program, assist with generational change through creating event management youth teams mentored by the City’s event organization staff.
- Festival Fair Day received a lot of support and there was a clear message to re-invigorate the event. Its core purpose of community support, community services awareness and fundraising, is still important, though the community expectations are changing. It is the largest investment for the City of Kwinana, and could be strongly linked to the new community facilities that are in place. Respondents mentioned the desire to see local industries represented at the event again. The fireworks and the evening concert are missed.
- Increase artist and performers budget as currently not enough to pay for large bands or quality acts.
- Community garden and environmental native planting elements of Heritage celebrations are highly valued.

Acknowledged Best Practice Examples

The National Awards for Local Government is an annual celebration of Australian local government achievements, administered by the Department of Infrastructure and Regional Development with the support of key sponsors. The Awards recognise innovative and resourceful solutions that local governments have implemented to make a difference within their local communities.

The Awards recognise the important role of local governments in delivering targeted quality services to Australians in urban and regional communities. The Awards celebrate local government projects that demonstrate leading practice, deliver better outcomes for communities, have the potential to be rolled out across the country and make a meaningful difference.

The Awards that may be of interest to the City of Kwinana are outlined in the link below:

Category: Multicultural Australia – Strength in Diversity

2016 Winner: City of Greater Dandenong, Victoria for *Creating Change: Social Cohesion Program*: engaging young people as agents of change, to make meaningful connections across diverse cultures.

2016 Highly Commended: Alice Springs Town Council, Northern Territories for *Big Day Out in Harmony and Citizenship Ceremonies*: large scale multicultural music, dance and cultural performance festival.

Category: Arts Animates – excellence in building innovative and inspired communities

2016 Winner: Blue Mountains City Council, New South Wales for *Street Art Walk*: dynamic, community driven outdoor gallery to activate passive laneways.

2016 Highly Commended: Bathurst Regional Council, New South Wales for *Bathurst Possum Skin Cloak Project*: reconciliation, empowerment and cultural understanding through constructing traditional possum skin cloaks.

Category: Promoting Indigenous Recognition

2016 Winner: City of Stirling, Western Australia for *Stirling Aboriginal Engagement Project*: building understanding and tolerance through introducing Cultural Orientation Tours and Mooro Country Tours – providing the public and new migrants with the opportunity to learn more about local Noongar people.

2016 Highly Commended: Mosman Municipal Council, New South Wales for *Bungaree's Farm*: site of the first land grant to Aboriginal people by colonial authorities, exhibition of contemporary aboriginal artist works inside the WWII naval fuel tank on the site.

http://regional.gov.au/local/awards/2016/files/2016_NALG_Winners_Book.pdf

The Australian Event Awards is the pinnacle awards program for the events industry in Australia. The program is guided by ongoing industry consultation to answer the need for cohesiveness across the entire Australian industry, to develop industry identity and to assist Australian operators in cross-development of opportunities between events and event disciplines.

<http://www.eventawards.com.au/2016-winners-and-finalists>

The events nominated for awards are large scale and perhaps out of the capacity of the City of Kwinana, but it is interesting to note that the most popular events were music/comedy/cabaret style outdoor events including:

- The Summerset Arts festival, City of Stirling, WA: <http://www.summersetartsfestival.com.au>
- Parramatta Lanes 2015, City of Parramatta, NSW: <http://parramattalanes.com.au>
- Byron Bay Bluesfest: <http://www.bluesfest.com.au>

- Birdsville Big Red Bash: <http://www.bigredbash.com.au/bigredbash/index>

Locally of note are the **Office of Multicultural Awards for Recognition:**
http://www.omi.wa.gov.au/omi_awards.cfm

The 2016 Local government Awards for Outstanding Contribution to Multiculturalism:

Merit: City of Swan for *Altone Place* project;

Highly Commended: Shire of Kulin for *Camp Kulin*; and

Winner: City of Greater Geraldton for their support of the *Mid-West Multicultural association*.

Opportunities:

- The Department of Culture and the Arts has changed its grant categories and a new “Community Engagement” category is available for the City of Kwinana to apply for funds to engage professional arts practitioners within the community engagement environment. Applications are assessed on their quality and reach, and there are monthly application rounds for under \$15,000 and one annual round for projects above \$15,000. This may be a good source of funding for community cultural development event production, in particular for multicultural communities.
- In a multicultural program development sense, City of Kwinana may be able to engage with musicians and performers through WA Music Industry Association, TURA New Music or in the future, Community Arts Network. Since the closure of KULCHA in 2013, there has been a gap in programming in this area. Consultation with the Kwinana multi-cultural community groups in the area to ascertain support for a multi-cultural stream of programming is required. Relationship building with leaders of multicultural communities is crucial to strengthen the links to these communities. As previously mentioned, Koorliny Arts Centre Inc has agreed to make this an audience development and programming focus for the next five years. This approach for inclusion will be of interest to Lotterywest funding programs also.
- In broader cultural development terms, the largest development in WA has been the growth of the FRINGE WORLD Festival. FRINGE WORLD Festival is a summer celebration in Perth, Western Australia held annually over 31 days in January/February. It's reported to be the third largest Fringe in the world and the largest annual performance platform in Western Australia. The program of events includes comedy, circus, free and family entertainment, theatre, visual arts, music and musicals, dance and cabaret presented by Western Australian artists along with performers from all over the world. Events are presented at venues all over the Perth metropolitan area.

FRINGE WORLD Festival has formed a number of relationships with Local Governments to stage satellite events. The nature of the management relationships differ: some local governments organise their own festivals completely, whilst others tender out the running of the festival to independent programming and event companies. Satellite events that are at a reasonable distance from the CBD can access FRINGE WORLD shows to supplement their local community programming through negotiation with FRINGE WORLD Festival production team. Satellite events tend to run a couple of weekends over the festival, and avoid the opening weekend where activities are focused on the CBD. Programming is started in July each year, and finalised in October.

- Perth Institute of Contemporary Arts have implemented Spark Lab contemporary dance artists residencies at Warnbro Community High School in recent years, and the West Australian Symphony Orchestra's Community development team have been providing free music lessons to all pre-primary and primary aged school children in the Kwinana area. Future joint project opportunities could be developed.
- Reviewing the alternative new approaches to events such as PUBLIC managed by FORM, and Groovin' the Moo (a weekend of music sponsored by JJJ, where the audience camps outdoors for the weekend, and is currently held in Bunbury, may open new ideas for Kwinana).

A Signature Event - An alternative approach for Fair Day

The Festival Fair Day is a popular community event on the Kwinana Events calendar. Held in October each year as an alternative to the Perth Royal Show, its latest iteration is held on Calista Oval during the daytime and consists of family entertainment, rides, stalls and aims to connect the community with community services. It has reduced its activities over recent years with the loss of the evening concert and firework components. It has large infrastructure costs.

There are opportunities for the style of this event to change, to make use of the new community facilities in the City Centre, reduce its infrastructure costs and utilise the expertise that exists across the Events team within the City.

The Metropolitan Redevelopment Authority in recent years has created the "Urban Orchard" precinct in the Perth Cultural Centre. Previously a dis-used carpark rooftop with overgrown garden areas and hot exposed concrete slabs, the area has been re-designed with raised garden beds from recycled materials, permaculture gardening techniques and fruit trees, vegetables and herbs planted. These garden beds are looked after by the community and encourage waterwise gardening approaches, but also form seating areas for events. The area has the necessary power and spaces for marquees, shade structures, stages and performance areas. Each year the FRINGE WORLD Festival set up the Speigeltent and creates the area as an entertainment and refreshment space, with bars, food outlets and roving entertainers and musicians. The space becomes the central meeting point for audiences who then attend other venues across Northbridge. The space has become a popular venue for audiences in a short space of time.

This approach could work well for Baker's Square, the large red brick paved area up stairs from the back of the Council Chamber buildings, between the Incubator and Feilman building. With exploitation of the current planting and shade, Baker's Square would make an ideal market/fair public area. The Koorliny Arts Centre building right next door provides an amphitheatre and staging for music and entertainment through the day and into the evening, with kitchen, bar, toilet and courtyard facilities for other catering and picnic options. The surrounding buildings (including Council offices) around Bakers Square have toilet facilities and could be used for special exhibitions, demonstrations etc. Having all this in one location with facilities in place would significantly reduce the costs of Fair Day for the future, as well as tap into programming facilities and expertise at the Arts Centre, perhaps enabling the concert to be revived as part of the program. Screens could broadcast from inside the amphitheatre into Bakers Square if crowds and audiences fill the 1000 seat amphitheatre.

Connecting this area with other community facilities through joint programming could reinforce the “City Centre” as a whole concept. Community participants could be encouraged to roam from the Bakers Square precinct to the Darius Wells Community Centre and Library, the Recquatic centre and Zone, as well as the Adventure Park and skate park. A map of activities, plus roaming buskers and entertainers could lead participants from one venue to another. This may also lead participants to discover the offices for the service agencies within the Darius Wells Community Centre, connecting them for future support. This idea keeps the aim of community and services connection, whilst maximizing the significant investment in community facilities.

Recommendations:

- 1. Re-establish the core purpose of “community cohesion” at the centre of all event planning, focusing on the current data from the Community Services and Wellbeing Scorecard, the Healthy Lifestyles Plan and the future outcomes of the Place Management community engagement and planning activities. Align events with analysis of demographic of each area.**
- 2. Establish a calendar of key City Centre events (based on scale and level of community interaction) that encourages inclusion of the changing Kwinana population.**
- 3. Ensure adequate time to develop marketing strategies (inclusive of market selection, segmentation and positioning) for events comprising the aforementioned calendar, informed by prior project-end evaluation data. In particular, ensure an overarching marketing approach is implemented to maximise synergies across all City events. Subject to budget deliberations, invest further in the marketing and development of the City’s Facebook, SMS and What’s On Kwinana channels; and consider developing a system of variable message signs in high-traffic locations.**
- 4. Utilise all community facilities in the City Centre for large-scale events which bring more inclusion for all demographics of the changing Kwinana community, including age and marital status, ethnic background, and Aboriginality. Align events with existing infrastructure and reduce costs associated with hiring staging, sound etc.**
- 5. Explore the redevelopment of Bakers Square as Perth Cultural Centre “Urban Orchard” type space that provides a link between Koorliny Arts Centre infrastructure (including amphitheatre) and the community facilities in the City Centre.**
- 6. Re-vision Festival Fair Day as the City’s signature event, connecting the live stage and amphitheatre of Koorliny Arts Centre, with a potential market place/urban orchard of Bakers Square, and the adjacent community facilities at Recquatic, Darius Wells Library and Resource Centre and Zone Youth Space.**
- 7. Broaden the reach of events specific to the wider demographics of Kwinana, in particular the 18-45, singles category through evening food markets, comedy and music performances.**

8. **Review the Terms of Reference for the cross-functional events team to establish a strategic, forward planning purpose, linked to “Place Management” implementation. This should include representation from the Koorliny Arts Centre as recommended in previous reviews. Terms of Reference should include:**
 - a. **establish a high-level, City Centre Event Calendar for joint programming, including key thematic approaches such as NAIDOC Week, Youth Week and Harmony celebrations to celebrate the City’s multicultural population;**
 - b. **long term forward planning to increase opportunities for booking touring shows and performers relevant to celebratory theme;**
 - c. **joint sponsorship packages, funding applications and budgeting approach, whole of City participation may improve chances of funding from larger pools;**
 - d. **early confirmation of Event Calendar allows for a strategic community engagement program and marketing/promotion, including a shared promotional and stakeholder database;**
 - e. **maximise the Kwinana Marketplace sponsorship for community notice board type marketing opportunities, free wifi and app development for community to find out about events etc;**
 - f. **planning for future events around the new Adventure Park and skate park;**
 - g. **explore the attraction of unique collaborators for new events and facilitators ie skateboarding competitions, youth fashion promoters, FRINGE WORLD, Motorplex.**
9. **For “Place” specific local events, establish community capacity building activities such as:**
 - a. **Simplify event approval processes through online web guide and “Event Clinic” information sessions;**
 - b. **Explore implications of covering public event insurance costs through Council policies;**
 - c. **Re-scope Neighbour Day and Cultural funding pools to establish a “local Event” funding pool aimed at increasing communities’ ability to hold their own events.**
10. **Explore generational change and new approach to volunteering through Lyrik program: young people’s event management mentoring group attached to the Zone, supported by the City’s Strategic events Management team.**
11. **City of Kwinana could look at the purpose of its Developer Contribution Scheme and consider including a “Percent for Art” type policy approach for developers, allowing funds to be used for cultural and community activity and event outcomes.**

City of Kwinana Events Comparative table						
Event	Target Audience	Audience numbers	Timing	Location	Budget	Sponsorship
Australia Day: Citizenship and Awards	New citizens, migrants, general community	1000	Australia Day, January: morning 9am-noon	Council Green	<ul style="list-style-type: none"> • Marketing \$1,200 • Infrastructure: \$8,000 • Trophies/Certificate: \$1,000 • Entertainment: \$2,500 • Catering: \$3,800 • Security: \$1,000 • Promo material: \$1,000 • First Aid: \$500 <p>Total \$19,000</p>	None Volunteer Rotary and Seniors support
Sunset Fiesta Food/Music (Harmony Week)	Multicultural community/families	1,000-2,000 (conflict reports: low attend)	March	Bertram	<ul style="list-style-type: none"> • Traffic Management: \$2,000 • Marketing: \$2,500 • Artists Fees: \$4,000 • Other expenses: \$1,000 • Production cost: \$10,000 • Security: \$500 <p>Total: \$11,000</p>	\$9,000 Healthway
Neighbour Day	Local communities	In 2016: 9 events 1400	March/April Daytime events	All suburbs	\$26,000 in small grants (\$150) to community groups volunteering to hold an event	None All voluntary

		audience expected				
Our Heritage (State heritage Week)	Families	Unknown	May Daytime events	Sloans reserve, Leda or Smirks cottage	<ul style="list-style-type: none"> • Marketing: \$2,000 • Equipment Hire: \$1,500 • Artist Fees: \$2,000 • Other expenses: \$1,000 • Amusements/Activities: \$2,000 <p>Total: \$3,500</p>	\$5,000 Healthway
NAIDOC Week celebrations	All community/ Aboriginal residents	Unknown	July Daytime events	Various locations	<ul style="list-style-type: none"> • Catering: \$1,500 • Marketing: \$1,500 • Artists Fees: \$4,000 • Other Expenses: \$1,100 • Infrastructure: \$2,000 • Activities: \$4,500 • Koori schools Initiative: \$450 <p>Total: City contribution nil</p>	\$10,000: ATCO \$5000 NickelWest/ BHP
PETScapade	Families and their pets	1000	October Morning event	Wellard reserves	<ul style="list-style-type: none"> • Traffic Management: \$1,500 • Marketing: \$2,000 • Other Expenses: \$1,000 • Prizes: \$2,000 • Tables/Chairs: \$5,000 	\$10,000 PEET, \$2,000 Healthway

					<ul style="list-style-type: none"> Activities: \$2,500 	
					Total: City spend \$2,000	
Children's Party	Under 5's children and parents/guardians	5,000	October (Children's Week) Daytime	Ridley Green, Medina	<ul style="list-style-type: none"> Traffic Management: \$500 Marketing: \$3,000 Equipment Hire: \$7,000 Entertainment: 7,500 Other expenses: \$2,000 	\$10,000 Alcoa, 2500 Healthway
					Total City spend: \$5,700	
Festival Fairday	Families/Children	6,000	October/ Nov Daytime	Calista Oval	<ul style="list-style-type: none"> Traffic Management: \$1,000 Marketing: \$2,000 Artist fees: \$5,100 Admin (Salary): \$19,218 Other expenses: \$1,500 Production Costs: \$7,000 Festival Parade: \$2,000 Security: \$2,200 Infrastructure: \$13,000 	\$10,000 CSBP, \$5,000 KIC, \$10,000 Fremantle Ports, \$5,000 Stall holder fees Large volunteer base
					Total City spend: \$28,018	
Freakfest	Youth (teen)	Unknown	October Daytime	Calista Oval (for activation	Total City: \$5,000	\$4,000

				of skatepark)		
Chisham Movie Screenings	Children/Families	150-250	One a month over 4 months of summer Early evening	Lawn in front of Darius Wells	Total budget of \$50,000 for whole year of activation at new Darius wells Community centre	None
Seniors Christmas Party (Lolly Run was brought up)	Seniors	Unknown	December Daytime	Kwinana Bowling Club	City budget : \$6,500	None

District and Suburb	Population	Male & %	Female & %	Median age	Families	Average children	0-14 age %	65 up %	Marital status	Aboriginal population
Anketell District: Anketell	256	148 (57.8%)	108 (42.2%)	47	63	1.9	11.70%	9.70%	51.4% married/ 7.3% defacto/41.2% not married	0
Anketell District:Mandagalup	63	33	30	44	17	6				0
Anketell District: Wandí	809	425 (52.5%)	384 (47.5%)	43	231	2	17.90%	8.30%	58.4%married/ 8% defacto/ 33.6% not married	15 (1.9% pop)
Bollard Bulrush: Bertram	5118	2562 (50.1%)	2556 (49.9%)	27	1404	1.9	29.50%	2.90%	49.4% married/ 18.6% defacto/ 31.6% not married	118 (2.3% pop)
Bollard Bulrush: Leda	3,357	1645 (49%)	1712 (51%)	27	848	2	28.80%	4%	43% married/ 15.9% defacto/ 40.6% not married	97 (2.9% pop)
Bollard Bulrush: Wellard (West)	7830	3863 (49.3%)	3967 (50.7%)	28	2187	1.9	26.90%	4.20%	50% married/ 17.4% defacto/ 33.6% not married	152 (1.9% pop)
Mortimer District: Casuarina	1400	1013 (72.4%)	387 (27.6%)	35	226	2	12.10%	6.10%	56.8% married/12.1% defacto/ 31.1% not married	271 (19.3%)
Mortimer District: Wellard (East)	1934	1307 (67.6%)	627 (32.4%)	36	378	2	14.70%	5.80%	58% married/ 11% defacto/ 30.9% not married	279 (14.4%)
Kwinana central: Medina	2077	1036 (49.9%)	1041 (50.1%)	36	507	1.7	19.40%	14.20%	29.9%married/ 15.2% defacto/ 54.9% not married	84 (4%)
Kwinana central: Calista	1937	916 (47.3%)	1021 (52.7%)	46	471	1.8	15.80%	30.70%	40% married/ 11.7% defacto/ 47.8% not married	53 (2.7%)
Kwinana central: Orelia	4679	2359 (50.4%)	2320 (49.6%)	32	1235	1.8	22%	10.80%	41.1% married/ 13.8% defacto/ 45% not married	181 (3.9%)
Kwinana central: Parmelia	6149	3083 (50.1%)	3066 (49.9%)	33	1669	1.9	22.30%	10.60%	40.5% married/ 15.1% defacto/ 4.45% not married	278 (4.5%)

Ancestry

28.4% English, 25.1% Australian, 7.1% Italian, 5% Irish, 3.6% Scot

36.3% English, 26.4% Aust, 6.7% Irish, 6.4% Scot, 4.2% Italian
28.3% Aust, 27.7% Eng, 6% Scot, 4.6% Irish, 3.8% Italian
29% Eng, 27.8% Aust, 5.5% Scot, 4.1% Irish, 3% Maori,
29.6% Eng, 26.6% Aust, 5.9% Scot, 4.7% Irish, 2.5% Italian
23% Eng, 19.8% Aust, 4.1% Scot, 3.1% Irish, 2.1% Italian
26.4% Eng, 24.3% Aust, 4.5% Scot, 3.9% Irish, 2.5% German
32% Eng, 24.7%Aust, 7.2% Scot, 6.8% Irish, 3.3% German
36% Eng, 22\$ Aust, 8.5% Scot, 6% Irish, 2% Dutch
31.7% Eng, 25.9% Aust, 6.7% Scot, 5.9% Irish, 2.1% German
33.1% Eng, 26.4% Aust, 6.2% Scot, 5.6% Irish, 2.3% Italian

Birthplace

60% born Australia, 7% Eng, 3.5% Vietnam, 2.3% Italy, 1.6% France, 1.2 Brazil

75.3% born Australia, 9.6% Eng, 1.5% NZ, 1.4% Netherlands, 0.9% Italy, 0.9% Scot
65% born Aust, 5.8% NZ, 5.7% Eng, 2.8% South Africa, 2% Philipines, 1.4% India
64.4% born in Aust, 7.1% NZ, 6.1 Eng, 1.5% Phillipines, 1.3% South Africa, 0.6% Scot
63.2% born Aust, 8.1% Eng, 5.4% NZ, 2.5% SA, 1.9% Philippines, 1.4% India
42.1% born Aust, 6.9% Eng, 2.6% NZ, 1.4% Scot, 1% SA, 0.7 Germany
51.2% born Aust, 9% Eng, 2.3% NZ, 1.5% Scot, 1% SA, 0.8 Germany
60% born Aust, 10.5% Eng, 4.6% NZ, 1.5% Scot, 0.9 German, 0.6 Netherlands
54.2% born in Aust, 17.6% Eng, 2.5% NZ, 2.4% Phillipines, 2.3% Scot, 1% Neth
63.9% born Aust, 8.6% Eng, 3.2% NZ, 1.2% Scot, 0.8% Phillipine, 1.3% India
64% born Aust, 10.2% Eng, 4.6% NZ, 1.8% Phillipin, 1.5% Scot, 0.7% India

Parentage

44.1% Both parents born in Australia; 38.4% both born overseas

48.5% Both Parents born in Australia, 31.1% both born overseas
41.7% Both Parents born in Australia, 40.3% both born overseas
45% Both Parents born in Australia, 38.8% both born overseas
39.9% Both Parents born in Australia, 42.8% both born overseas
48.3% Both Parents born in Australia, 34.1% both born overseas
50.2% Both Parents born in Australia, 31.9% both born overseas
44.5% Both Parents born in Australia, 37.1% both born overseas
38.1% Both Parents born in Australia, 47.1% both born overseas
44.2% Both Parents born in Australia, 38.5% both born overseas
45.4% Both Parents born in Australia, 39.2% both born overseas

English only spoken at home

68.5% only English spoken

92% only English spoken
80% only English spoken
80% only English spoken
80.8%% only English spoken
53.8% only English spoken
64.8% only English spoken
80.6% only English spoken
82% only English spoken
83.1% only English spoken
84% only English spoken

Other languages	Employment rate	Travel to work
Vietnamese, Italian, Portuguese, French, Latvian	62% F/T, 30.7 P/T	62.% driver: Car, 2.3% car passenger and 6.1% public transport
Italian, German, Duthch, French, Portuguese	60% F/T, 31.3% P/T	64.7% driver: Car, 5.1% car passenger and 6.4% public transport
Mandarin, Filipino, Shona, Tagalog, Afrikaans	67% F/T, 22.4% P/T	62.9.% driver: Car, 5.1% car passenger and 11.9% public transport
Spanish, Tagalog, Maori, Arabic, Filipino	62% F/T, 24% P/T	61.% driver: Car, 7.7% car passenger and 13.2% public transport
Mandarin, Filipino, Afrikaans, Tagalog, Shona	66% F/T, 23% P/T	61.1.% driver: Car, 5.2% car passenger and 13.4% public transport
Dutch, Welsh, Afrikaans, Spanish, German	57% F/T, 32.1% P/T	61.2.% driver: Car, 6.2% car passenger and 6.5% public transport
Italian, German, Dutch, Greek, Spanish	58.3% F/T, 30.8% P/T	63.2.% driver: Car, 4.9% car passenger and 6% public transport
German, Italian, Spanish, Auslan, Maori	57.7% F/T, 22.8% P/T	64.% driver: Car, 6.8% car passenger and 8.3% public transport
Tagalog, Filipino, Dutch, Italian	61.7% F/T, 24.5% P/T	62.3% driver: Car, 6.6% car passenger and 11.3% public transport
Tagalog, Spanish, Serbian, Madarin. Italian	61.6% F/T, 23.9% P/T	63.1% driver: Car, 6.6% car passenger and 11% public transport
Tagalog, Italian, Maori, Filipino, Spanish	58.6% F/T, 24.6% P/T	58.6% driver: Car, 7.6% car passenger and 9.8% public transport

Attachment D: Consultation list

Council:

Her Worship the Mayor Carol Adams
Deputy Mayor Peter Feasey
Cr Ruth Alexander
Cr Wendy Cooper
Cr Sandra Lee
Cr Bob Thompson
Cr Dennis Wood

City of Kwinana Staff:

Ash Harding, Manager Environment Services
Rick Wolters, Coordinator Healthy Lifestyles
Vicky Chui, Coordinator Environmental Health
Christine Scambler, Kwinana Festival Project Officer
Arif Satar, Arts Officer
Caroline Henning, Manager Community Centres
Jenny Royal, Place Management Coordinator
Meagan Hodgson, Neighbourhood Officer
Tiffany Johanson, Events Officer
Vikki Barlow, Manager Youth Development
David Westbury, Manager City Enterprises
Rhys Heron, Manager Marketing and Communications
Hannah Gray, Community Development Officer - Recreation
Katherine Schilling, Events Officer
Chris Budhan, Manager Community Development

Community members:

Sebastian Malcolm, Wellard Residents Association
Mike Metcalfe, Rotary
Michael Gorman, Toastmasters International
Margaret Spencer, CWA
Bill Toon, Imagine Kwinana and Medina Residents Group
Lee and Emma from Koya Aboriginal Corp Kinship Empowerment Program
Jane Miller, Connecting 4 Kids, Woodside funded program
Claire, Florence Cottage volunteers
Lynne, Homestead Ridge Progress Association
Anne Fitzpatrick, Relationships Australia

Other Local government:

Julie Rosario, Cultural Development Officer, City of Melville
Salvatore Siciliano, Manager Recreation and Culture, Town of Bassendean

Previous relevant interviews:

Fish Gill, Project Officer Grants, DCA

Kate Grosso, Lotterywest

Cassandra Lake, West Australian Symphony Orchestra

Jessica Darlow, Program Manager, FRINGE WORLD

Lynne Woolfenden, Chair, Koorliny Arts Centre Inc

Kate McIntosh, General Manager Koorliny Arts Centre Inc

13 Reports – Economic

Nil

14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Adoption of Draft Local Development Plan – Lots 1, 2 and 10 Johnson Road, Wellard

SUMMARY:

A Draft Local Development Plan (LDP) for Lots 1, 2 and 10 Johnson Road, Wellard has been received for consideration under the City of Kwinana Town Planning Scheme No. 2 (Scheme) (refer Attachment A for Location Plan).

Subdivision approval was granted for this lot by the Western Australian Planning Commission (WAPC Reference: 153017) on 8 March 2016 with a condition requiring preparation of a LDP for the subject lots. The Draft LDP sets out design requirements for the development of the lots indicated within the LDP boundaries. These requirements apply in addition to normal Scheme and State Planning Policy No. 3.1 - Residential Design Codes of Western Australia (R-Codes) requirements and will permit certain variations in order to achieve an optimal form of development.

The Draft LDP (refer Attachment B) has been assessed and supported by City Officers.

OFFICER RECOMMENDATION:

That Council approves Local Development Plan No. 5 for Lots 1, 2 and 10 Johnson Road, Wellard (as per Attachment B), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

DISCUSSION:

Land Status

Metropolitan Region Scheme: 'Urban' Zone
Town Planning Scheme No. 2: Residential R30

A LDP is a planning tool which allows certain design requirements, either in addition to or in variance to those stipulated under the Scheme and R-Codes to be imposed on subsequent development of land. These requirements will often cover aspects including dwelling placement and design, solar orientation, private open space, setbacks, garage placement and design, fencing, store areas and service provision. Requirements vary depending on the type of land and design outcome trying to be achieved.

Most important is the LDP's ability to vary R-Code provisions, where such variations are needed to achieve the most optimal design outcome.

The Draft LDP (Attachment B) has been specifically required as a condition of the WAPC subdivision approval for the subject land. Consistent with the Scheme, the Draft LDP establishes design requirements relating to:

1. Dwelling setbacks;
2. Open space;
3. Built form addressing public open space;
4. Vehicular access and garages/carports.

15.1 ADOPTION OF DRAFT LOCAL DEVELOPMENT PLAN – LOTS 1, 2 AND 10 JOHNSON ROAD, WELLARD

It is noted that the lot widths in this LDP range from 10.5m – 29.6m. As such there are no narrow frontage lots within this subdivision. The lot areas in the LDP range from 263m² - 671m².

Fire Management

The draft LDP also indicates the lots that are subject to specific building design requirements for bushfire in accordance with the Bush Fire Attack Level (BAL) ratings as specified in the Fire Management Plan for this area. The proposed BALs were reviewed by the City's Fire Consultant who agreed with the findings.

Noise Management

The draft LDP also identifies lots potentially affected by noise emanating from the Kwinana Freeway and freight railway. A Noise Assessment was undertaken which identifies the lots that are subject to Noise Package requirements. Dwellings on these lots are to be constructed as per the 'Deemed to Comply Noise Insulation Package' specifications in accordance with State Planning Policy (SPP) 5.4.

Conclusion

The LDP will be a single point of reference that will provide clarity and certainty to builders, property owners and City Officers.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering financial or impartiality interests, the land owners are as follows:

Lot 1 - Anthony and Robyn Eddleston;
Lot 2 - Seth Bombara;
Lot 10 – Shaun and Amanda Rogers.

The applicant is Taylor Burrell Barnett.

The following strategic and policy based documents were considered in assessing the application;

- City of Kwinana Town Planning Scheme No. 2
- State Planning Policy No. 3.1 (*Residential Design Codes of Western Australia*)
- Liveable Neighbourhoods Operational Policy
- WAPC Planning for Bushfire Protection Guidelines (Edition 2) (2010)
- WAPC Draft Planning for Bushfire Risk Management Policy
- Local planning and other related policies.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications as a result of this application.

15.1 ADOPTION OF DRAFT LOCAL DEVELOPMENT PLAN – LOTS 1, 2 AND 10 JOHNSON ROAD, WELLARD

ENVIRONMENTAL IMPLICATIONS:

The LDP encourages the use of passive solar urban design.

STRATEGIC/SOCIAL IMPLICATIONS:

LDPs allow for variations to the Scheme and R-Codes which take into account specific site characteristics and configuration of lots, particularly smaller lots. The use of such mechanisms is common practice, and is encouraged to allow for the most optimal form of urban development to occur.

RISK IMPLICATIONS:

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality.

The Draft LDP seeks to include the construction standards required for bushfire protection. It is anticipated that compliance with the stipulated BAL ratings would reduce the occurrence of and minimise the impact of bushfires thereby reducing the threat to life, property and the environment.

COUNCIL DECISION

369

MOVED CR S LEE

SECONDED CR B THOMPSON

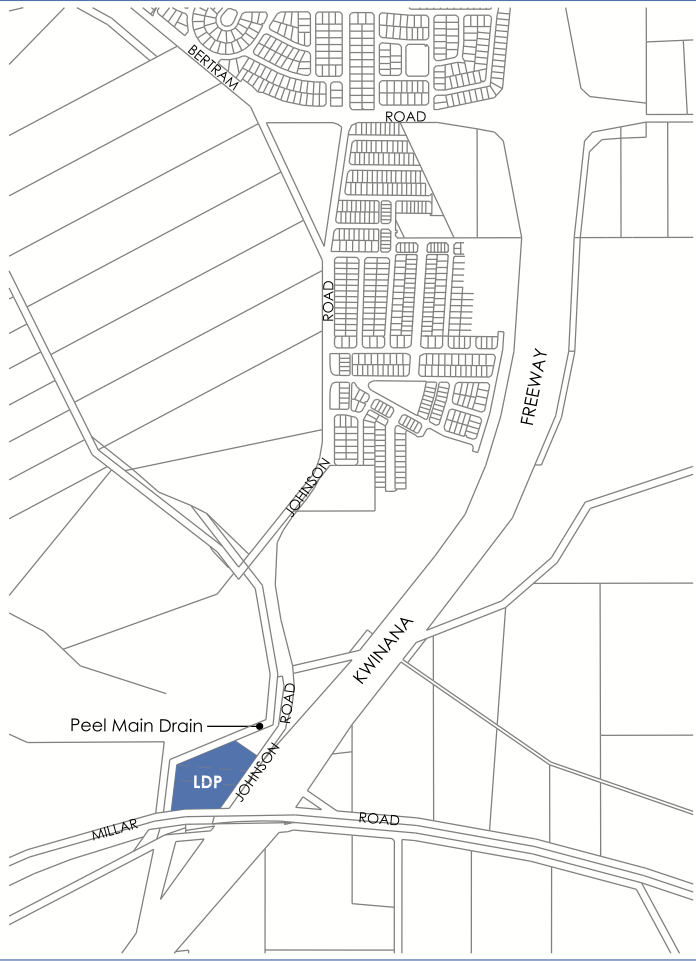
That Council approves Local Development Plan No. 5 for Lots 1, 2 and 10 Johnson Road, Wellard (as per Attachment B), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

**CARRIED
7/0**

Attachment A – Location Plan



Location Plan



Legend

Extent of Local Development Plan

R30 Subject Lots

Public Open Space

No Vehicle Access Permitted

Primary Dwelling Orientation (where applicable)

Footpath Alignment (Planned)

Package A

Package B

Package C

(Refer LDP Provision 6.0)

BAL - 29

BAL - 19

BAL - 12.5

6m wide Asset Protection Zone

5m wide Asset Protection Zone

Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No. 2

Principal Planner _____

Date _____

ATTACHMENT B

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
1.2 The following standards below constitute as 'deemed to comply' provision of the R-Codes and do not require consultation with adjacent owners.

2.0 STREETSCAPE REQUIREMENTS

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
All lots	Primary Street	3.0m	5.0m	<ul style="list-style-type: none">Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.A porch, balcony, veranda or the equivalent may project not more than 1 metre into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.
	Secondary Street	1.0m		<ul style="list-style-type: none">Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

3.1 Buildings built up to lot boundaries (other than street boundaries):

Lots Applicable	Building Type	Minimum Setback	Requirements
All lots	Ground level (first level of building) only	Nil	<ul style="list-style-type: none">One side boundary only.Maximum length determined by front (Primary Street) setback and a minimum of 4m from the rear boundary, for lots with a side boundary length equal or greater than 25.0m (including truncation).Maximum length determined by front (Primary Street) and rear setbacks for lots having a side boundary length less than 25.0m (including truncation).A second nil side boundary setback is permitted for garages, this location is not required to be on the same side boundary as the dwelling setback.Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Dwelling Type	Minimum	Requirements
All lots with an area of 300m² or less	Single and multi level dwellings	30%	<ul style="list-style-type: none">Permitted where OLA minimum area is 24m².The OLA has a minimum 4m length or width dimension.
All remaining lots	Single and multi level dwellings	35%	<ul style="list-style-type: none">At least two thirds of the OLA must be uncovered.The OLA is to be located behind the front setback area.

5.0 PUBLIC OPEN SPACE INTERFACE REQUIREMENTS

5.1 Where lots abut Public Open Space the design of the dwelling shall consist of at least one major opening to a habitable room overlooking the Public Open Space and its view not obstructed by visually impermeable fencing.
5.2 Any estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

6.0 GARAGE SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum garage setback	Requirements
All lots	Primary Street	3.0m	<ul style="list-style-type: none">Not permitted forward of the dwelling alignment.Can be aligned with the dwelling provided it does not exceed the garage minimum setback.Shall be enclosed by a door.

6.1 Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
a) A clear indication of the dwelling entrance.
b) The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1 metre.
c) Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.

7.0 NOISE MANAGEMENT

7.1 For those lots potentially affected by noise impacts from the Kwinana Freeway and the freight railway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Treatment Package' specified on this LDP. Acceptable Noise Treatment Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).

Lots Applicable	Noise Treatment Package	Requirements
1-10, 20-35, 37, 38, 44,45	Package A	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.
36	Package B	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.
46-54	Package C	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.

8.0 FIRE MANAGEMENT

8.1 All properties are subject to compliance with the approved Bushfire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan, or within 100 metres from any bushland greater than 1 hectare in area, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959 (AS3959).
8.2 This LDP shall be read in conjunction with the approved Bushfire Management Plan.
8.3 A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the BAL in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
8.4 Where a second storey is proposed to dwellings constructed on lots identified as being at risk of bushfire attack under the BAL assessment and Bushfire Management Plan, reassessment of the BAL rating is required.
8.5 An Asset Protection Zone (APZ) is a low fuel area immediately surrounding a building. The APZ can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude into the APZ.
8.6 For those lots identified on this LDP, where an incursion into the Asset Protection Zone is proposed, a reassessment of the BAL is required.

LOCAL DEVELOPMENT PLAN

Lots 1, 2 and 10 Johnson Road, Wellard

A York Property Group Project

Scale
1:1500 @ A3
plan
15/079/003E
date
20/10/2016
projection
PCG 94

0m 5 10 15m

Taylor Burrell Barnett
Town Planning and Design
187 Roberts Road Subiaco Western Australia 6008
p: (08) 9382 2911 f: (08) 9382 4586
e: admin@tbbplanning.com.au

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15.2 Consideration to Adopt Scheme Amendment No. 150 to modify Subdivision Guide Plan No. 2 within Special Rural Zone No. 2 – Lot 41 (36) Frayne Place, Wandi

SUMMARY:

The purpose of this report is for Council to consider final adoption of Scheme Amendment 150 to the City of Kwinana Town Planning Scheme No. 2 (Scheme). The amendment seeks to amend the adopted Subdivision Guide Plan for Special Rural Zone No.2 to allow Lot 41 (36) Frayne Place, Wandi to be subdivided into two 2 hectare lots in a similar manner to other properties within the Special Rural zone (refer Attachments A - C). Council initiated the amendment for advertising at its Ordinary Meeting of 11 May 2016.

The proposed amendment was advertised for a period of 42 days following Council's resolution to initiate the amendment in May 2016, and upon receiving advice from the Environmental Protection Authority (EPA) that the amendment did not require environmental assessment under the Environmental Protection Act 1986. During advertising, one submission was received from the Department of Water. No objections were raised to the amendment. It is recommended that Scheme Amendment No. 150 be considered by Council for adoption and referred to the Western Australian Planning Commission (WAPC) for its consideration and final approval.

OFFICER RECOMMENDATION:

1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 ("Act"), adopt Amendment 150 to City of Kwinana Town Planning Scheme No. 2 ("Scheme") for the purposes of:
 - 1.1 Modifying the Subdivision Guide Plan for Special Rural Zone No 2 in accordance with a proposed two lot subdivision configuration for Lot 41 (36) Frayne Place Wandi, as shown in Attachment C of this Council Report.
 - 1.2 Within the Second Schedule of the Scheme, rename "Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated November 2010" to "Subdivision Guide Plan No.2 for Special Rural Zone No. 2 dated October 2015"; and
 - 1.3 Modifying the Development Conditions of Special Rural Zone No 2 under the Second Schedule of the Scheme to refer to the Subdivision Guide Plan No. 2 dated October 2015.
2. That the amendment is in the opinion of Council considered a Standard Amendment as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Scheme) Regulations 2015:
 - a) *An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and*
 - b) *An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*

15.2 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 150 TO MODIFY SUBDIVISION GUIDE PLAN NO. 2 WITHIN SPECIAL RURAL ZONE NO. 2 – LOT 41 (36) FRAYNE PLACE, WANDI

3. That the amendment documentation be signed and sealed without modification and then submitted to the Western Australian Planning Commission, with a request for the endorsement of final approval by the Minister.

DISCUSSION:

Land Status

Metropolitan Region Scheme: Rural Water Resource
Town Planning Scheme No. 2: "Special Rural"

Background

A request was received to amend the adopted Subdivision Guide Plan for Special Rural Zone No.2. The amendment to the Subdivision Guide Plan would allow the landowners of Lot 41 (36) Frayne Place, Wandi to subdivide, creating an additional lot within the Wandi Special Rural Zone (refer to Attachments A - E).

Council initiated the scheme amendment at its meeting held on the 11 May 2016 and resolved to seek public comment.

Existing Land uses

The subject site is currently used for Special Rural purposes, with an existing dwelling and associated ancillary outbuildings. The proposed use of the property following the amendment will still need to be in accordance with the Special Rural zoning.

Fire Access and Management

Fire risk is an important issue in the Special Rural Zones. A Fire Management Plan (FMP) prepared by FirePlan WA (dated December 2015) was submitted with the scheme amendment documentation. The FMP notes that the risk and potential impact of fire to persons and property would be greatly reduced through the implementation of measures including construction of fire breaks and maintaining a hazard separation zone. Proposed lot 1 has been given a Bush Fire Attack level (BAL) rating of 19, and the proposed dwelling would be required to be constructed to Australian Standard (AS) 3959. At subdivision stage, notifications would be required to be placed on titles to alert purchasers and successors in title to the responsibilities of the FMP and bush fire building construction requirements.

The draft FMP was reviewed by the City's Fire Consultant who concurred with the findings and approved the FMP.

15.2 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 150 TO MODIFY SUBDIVISION GUIDE PLAN NO. 2 WITHIN SPECIAL RURAL ZONE NO. 2 – LOT 41 (36) FRAYNE PLACE, WANDI

Vegetation

The area to the rear of the proposed lot has sparse vegetation and is understood to be previously used for paddocks. The scheme amendment documentation notes that the vegetation in this area is degraded and is an appropriate location for the building envelope. The City's Environment Manager carried out a site inspection at the property prior to the initiation of the Scheme Amendment and agrees with the report. In addition, the lot is not located in an area of Landscape Protection.

Wetlands

There is a small portion of Resource Enhancement and Multiple Use Wetland located towards the northern boundary of the lot that extends into the adjoining reserves. The area represents a significantly small proportion of the lot (approximately 200m²) and is not located near or within the proposed building envelopes. The proposed subdivision design is not expected to interfere with the wetland.

Lot Configuration

The proposed subdivision configuration shows the two lots side by side which would allow both lots to have frontage off Frayne Place. It is considered that the proposed envelope locations are unlikely to negatively affect the environment or local amenity. The proposal would limit the need for clearing for the new building envelope.

Building Envelopes

The existing dwelling and shed on the property are located towards the centre of the lot. Given the current location of the existing buildings, and to enable a minimum 2ha lot size for both lots, the new lot boundary is 3.6m-4m from the building envelope on proposed Lot 2. The proposed building envelope that is around the existing buildings on Lot 2 is in the most cleared part of the lot and includes little vegetation.

The City's TPS requires building envelopes to be setback a minimum of 10m from side boundaries. Should the envelope be 10m from the boundary in accordance with the Scheme, the proponent argues that more vegetation would be removed.

Clause 6.3.2 of the Scheme allows Council to vary building setbacks whilst having regard for the effect on privacy of adjoining lots and the position of existing buildings and structures. The proposed envelope on Lot 1 is setback 29m from the southern side boundary. As the envelope on Lot 2 is setback 3.6m from the side boundary this gives an overall separation of 32.6m between the buildings on both properties. In addition, the existing dwelling on Lot 2 is largely screened from Lot 1 by the shed to the immediate north. For these reasons, it is not considered that the privacy of either lot will be affected by the locations of the envelopes and buildings. Officers believe there is reasonable justification to apply discretion for the setback variation based on the merits of the proposal.

The proposed envelope on Lot 1 is located towards the rear of the property and complies with the setback requirements of the Scheme. The proponent advises that the envelope is in a mostly cleared area and does not include any wetlands.

15.2 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 150 TO MODIFY SUBDIVISION GUIDE PLAN NO. 2 WITHIN SPECIAL RURAL ZONE NO. 2 – LOT 41 (36) FRAYNE PLACE, WANDI

Both envelopes have an area of approximately 2ha. City officers take the view the proposed amendment to the SGP is considered to result in minimal removal of vegetation with little impact on the surrounding locality.

The exact locations of building envelopes are to be determined at the subdivision stage and the proposed locations are a guide only. City Officers inspected the site and support the proposed building envelope locations.

Advertising

The proposed amendment was advertised for a period of 42 days following Council's resolution to initiate the amendment in May 2016, and upon receiving advice from the EPA that the amendment did not require environmental assessment under the Environmental Protection Act 1986. Advertising took place through July 2016 and August 2016.

As the lot abuts the Local Government boundary between the City of Kwinana and Shire of Serpentine-Jarrahdale, the Amendment was advertised to the Shire of Serpentine-Jarrahdale for comment. The Amendment was also advertised to the WAPC for comment as the lot abuts a MRS Reserve for 'Parks and Recreation'. No submissions were received.

There was one submission received during the advertising period from the Department of Water (Refer Schedule of Submissions – Attachment E).

Conclusion

Based on the submission and consideration by City staff, it is recommended that Scheme Amendment No. 150 be considered by Council for adoption and referred to the WAPC for its consideration and final approval.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is Altus Planning & Appeals and the owners are John Ross Mitchell & Jennifer Jill Mitchell.

Legislation

Planning and Development Act, 2005.
Metropolitan Region Scheme.
City of Kwinana Town Planning Scheme No. 2.
Planning and Development (Local Planning Schemes) Regulations, 2015.
Environmental Protection Act, 1986.
Planning for Bush Fire Protection Guidelines (Edition 2), 2010.

Policies

Development Within Special Rural Zones

FINANCIAL/BUDGET IMPLICATIONS:

All costs associated with the Scheme Amendment are to be met by the proponent.

15.2 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 150 TO MODIFY SUBDIVISION GUIDE PLAN NO. 2 WITHIN SPECIAL RURAL ZONE NO. 2 – LOT 41 (36) FRAYNE PLACE, WANDI

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

The amendment was referred to and considered by the EPA, as required by the Planning and Development Act 2005 and related Regulations. The EPA determined that the amendment did not require assessment under the Environmental Protection Act.

Prior to making its recommendations to Council on this matter, City Officers conducted a site visit to ensure that the proposed Scheme Amendment, including areas required for building locations, are environmentally sensitive and appropriate.

STRATEGIC/SOCIAL IMPLICATIONS:

The proposed subdivision accords with the Scheme and intent of the Special Rural Zone.

RISK IMPLICATIONS:

Council approves developments under its Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality to accommodate development in accordance with the objectives of Council's Strategic Plan. Development Approvals, Scheme Amendments, Subdivision and Structure Planning allows land use to change over time, in order to meet Council and State Government policies and practices, community values and provide protection to the environment.

COUNCIL DECISION

370

MOVED CR W COOPER

SECONDED CR B THOMPSON

- 1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 ("Act"), adopt Amendment 150 to City of Kwinana Town Planning Scheme No. 2 ("Scheme") for the purposes of:**
 - 1.1 Modifying the Subdivision Guide Plan for Special Rural Zone No 2 in accordance with a proposed two lot subdivision configuration for Lot 41 (36) Frayne Place Wandl, as shown in Attachment C of this Council Report.**
 - 1.2 Within the Second Schedule of the Scheme, rename "Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated November 2010" to "Subdivision Guide Plan No.2 for Special Rural Zone No. 2 dated October 2015"; and**

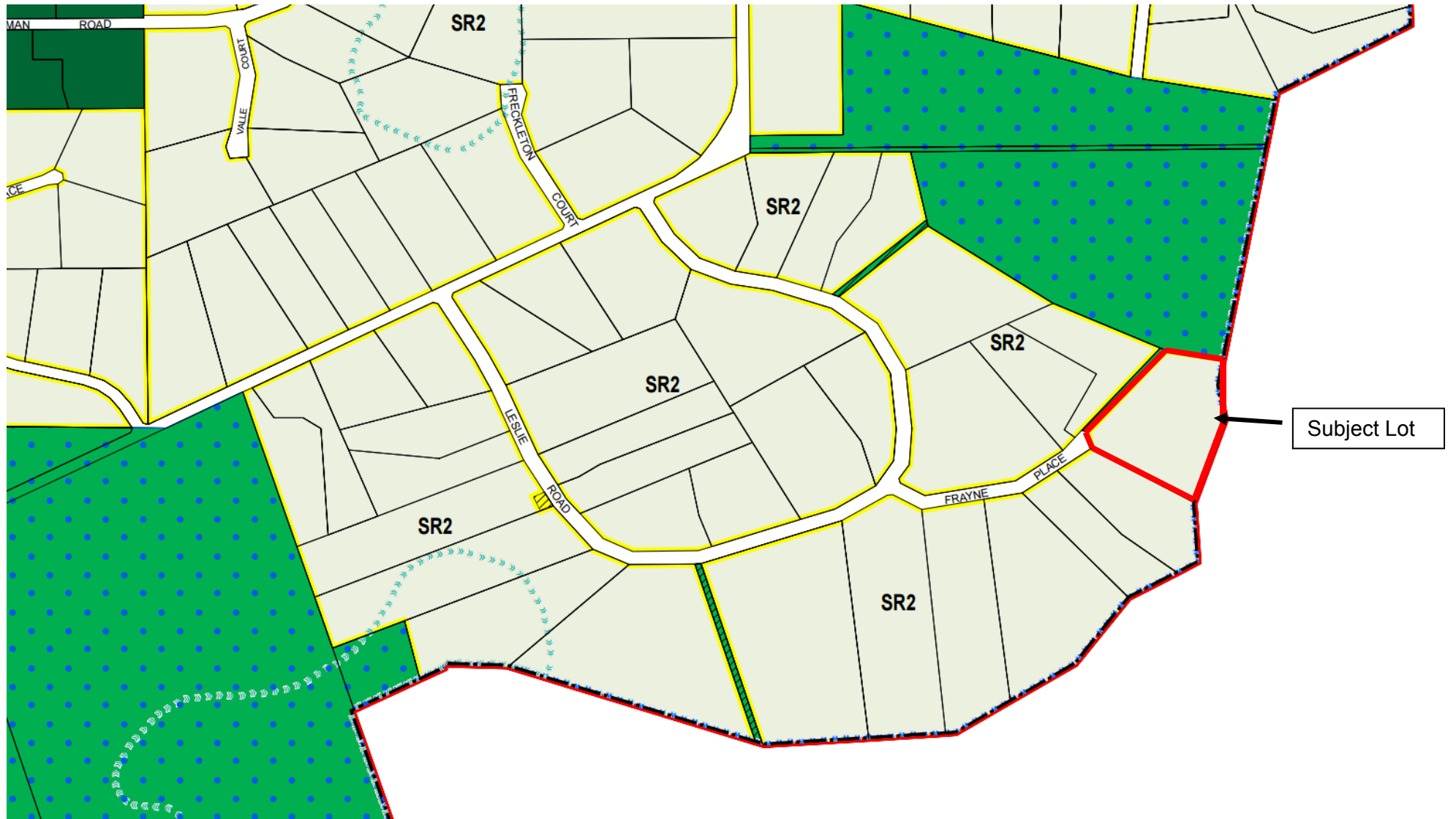
15.2 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 150 TO MODIFY SUBDIVISION GUIDE PLAN NO. 2 WITHIN SPECIAL RURAL ZONE NO. 2 – LOT 41 (36) FRAYNE PLACE, WANDI

1.3 Modifying the Development Conditions of Special Rural Zone No 2 under the Second Schedule of the Scheme to refer to the Subdivision Guide Plan No. 2 dated October 2015.

- 2. That the amendment is in the opinion of Council considered a Standard Amendment as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Scheme) Regulations 2015:**
 - a) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and***
 - b) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.***
- 3. That the amendment documentation be signed and sealed without modification and then submitted to the Western Australian Planning Commission, with a request for the endorsement of final approval by the Minister.**

**CARRIED
7/0**

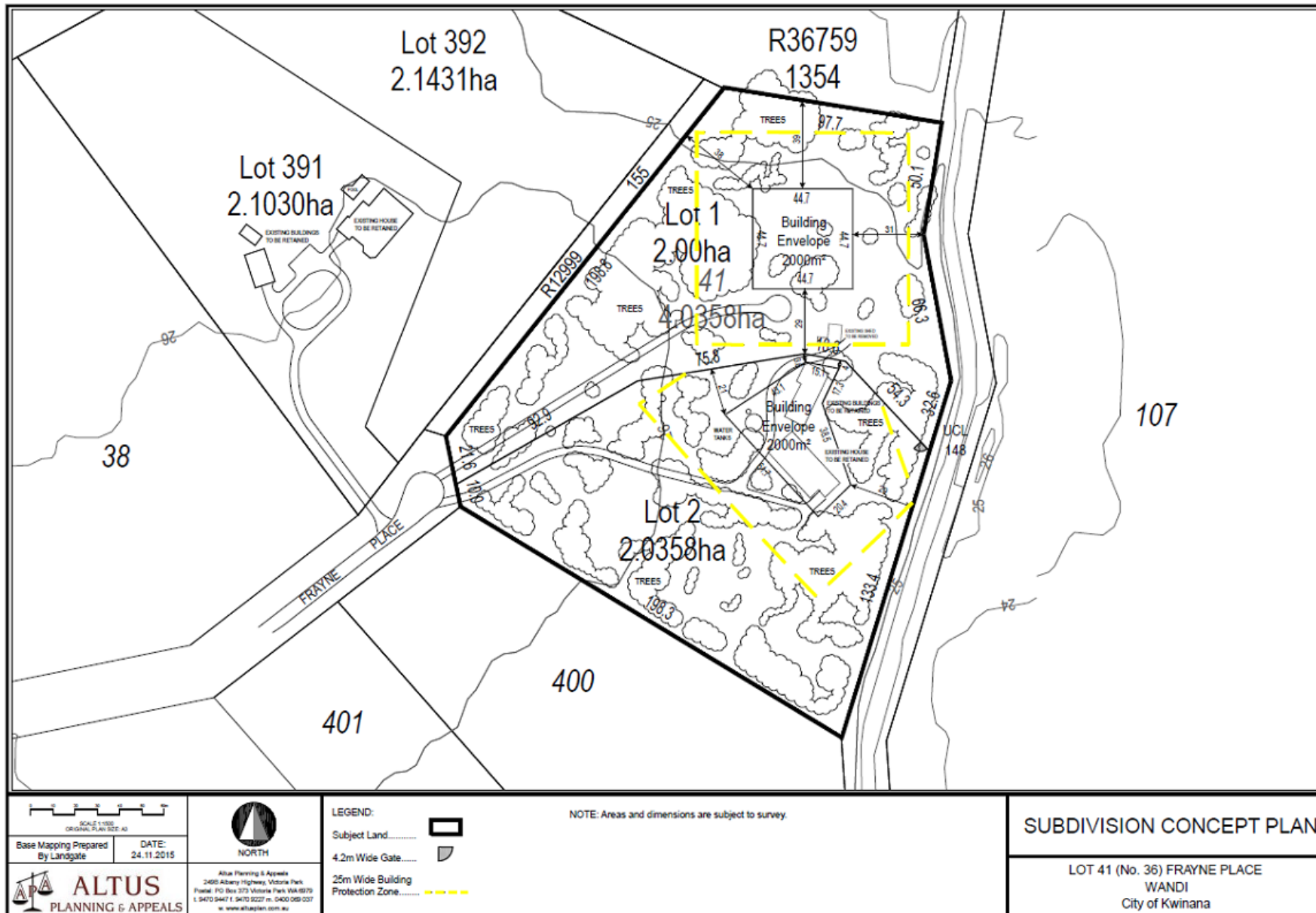
Attachment A - Location Map

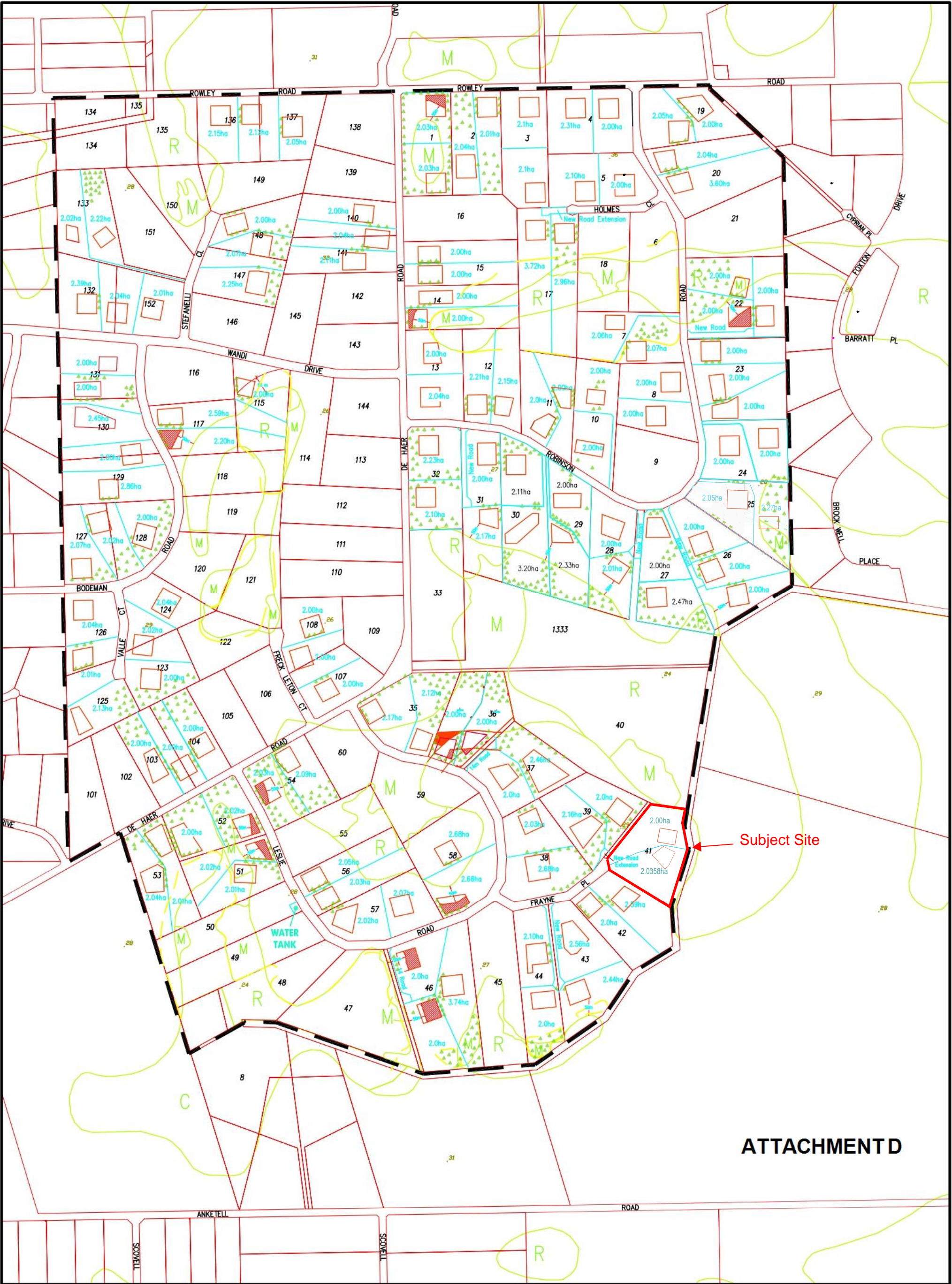


Attachment B – Aerial Map



Attachment C – Proposed subdivision layout & building envelopes





SUBDIVISION GUIDE PLAN No. 2

WANDI (Special Rural Zone No. 2)

Chief Executive Officer - City of Kwinana

- PROPOSED SUBDIVISION BOUNDARIES
- WRC WETLAND BOUNDARIES - CONSERVATION CATEGORY
- C
- M
- R
- MULTIPLE USE
- RESOURCE ENHANCEMENT
- AMENDMENT BOUNDARY
- BUILDING ENVELOPES
- LANDSCAPE PROTECTION AREAS
- AREA FOR EFFLUENT DISPOSAL
- SETBACK 50m FROM WETLAND BOUNDARY
- REVEGETATION REQUIRED ADJACENT TO BUILDING ENVELOPE

SCALE 1:10 000 DATE: OCTOBER 2015

Special Rural - Zone 2 - Boundary

Attachment E – Schedule of Submissions

No	SUBMITTER AND ADDRESS	NATURE AND SUMMARY OF SUBMISSION	PLANNING COMMENT & RECOMMENDATION
1	<p>Department of Water PO Box 332 Mandurah 6210</p> <p>Contact: Brett Dunn</p>	<p>No objection, however provides the following comments/advice;</p> <p>A portion of the lot is located within Priority 2 (P2) area within the Jandakot Underground Water Pollution Control Area (UWPCA).</p> <p>The Jandakot UWPCA is managed in accordance with <i>Statement of Planning Policy 2.3, Jandakot groundwater protection policy</i> (WAPC, 2003) and DoW's Water Quality Protection Note 25 (WQPN 25): <i>Land use compatibility tables for public drinking water source areas</i> (DoW, 2016).</p> <p>Low levels of development consistent with the rural zoning are considered appropriate (generally with conditions) in P2 areas.</p> <p>The proposal is considered acceptable subject to the following:</p> <ul style="list-style-type: none">• Minimum lot size 2ha.• The wastewater disposal system shall have a 2m vertical clearance from the highest known groundwater level• It should be demonstrated by land capability assessment that effective on-site soakage of treated wastewater can be achieved.• Limited to one of this dwelling type per lot.• The keeping of stock is a conditional land use.	<p>That the comments be noted and no change required.</p>

ATTACHMENT F

Proposed Amendment to Town Planning Scheme No. 2

Amendment to Subdivision Guide Plan No. 2
Lot 41 (No. 36) Frayne Place, Wandri



Prepared by



October 2015

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1.0 Proposal

The purpose of this report is to provide justification for amendment to the City of Kwinana's ('the City') Subdivision Guide Plan No. 2 ('SGP2') to allow for the future subdivision of Lot 41 (No. 36) Frayne Place, Wandi ('the subject land' or 'land').

This report has been prepared by Altus Planning & Appeals and was commissioned by the owner of the subject land, John Mitchell. It includes a detailed assessment of the suitability of the subject land to be subdivided in accordance with this proposal.

The subject land currently exists as a single, 4.0358ha lot zoned 'Special Rural No. 2' under the City's Town Planning Scheme No. 2 ('TPS2') - see **Image 1**.



Image 1: Excerpt from City's Scheme Map – subject property identified in red

The owner of the subject land seeks an amendment to SGP2 so that the land can be subdivided into two (2) lots, as the SGP2 currently does not allow further subdivision of the land.

The City has previously approved similar amendments and officers from the City have communicated that there is potential for the subject land to be subdivided. Accordingly, this amendment to SGP2 is considered to be minor in nature.

2.0 Site Description

The subject land exists as a freehold lot with frontage to Frayne Place, Wandí. The site area of the property measures approximately 4.0358ha, with an existing single dwelling and outbuildings located in the eastern section of the lot. There are no significant environmental features for consideration.

A locality plan extract depicting the location of the subject land is shown in **Image 2**.



Image 2: Aerial location plan (Source: Landgate's Map Viewer 2015)

The subject land is located on the north eastern extent of the municipal boundary and is zoned 'Special Rural No. 2' under the City's TPS2. The Special Rural zone contains a number of lots with similar land uses, some containing 'Areas of Landscape Protection' according to the Scheme Maps. Sole access is gained to the land from Frayne Place.

3.0 Planning Matters

3.1 Existing Zoning

The subject land is zoned 'Rural – water protection' pursuant to the Metropolitan Region Scheme ('MRS') (refer to **Image 3**) and correspondingly zoned 'Special Rural No. 2' under the City's TPS2. The land straddles the Jandakot Regional Park on the northern and eastern boundaries which functions to protect water catchment and areas of Bush Forever.

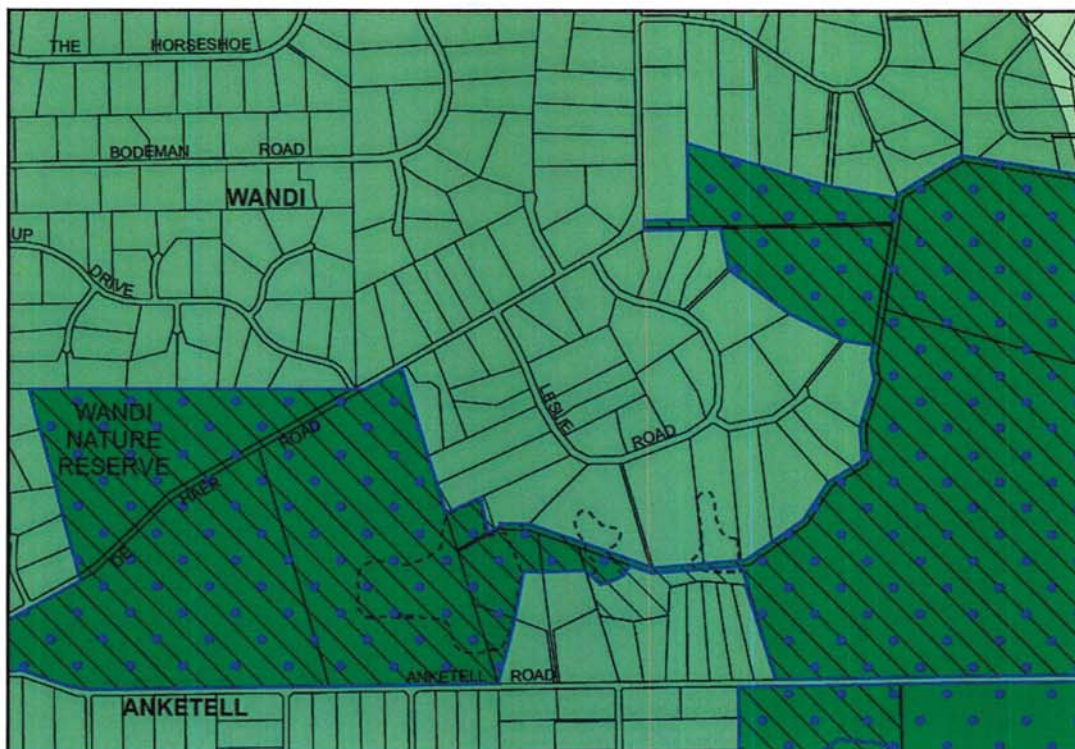


Image 3: Excerpt from MRS – subject property identified in red

3.2 Proposed Amendment to Subdivision Guide Plan

SGP2 has been adopted under TPS2 with a series of amendments described in the Text Amendments. As shown in **Image 4**, SGP2 does not indicate any further subdivision of the subject land; however the majority of properties within the immediate proximity have been, or at least have potential to be, subdivided into 2 hectare lots.

It is our understanding that the land is not identified as having subdivision potential on SGP2 because the subject land's landowner(s) at the time SGP2 was created did not wish to participate in the process.

SGP2 also illustrates that a 'Resource Enhancement' Wetland borders the subject land, existing along the southern boundary. The proposed amendment and resulting development would not interfere with the wetland.

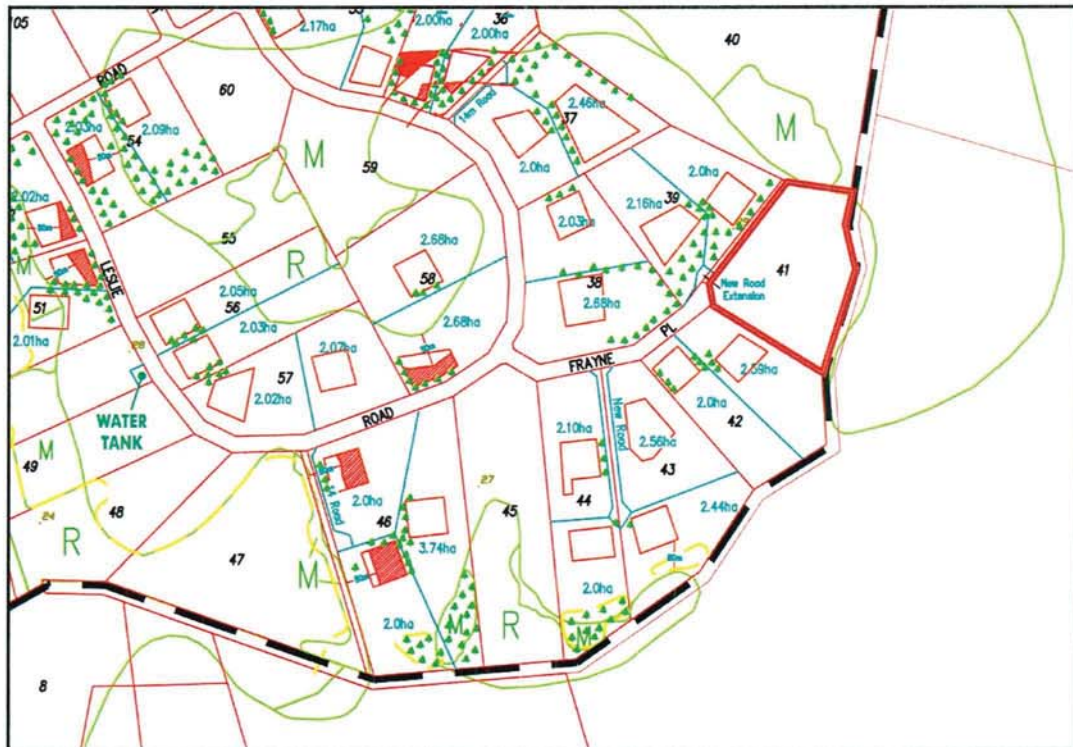


Image 4: Location of the subject property in context of SGP2 – subject land identified in red

It is proposed that SGP2 be modified to allow for the land to be subdivided into two (2) lots of approximately 2 hectares each, with the new lot being created to the north of the existing dwelling (refer to subdivision concept plan at **Appendix 1** and extract of amended SGP2 at **Appendix 2**).

Specifically, the proposed subdivision concept would maintain the existing dwelling and outbuildings on a single lot measuring approximately 2.0358 hectares with a new lot being created to the north and measuring approximately 2.00 hectares.

A subdivision of this nature would be consistent with the prevailing lot sizes within the SGP2 area. Further justification for this modification is provided below and overleaf.

3.2.1 Resource Enhancement Wetland, Multiple Use Wetlands and Vegetation Protection

A portion of a 'Resource Enhancement' and 'Multiple Use' Wetland exists outside of the property along the northern and eastern boundaries of the subject land (refer to **Image 4**). This proposal does not seek to alter the wetlands nor is it proposed that any subsequent development will be located within the wetlands.

Appendix 1 and **Appendix 2** illustrate that a building envelope is proposed for Lot 1 located in a broadly cleared area relative to the remainder of the land.

3.2.2 Surrounding Development

Image 4 shows surrounding properties within the SGP2 area, including the properties immediately to the west and south of the subject land, having subdivision potential into 2 hectare allotments. This proposal seeks to bring conformity with surrounding development.

3.2.3 Scheme Provisions

In addition to those matters raised previously, the proposal is consistent with a number of Scheme provisions (refer to **Table 1** below).

TABLE 1 – CITY OF KWINANA TOWN PLANNING SCHEME NO. 2		
Scheme Clause	Summary of Provision	Comment
1.6	Scheme objectives	Consistent.
6.12	Predominant uses of Policy Area	Consistent. Land is contained within Policy Area No. 1 – Wandi. The current and proposed use of the land remains a Rural Homesite (Dwelling).
6.12.4(a) & (b)	Provisions of Special Rural Zone: - Dwellings	Consistent. It is proposed that only one (1) dwelling will be erected on each lot. Furthermore, no habitable dwelling is proposed to have a floor level less than 2m above the highest known water level.
6.12.4(c)	- Building Setbacks	Consistent. The existing dwelling and outbuildings on Proposed Lot 2 are setback a minimum of 15m from the front boundary. Other boundary setbacks are a minimum of 10 metres, excluding the northern boundary setback which is 3.6m. This variation to the minimum setback is sought as the existing building is a shed, and not the occupied

		<p>dwelling itself.</p> <p>Furthermore, the proposed building envelope illustrated in Appendix 1 for Proposed Lot 1 is to be setback 153m from the primary street (Frayne Place), 64m from the western boundary, 15m from the eastern boundary and 65m from the rear boundary.</p> <p>An existing shed could be retained within Lot 1 which is set back 6m (instead of the minimum 10m) from the proposed boundary of Lot 2. It is submitted that this minor variation will not have any adverse impacts on the existing residence located on the proposed Lot 2.</p>
6.12.4(d) & (e)	- Access	Consistent. No change to the existing road network is required and the proposed new lot will front, and have direct access to, Frayne Place.
6.12.4(f)	- Drainage	Not applicable at this stage, this is to be dealt with at subdivision stage.
6.12.4(g)	- Building Envelopes	<p>Consistent. The proposed building envelope illustrated on Appendix 1 for Proposed Lot 1 is to be 2,000m². Furthermore, the building envelope is setback 153m from the primary street (Frayne Place), 64m from the western boundary, 15m from the eastern boundary, 65m from the rear boundary and 6m from the southern boundary.</p> <p>The proposed building envelope for Lot 1 will be inclusive of the existing shed which is to be retained.</p>
6.12.4(h) – (k)	- Tree Preservation	<p>Not applicable. To the best of our knowledge the Council has not identified any Tree Preservation Areas on the land.</p> <p>Furthermore, the proposed building envelope identified on the subdivision concept plan at Appendix 1 has been located in an area of degraded vegetation (refer to photos 1 & 2 of</p>

		Appendix 3)
6.12.4(l)	- Fencing	Not applicable at this stage, to be specified by Council.
6.12.4(m)	- Water Supply	Not applicable at this stage, this is to be dealt with at subdivision stage.
6.12.4(n)	- Forestry (Selective)	Not applicable. Selective Forestry is not the proposed use.
6.12.4(o)	- Stock	Not applicable to this application.
6.12.4(p)	- Waste Water Treatment	Not applicable to this application, this is to be dealt with at development stage.
Schedule II	Development conditions for Special Rural Zone No. 2 ('SR2'):	This Scheme Amendment seeks to amend SGP2 so that the proposed 2 lot subdivision can be implemented, consistent with the subdivision layout and lot sizes of the surrounding properties.
	- Condition 1	
	- Condition 2	The proposed lots will be consistent with the 2ha minimum requirement.
	- Condition 3	Whilst we acknowledge that Condition 3 states, as a general rule, that further subdivision will not be supported, the proposed amendment and subsequent subdivision will be consistent with the surrounding properties. The City has supported similar subdivisions within the area.
	- Condition 4	Again, the purpose of this amendment is to modify SGP2 so that the subject land can be subdivided.
	- Condition 5	Not applicable. SGP2 does not currently illustrate a building envelope on the subject land. However, the proposed building envelope indicated in Appendix 1 for Proposed Lot 1 is consistent with the City's requirements, as mentioned previously.
	- Conditions 6 - 8	Notwithstanding that these conditions are for the subdivision stage, this Scheme Amendment provides building envelopes that meet Council requirements and minimise the impact on the existing vegetation.
	- Conditions 9 - 19	Not applicable at this stage.
	- Condition 20	Not applicable. The proposed subdivision layout does not incorporate a battle-axe leg.
	- Conditions 21 - 24	Not applicable at this stage.

3.2.4 Policy No. 3.3.20 – Development within Special Rural Zones

Notwithstanding that Policy No. 3.3.20 – Development within Special Rural Zones ('the Policy') is to provide guidance to landowners and Council with development applications, we provide that the proposed amendment to SGP2 is consistent with Provision 3.1 – Building Envelopes of the Policy for the following reasons:

- The proposed building envelope for Proposed Lot 1 is 2,000m² in area (refer to **Appendix 1**);
- The building envelope is rectangular in shape;
- The building envelope has been located in such a way as to minimise the impact on existing vegetation, being located where vegetation is degraded (refer to **Image 5** below); and
- The building envelope has been setback in accordance with the City's requirements. That is, a minimum of 10m from the side and rear boundaries, and a minimum of 15m from the front lot boundary. A variance is sought to the southern and adjoining boundary to Lot 2, where the setback of the building envelope will be 6m instead of the minimum 10m to be inclusive of an existing shed.



Image 5: Extract of the proposed building envelope for proposed Lot 1

3.2.5 Precedent

Should the Amendment be granted final approval and an application for subdivision be made, any resultant subdivision approval would not set any form of undesirable precedent as all adjoining properties have been subdivided to their potential lot yield.

The proposed amendment only seeks to increase the lot yield within SGP2 by one (1) additional allotment to allow for the subdivision of the land into two (2), 2 hectare allotments, consistent with the surrounding properties. We reiterate that it is our understanding that the reason why SGP2 currently does not indicate any further subdivision of the land is a result of a previous landowner(s) not participating in the formulation of SGP2.

3.2.6 Planning and Development (Local Planning Schemes) Regulations 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') commence operation on 19 October 2015. This application is considered a 'basic amendment' for the purposes of the Regulations should the proposal be assessed after this time.

4.0 Conclusion

The proposed amendment seeks to modify the Subdivision Guide Plan as it relates to the subject land in order to allow for further subdivision. Whilst it is acknowledged that TPS2 provides a general position that the City will not consider further subdivision than what is depicted in SGP2, the proposal would allow the subject land to be subdivided in a manner similar to the surrounding properties and would maintain the 2 hectare minimum lot size.

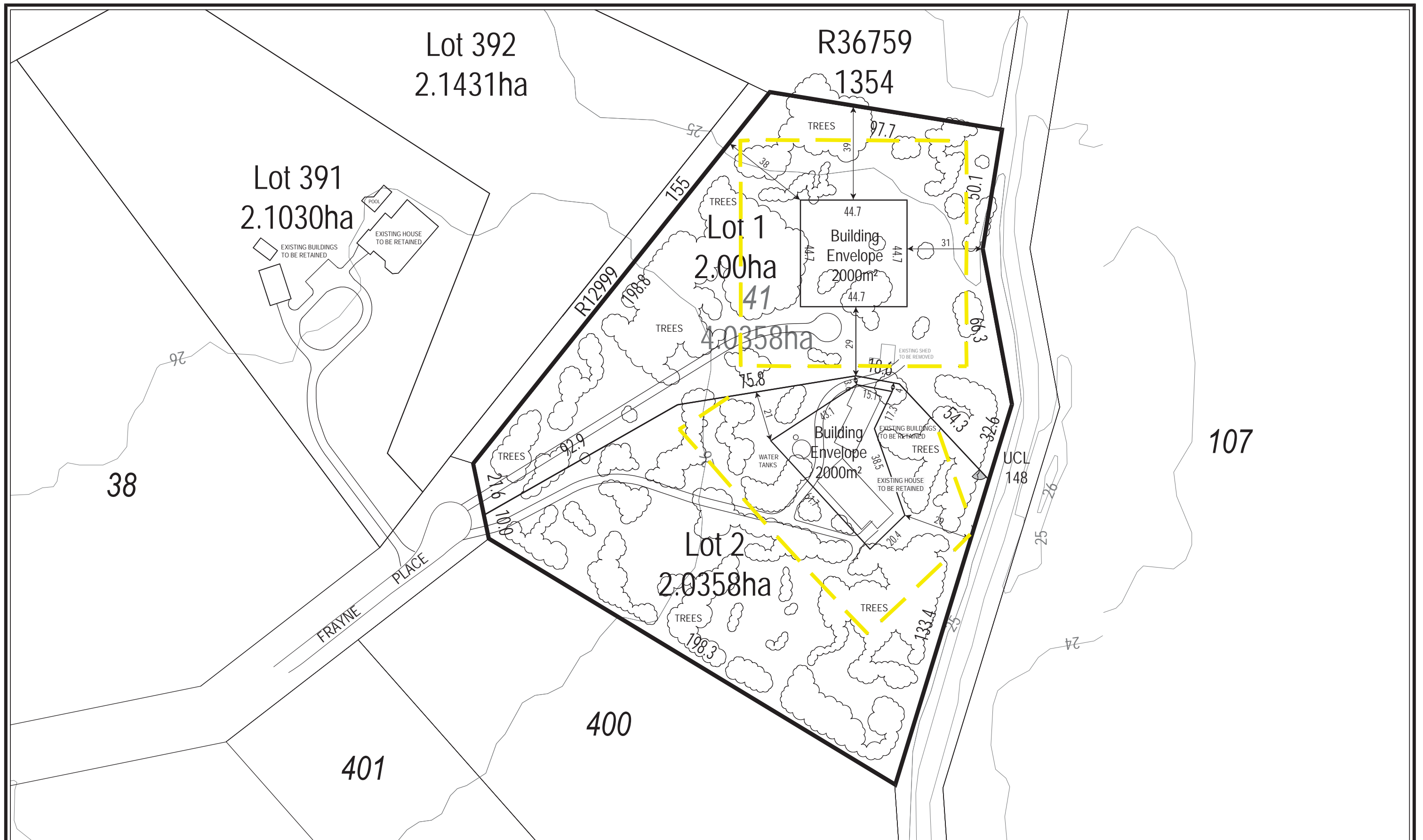
In addition, the proposal does not jeopardise the intent of SGP2, the orderly and proper planning of the locality of Wandí, preclude the subdivision of surrounding properties or create an undesirable precedent of subdivision. Accordingly, we submit that the proposed amendment should be initiated by the City for advertising.





Enc.

Appendix 1 Subdivision Concept Plans (with and without aerial overlay)

Appendix 2 Proposed amendment to Subdivision Guide Plan No. 2

Appendix 3 Site photos



<p>SCALE 1:1500 ORIGINAL PLAN SIZE: A3</p> <p>Base Mapping Prepared By Landgate</p> <p>DATE: 24.11.2015</p> <p>ALTUS PLANNING & APPEALS</p> <p>Altus Planning & Appeals 249B Albany Highway, Victoria Park Postal: PO Box 373 Victoria Park WA 6979 t. 9470 9447 f. 9470 9227 m. 0400 069 037 w. www.altusplan.com.au</p>	<p> NORTH</p>	<p>LEGEND:</p> <p>Subject Land..... </p> <p>4.2m Wide Gate..... </p> <p>25m Wide Building Protection Zone..... </p> <p>NOTE: Areas and dimensions are subject to survey.</p>	<p>SUBDIVISION CONCEPT PLAN</p> <p>LOT 41 (No. 36) FRAYNE PLACE WANDI City of Kwinana</p>
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0 10 20 30 40 50 60m
SCALE 1:1500
ORIGINAL PLAN SIZE: A3

Base Mapping Prepared
By Landgate

DATE:
24.11.2015



LEGEND:

Subject Land.....



4.2m Wide Gate.....



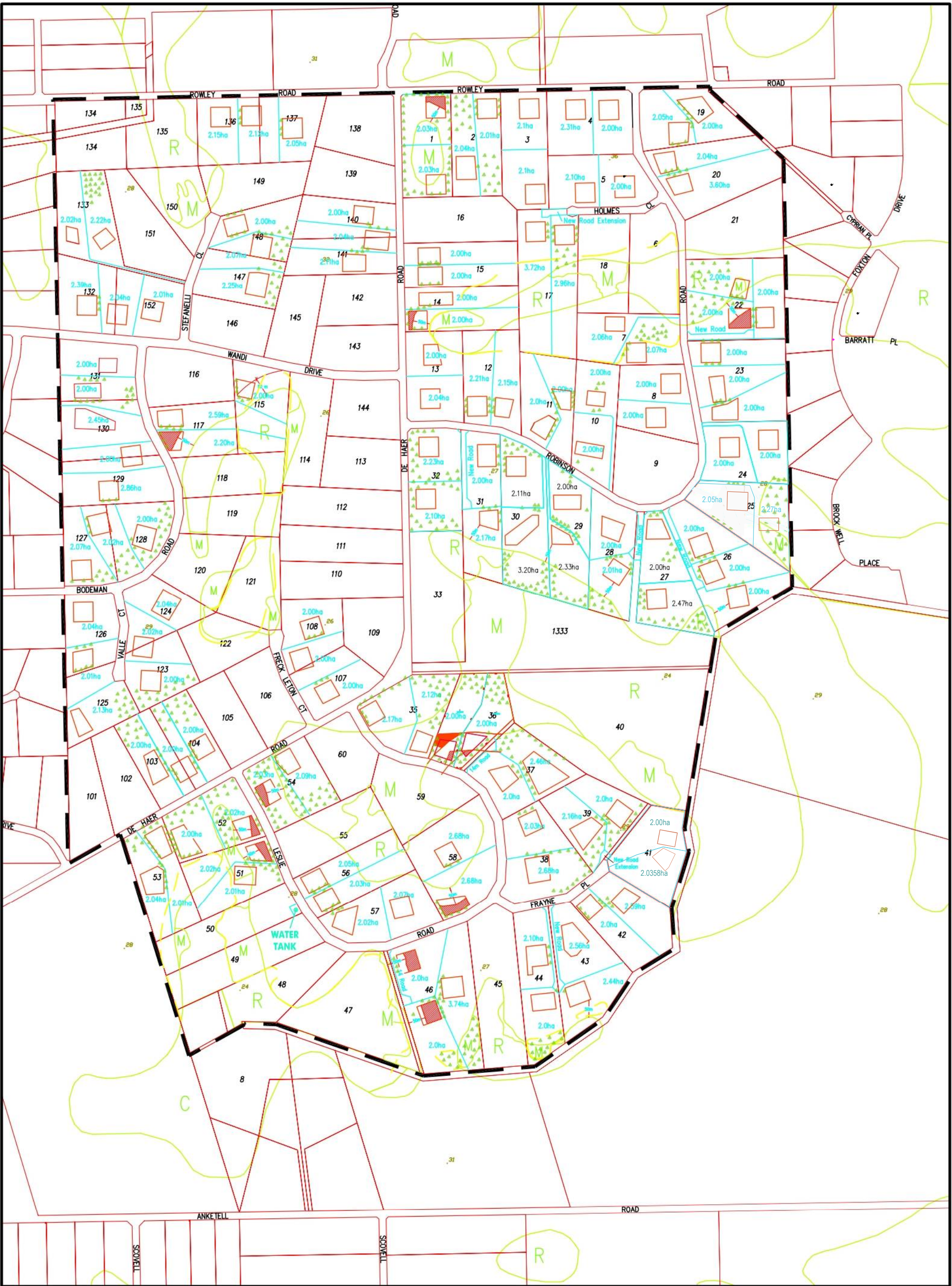
25m Wide Building
Protection Zone.....



NOTE: Areas and dimensions are subject to survey.

SUBDIVISION CONCEPT PLAN

LOT 41 (No. 36) FRAYNE PLACE
WANDI
City of Kwinana



SUBDIVISION GUIDE PLAN No. 2

WANDI (Special Rural Zone No. 2)

Chief Executive Officer - City of Kwinana

- PROPOSED SUBDIVISION BOUNDARIES
- WRC WETLAND BOUNDARIES - CONSERVATION CATEGORY
- C M R
- MULTIPLE USE
- RESOURCE ENHANCEMENT
- AMENDMENT BOUNDARY
- BUILDING ENVELOPES
- LANDSCAPE PROTECTION AREAS
- AREA FOR EFFLUENT DISPOSAL
- SETBACK 50m FROM WETLAND BOUNDARY
- VEGETATION REQUIRED ADJACENT TO BUILDING ENVELOPE

SCALE 1:10 000 DATE: OCTOBER 2015

Special Rural - Zone 2 - Boundary



Photo 1: Proposed building envelope site for Lot 2



Photo 2: Proposed building envelope site for Lot 2

2015

Bush Fire Management Plan

Lot 41 (# 36) Frayne Place

Wandi

City of Kwinana

FirePlan WA
December 2015

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Bushfire Management Plan

Lot 41 Frayne Place Wandl

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Document Status

Version	Comment	Reviewer	Review Date
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Disclaimer: The measures contained in this fire management plan are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bush fire. All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available to FirePlan WA at the time; and achievement of the level of implementation of fire precautions will depend among other things on the actions of the landowners or occupiers over which FirePlan WA has no control. Notwithstanding anything contained therein, FirePlan WA will not, except as the law may require, be liable for any loss or other consequences (whether or not due to the negligence of the consultants, their servants or agents) arising out of the services rendered by the consultants.

1.0 PURPOSE OF THE MANAGEMENT PLAN

The purpose of this Bushfire Management Plan (BMP) is to detail the fire management methods and requirements that will be implemented for the Subdivision of the Site. (Refer Figure 1: Location Plan).

This Bushfire Management Plan satisfies the requirements of the City of Kwinana and the Western Australian Planning Commission (WAPC) via WAPC and Department of Planning document, *Planning for Bushfire Protection Guidelines Edition 2 2010*

This Bushfire Management Plan will outline the responsibility and timing for implementing and maintaining the fire protection measures and strategies contained within this Bushfire Management Plan, allocating these responsibilities between individual land owners, the developers and the City of Kwinana.

As fire management strategies may require altering to meet changing weather, environment and land use needs, it must be advised that the provisions of the *Bush Fires Act 1954* may still be enforced, in addition to this Bushfire Management Plan.

The Department of Planning requires the preparation of a “Bushfire Management Plan” to support the proposed development. This document has been prepared to satisfy that requirement and becomes operational as a condition of subdivision.

This Bushfire Management Plan complies with the acceptable solutions detailed in Appendix 2 of *Planning for Bush Fire Protection Edition 2 2010* and as summarised in ‘Compliance Checklist for Performance Criteria and Acceptable Solutions’ at the end of this Bushfire Management Plan (Section 9).

In the Foreword of AS 3959- 2009 it states that “It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behavior of fire and extreme weather conditions.”

Figure 1 Lot 41 Frayne Place Locality

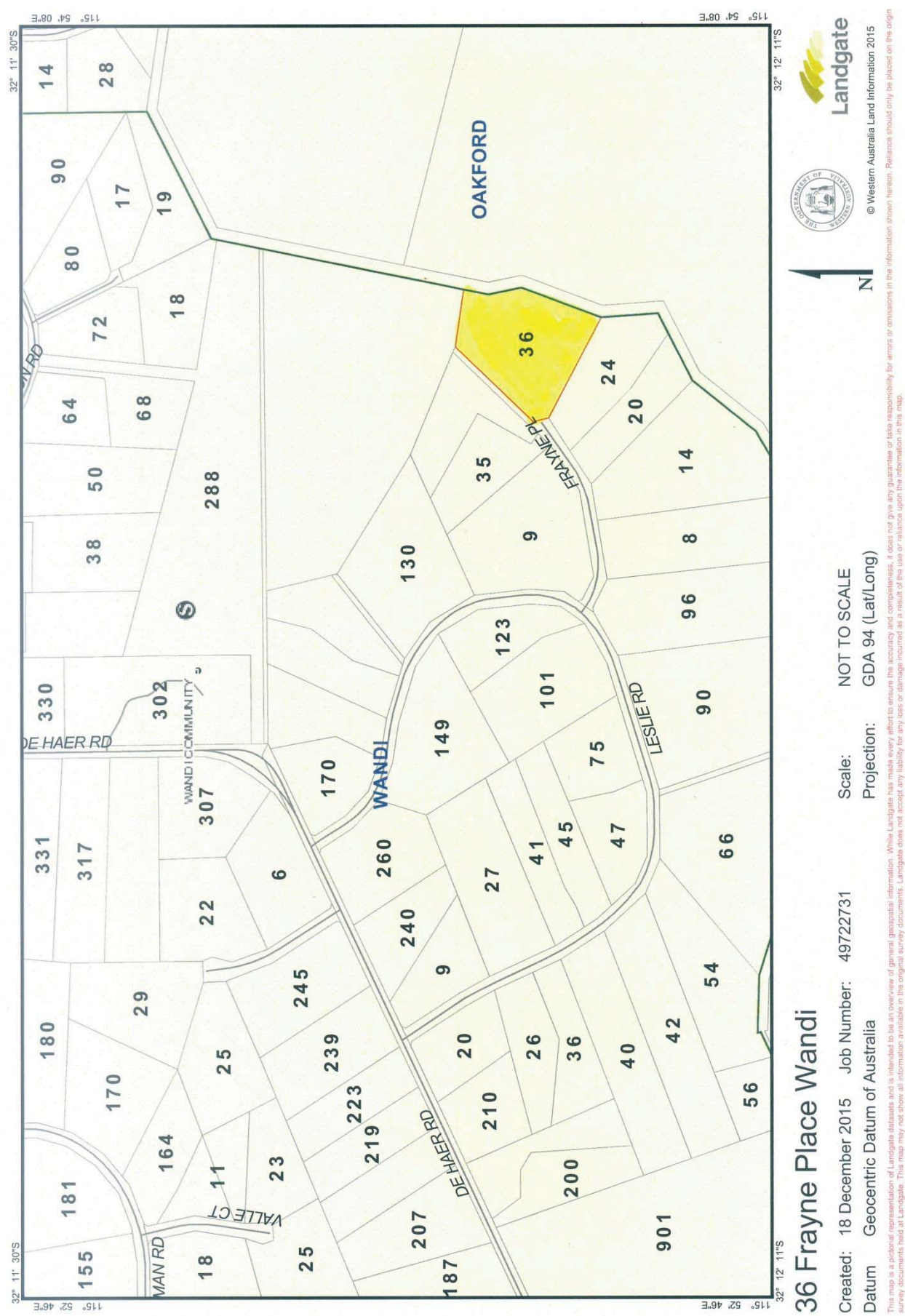
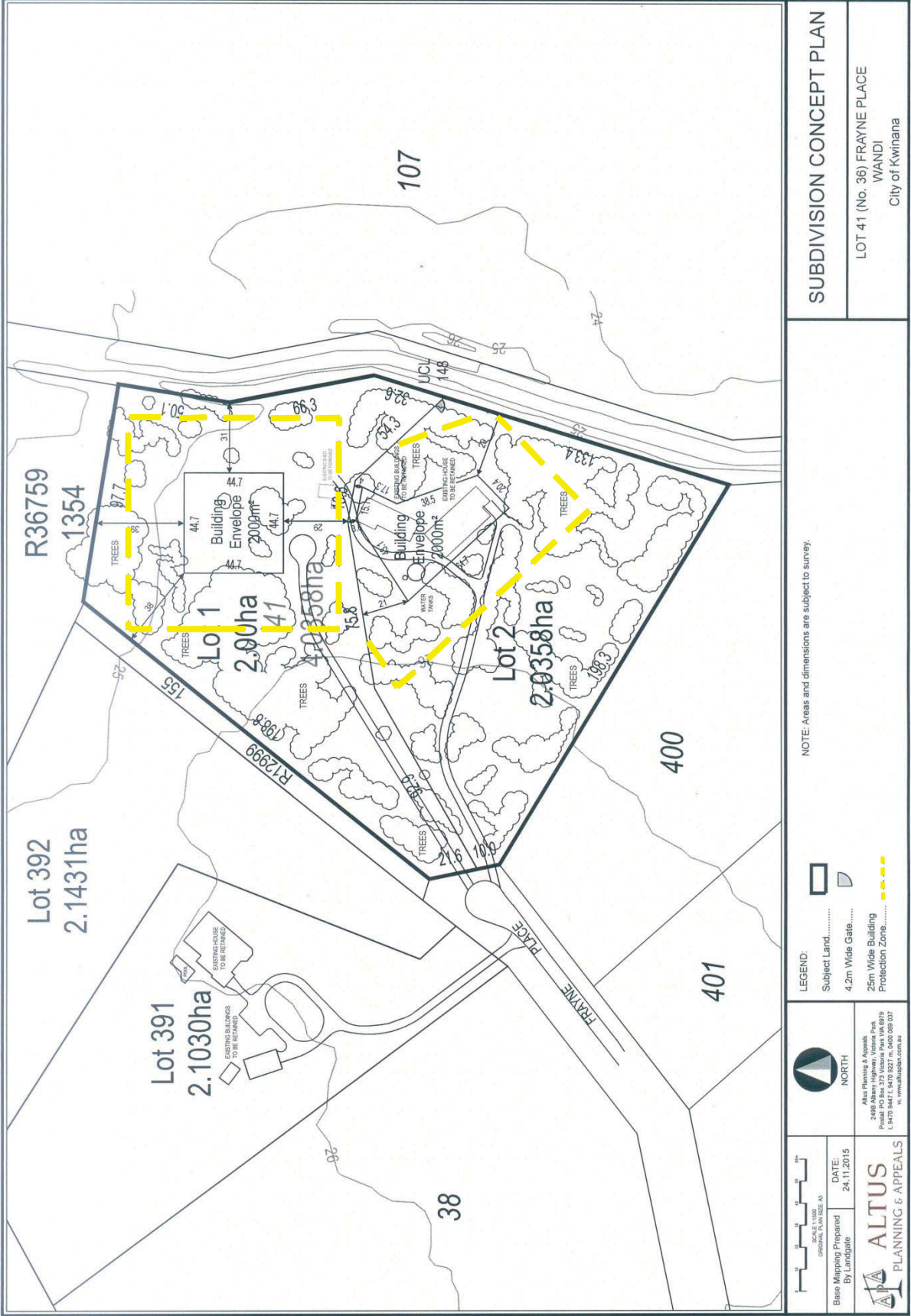


Figure 2 Development Layout



2.0 OBJECTIVES

The objectives of this Bushfire Management Plan are to:-

- Achieve consistency with objectives and policy measures of SPP 3.7 and the *Planning for Bushfire Risk Management Guidelines*, and any local planning scheme provisions relating to bushfire.
- Understand and document the extent of bushfire risk for the BMP area;
- Prepare bushfire risk management measures for bushfire management and all land subject of the Plan, with due regard for people, property, infrastructure and the environment;
- Nominate individuals and organisation's responsible for fire management and associated works within the plan area (e.g. Local government for land vested in it and private property owners for freehold land); and

3.0 DESCRIPTION OF THE SUBJECT AREA

3.1 General

The subject land comprises Lot 41 Frayne Place Wandí in the City of Kwinana it is proposed to subdivide Lot 41 into 2 Lots as shown in Figure 2.

The Site consists of Open Scrub Class D with scattered trees as an overstorey with some exotic trees planted along the western and northern boundary of the Site. The adjoining Lots to the west, has been partially cleared and has recently been subdivided. The adjoining Lot to the north is Grassland Class G that is grazed. Along the eastern boundary of the Site is a drainage reserve (20 metres wide) consisting of Open Forest and to the east of that is mainly grassland with some clumps of open woodland. To the south of the Site vegetation is Open Scrub Class D with scattered trees.

A 10 metre bridal trail is located along the western boundary of the Site.

Frayne Place is a cu de sac that connects into Leslie Road which is a loop road off De Haer Road. This road system has been in place prior to *Planning for Bush Fire Protection* guidelines being part of subdivision Planning requirements.

3.2 Topography

The site has a slight slope from the south to the north with a 1 metre fall to the north. A slope of Flat land will be used as a factor to determine the setbacks from vegetation and habitable building construction standards for proposed development as detailed in Section 5.4.

3.3 Bushfire Fuels

In accordance with Table B2 of AS 3959-2009 the Fuel loads for Open Scrub Class D vegetation is 25 tonnes/ha, Open Forest Class A is 25 tonnes/ha Grassland Class G is 4.5 tonnes/ha (unmanaged grassland)



Photo 1 Within Building Envelop Lot 1 looking NW



Photo 2 Within Building Envelope Lot 1 looking north



Photo 3 Near Shed Looking at Scrub Vegetation to NE



Photo 4 Grassland along northern side of existing shed



Photo 5 Looking south along western side of existing dwelling



Photo 6 Northern side of dwelling grassland then Scrub Vegetation along Eastern boundary of proposed Lot 2

3.4 Land Use

It is proposed that two Lots will be used as Rural Residential purposes.

3.5 Assets

The rural area, dwellings, sheds, retained vegetation, roads, power poles/ lines.

3.6 Access

Current access to the existing Lot is via a cul de sac (Frayne Place) of Leslie Road and a Private driveway off Frayne Place. It proposed that a Private Driveway off Frayne Place will provide the access to the proposed Lot.

3.7 Water Supplies

3.7.1 Water for Fire Fighting

Mains water will not be supplied.

A Community water supply for fire fighting is located at the Wandl Community Centre off De Haer Rd. See Figure 1 for location of Wandl Community Centre.

In addition 10,000 litres of water for fire fighting is to be retained in the domestic water tank.

3.7.2 Domestic Water Supply

Each landowner will be responsible for providing their potable water supply which is detailed in Section 5.3 of this BMP.

4.0 BUSHFIRE ASSESSMENT

The bushfire hazard assessment for the site is:-

Open Forest Class A	-	Extreme
Open Woodland	-	Moderate
Scrub Class D	-	Moderate
Grassland Class G	-	Low Managed Grassland

See Figure 3

Bushfire Attack Level

Bushfire Attack Level (BAL) assessment classifies land into 6 categories based on a combination of vegetation type (fuel type, load and structure), effective slope of the land and the proposed distance from predominant vegetation. BAL assessment for the proposed development is detailed in Section 5.0.

Table 1 BAL Descriptions

BAL	DESCRIPTION
BAL-LOW	There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL – 12.5	There is a risk of ember attack.
BAL – 19	There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat.
BAL – 29	There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.
BAL – 40	There is much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.
BAL – Flame Zone	There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.

5.0 BUSHFIRE RISK MANAGEMENT MEASURES

The bushfire management strategies detailed in this BMP are designed to comply with the Performance Criteria and Acceptable Solutions detailed in Draft *Planning for Bushfire Risk Management* Guidelines May 2014 and *Planning for Bushfire Protection* Edition 2 2010.

5.1 Element 1 – Development Location

Proposed habitable buildings in proposed Lot 2 will be located in an open area (see Photo 2 in Section 3.3 above) with an increased construction standard to comply with AS 3959-2009 (or as amended) the required setback (determined in Table 2.4.3 of AS 3959) managed to the Building Protection Zone (BPZ) standard with dwellings complying with AS 3959 BAL construction standards.

5.2 Element 2 – Access

5.2.1 Road System

De Haer Road is a through road that Links into Rowley Road to the north and Lyon Road and Anketell Rd in the south. Leslie Road is a loop road of De Haer Road. Frayne Place provides access to the current and a private driveway into proposed Lot 1 will provide the access to the newly created Lot. Frayne Place is classed as a cul de sac but it exceeds the 200 metre maximum length detailed in the current version of *Planning for Bush Fire Protection* Guidelines Edition 2. Leslie Road and Frayne Road were established prior to *Planning for Bush Fire Protection 2001* was in place as part of the Planning process.

Frayne Place does comply with Performance Criteria P2 which states that:- “The internal layout , design of Public and private vehicle access in the subdivision allows emergency vehicles and other vehicles to move through it easily and safely at all times”. Leslie Road complies with Acceptable solution A2.1 & A2.2, Frayne Place complies with Acceptable solution A2.3 (except that it is longer than the maximum length of 200 metres) and private driveway will comply with acceptable solution A2.5

5.2.2 Internal Firebreaks

Notwithstanding the provisions of this Fire Management Plan, landowners of all lots within the site must comply with the requirements of the City of Kwinana Firebreak Notice, as published annually. The developer is to install firebreaks in accordance with the Firebreak Notice and maintained by the Landowner annually.

A rural gate of minimum 4.2 metres is to be installed in eastern end (between Lot 1 & 2) of the internal fence lines to provide access from one lot to another. See Figure 2. Road base material is to be installed a minimum of 12m x 3m x 200mm of crushed 19mm limestone to 95%MDD (Maximum Dry Density) on either side of this gate is required to create a hardstand for fire appliances while parked and opening the gate). Other materials may be used to achieve the same standards on the hardstand, regardless the hardstand is to be capable of holding an 18 tonne vehicle. The gate is to be to a standard required by the City of Kwinana.

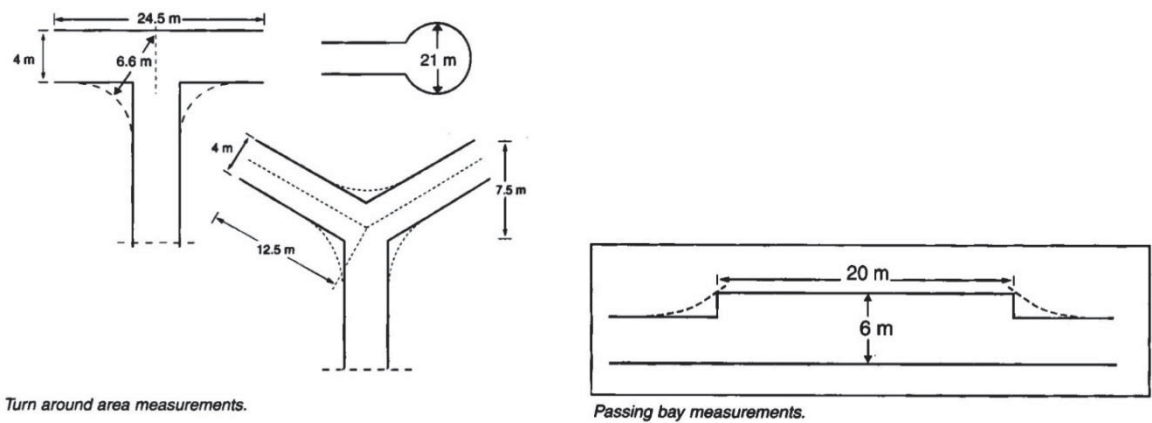
5.2.3 Private Driveway

An indicative location of the private driveway for proposed Lot 1 is shown in Figure 2. It may be more practical to move the driveway closer to the southern boundary of Lot 1 thus reducing the need to have a firebreak and a road along part of the southern boundary. A turn around area designed to accommodate 3.4 fire appliances and to enable them to turn around safely is required within 50 metres of the dwelling. See Figure 4 for turnaround specifications.

Table 2. Vehicle Access Technical Requirements as detailed in Planning for Bush Fire Protection Edition 2 2010

Technical Requirements	A2.2 Public Roads	A2.3 Cul De sac	A2.4 Battle axes	A2.5 Private Driveways	A2.6 Emergency Access Ways	A2.7 Fire Service Access Routes
Minimum trafficable surface (m)	6*	6	4	4	6	6
Horizontal clearance (m)	6	6	6	6	6	6
Vertical clearance (m)	4	4	4	4	4	4
Maximum grades	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8
Maximum grade over <50 metres	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5
Maximum average grade	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7
Minimum weight capacity (t)	15	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	12	12	12	12	12	12
		Maximum 200 metres Long	Maximum 600 metres Long	Passing bays and turn around areas are required	Passing bays and turn around areas are required	Passing bays and turn around areas are required

Figure 4 Turn Around area and Passing Bay Specifications



5.3 Element 3 Water Supplies

5.3.1 Water for Fire Fighting

A Community water supply for fire fighting is located at the Wandí Community Centre off De Haer Rd. See Figure 1 for location of Wandí Community Centre.

In addition 10,000 litres of water for fire fighting is to be retained in the domestic water tank.

5.3.2 Domestic Water Supply.

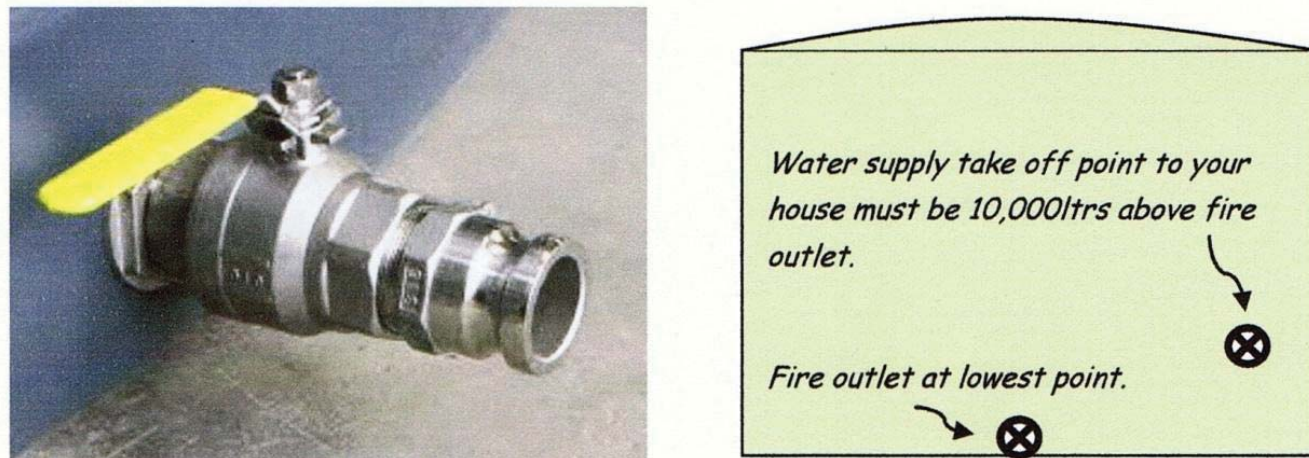
Each landowner is to supply their domestic water (minimum 120,000 litre tank).

Each property shall at all times store a minimum of 10,000 litres of water for fire fighting purposes and each owner shall be responsible to replenish water used by fire fighters at the property owner's cost.

To enable standardisation of access to this supply, each private domestic vessel shall be fitted with a minimum 50mm Gate Valve and a 50 mm male camlock fitting with a blanking cap. This coupling and valve shall be installed and maintained in a correct operating condition at all times at the property owner's expense. The fire fighting outlet is to be placed at the bottom of the tank and the domestic outlet above to bottom of the tank so that 10,000 litres of water remain in the tank at all times. See Diagram Below

The domestic vessel shall be located in an area that will enable fire appliances to back up onto hardstand and turn around area to within 3 metres from the tank. Access is to be suitable for a large 15 tonne fire appliance with a 21 metre turning circle or as shown in Figure 4.

Figure 5 Domestic Water Supply fittings.



5.4 Element 4 – Siting and Design of Development

5.4.1 Setback from Classified Vegetation

When the Bush Fire Prone Areas are declared for this site the minimum distance of 100 metres (from vegetation rated 'Moderate' or 'Extreme') may be reduced in compliance with AS 3959. Under AS 3959 as the distance from the vegetation is reduced, the construction standard must be increased. Table 2.4.3 AS 3959-2009 sets out this relationship and Section 2 of AS 3959-2009 details the methodology of determining the Bushfire Attack Level (BAL).

BAL (Bushfire Attack Level) Determination Using Methodology from Section 2.2.1 of current adopted AS 3959- 2009 and Table 2.4.3 which applies to this development:

Table 3 Summary of Determination of BAL using Fire Danger Index 80

Vegetation Class	Setback from Vegetation (meters)	Slope	BAL	Construction Standard AS 3959-2009	BPZ (metres)
Scrub Class D	19-27	Flat	19	S. 3 & 6	25

Lot 1

A minimum 25 metre Building Protection Zone is to be installed around the proposed habitable building in Proposed Lot 1. The BPZ is also to be installed around any sheds or other out buildings constructed on the Lot.

A shed or other structures must be located a minimum of 6 metres from the proposed habitable building otherwise the Shed or structure is to be constructed to the same standard as the habitable building

Lot 2

Complete installation of 25 metre Building Protection Zone to the south east of the existing dwelling and shed or to the lots boundary where 25 metres cannot be achieved.

As a result of ember attack evaporative air conditioners can be the cause of a fire starting in a building. It is a requirement that the roof unit of an evaporative air conditioner is enclosed in a suitable external ember protection screen. More information is available at www.dfes.wa.gov.au and in AS 3959

5.4.2 Building Protection Zone

The aim of the Building Protection Zones (BPZ) is to reduce bush fire intensity close to buildings, and to minimise the likelihood of flame contact with buildings.

The Building Protection Zone is a low fuel area immediately surrounding a building complying with *Planning for Bush Fire Protection* Acceptable Solution A4.3.

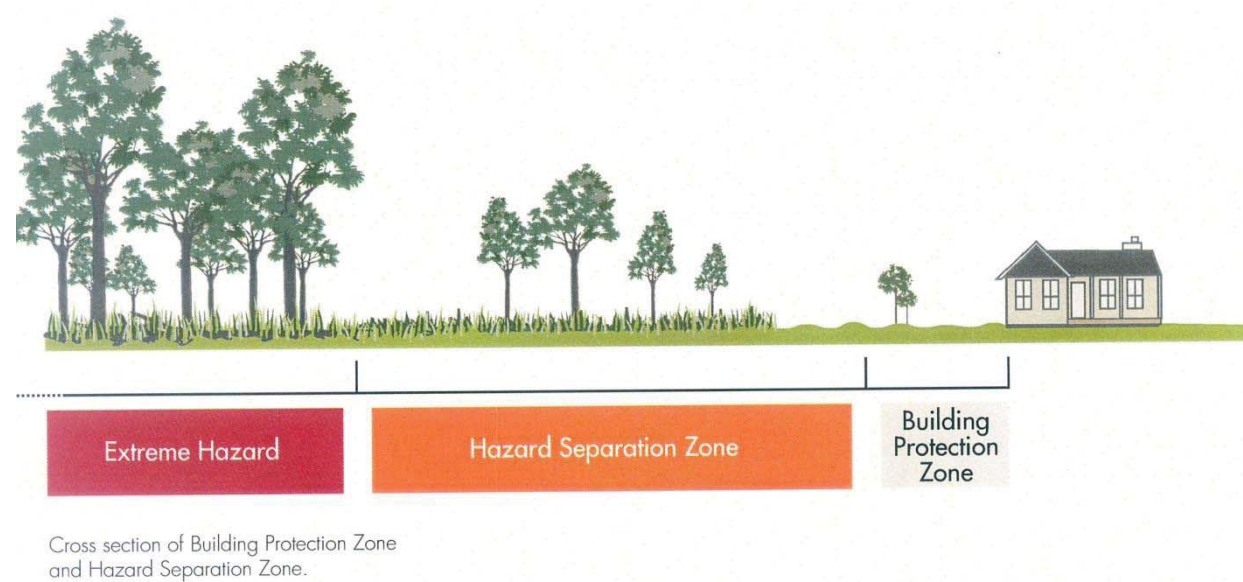
Building Protection Zone must fulfil the following conditions:-

- The minimum width of the BPZ (25 metres) is to be measured from the walls of the habitable building .
- Loose flammable material within the BPZ should be removed to reduce the fuel load to less than 2 tonnes per hectare and this is to be maintained to this level.
- All grasses within the BPZ and the remainder of the site are to be maintained to a maximum height of a 50mm.
- The crowns of trees are to be separated where possible to create a clear separation distance of 10 metres between adjoining or nearby trees crowns.
- Prune lower branches of trees within the BPZ (up to 2 metres off the ground) to stop a surface fire spreading to the canopy of the trees. This will be required on the existing trees around the drainage basin.

- There are to be no tree crowns or branches overhanging the building or asset and a minimum horizontal clearance of 2 metres is required between tree branches and buildings or assets.
- Do not clump shrubs close to building. Ensure that there is a gap of at least 3 times the height (at maturity) of the shrub away from the building.
- Install paths and non-flammable features immediately adjacent to the habitable building to create a non-flammable area of a minimum area of 3 metres wide.
- Trees or shrubs in the BPZ are to be cleared of any dead material.
- Fences, sheds and structures within the BPZ should be constructed of non-flammable material and be clear of trees and shrubs as per building requirements.
- Gas Cylinders should be isolated from the Flame Zone and should be stored in an area that is clear of all flammable material. Gas vent valves should face away from the building and anything flammable. Gas cylinders should be securely tethered with non-flammable fastenings to prevent toppling over.
- Fire wood storage should be at least 20 metres (on the ground) from the building or contained in sealed nonflammable container.
- Driveways and access ways must allow for the safe passage of a fire appliance to all buildings and assets on the land.
- Roof gutters should be free of leaves and other combustible material.
- Roof mounted evaporative air coolers should be fitted with ember proof screens to the filter media to reduce the possibility of bushfire embers igniting the air cooler.

It is further recommended that property owners, where possible and practical, further extend the width of the defendable space around assets by reducing fuel loads and fire hazards.

Figure 6 Relationship of BPZ & HSZ to Bushfire Hazard and Habitable building



5.5 Vulnerable Uses

There is no proposed vulnerable land use proposed within this Development.

5.6 Hazard Reduction

A Building Protection Zone will be installed prior to occupancy of any of the proposed Buildings to the standard detailed in Section 5.2 above are to be maintained to the Building Protection Zone standard in perpetuity by the Landowner.

The remainder of vegetation outside the BPZ is to be managed to have maximum fuel loads of 5-8 tonnes/ha so as to provide addition protection for residents but to also increase the defendable space for fire fighters in the event of a bushfire within the Site.

See Table 6 for Landowner Annual Fire Prevention Works

5.7 Restrictions on the Use of Machinery, Tools, Vehicles and Tractors

5.7.1 Total Fire Ban Days

A Total Fire Ban is declared because of the extreme weather conditions or when fires are seriously stretching fire fighting resources. A Total Fire Ban is declared by DFES following consultation with Local Governments.

When a Total Fire Ban is declared it prohibits the lighting of any fires in the open air and any activities that might start a fire. The ban includes all open fires for the purpose of cooking or camping. It also includes the use incinerators, welding, grinding, soldering and gas cutting.

The City of Kwinana may also impose a vehicle movement ban which may apply to the “Site” and may affect the movement of people within the “Site”.

The Department of Fire and Emergency Services and the City of Kwinana are to continue to educate the public on what a Total Fire Ban means and what actions members of the public need to take.

Public Education Program

The City of Kwinana is to continue to provide the community with advice on bush fire prevention and preparedness through brochures, newspaper articles, the Firebreak Notice issued to rate payers and on their web site.

The use of machinery such as tractors and vehicles can be controlled by the City of Kwinana as detailed in the Bush Fires Act and Regulations. Landowners within this development will need to comply with these directions.

The use of open fires for the purpose of cooking or camping, incinerators, welding, grinding, soldering and gas cutting are controlled by the City of Kwinana through its powers in the Bush Fires Act and Regulations.

The developer is to provide a copy of the current City of Kwinana *Firebreak Notice*, The *Homeowners Survival Manual* and *Prepare Act Survive* brochure and this *Bushfire Management Plan* at the time of sale of a Lot. It is essential that the Real Estate agent handling the sale of Lots on behalf of the Developer advises potential landowners that a Bushfire Management Plan exists

and the modification of vegetation and ongoing fuel reduction will be required within this development.

Other Public Safety and Community information on Bush Fires is available on the Department of Fire and Emergency Services Authority web site www.dfes.wa.gov.au and the City of Kwinana website www.sjshire.wa.gov.au.

5.7.2 Fire Safer Areas

In the event of a bush fire, the Incident Controller of Fire Fighting operations will advise if an evacuation is necessary and, in conjunction with the City of Kwinana Emergency Services, direct residents to Safer Refuge Areas.

6.0 IMPLEMENTATION OF BUSHFIRE MANAGEMENT PLAN

This Bushfire Management Plan becomes operational as a condition of development approval.

In implementing this Bushfire Management Plan, the following responsibilities have been determined.

6.1 Responsibilities

6.1.1 Property Owners Responsibilities

To maintain the reduced level of risk and threat of fire, the owners/occupiers of all lots created by this proposal will be responsible for undertaking, complying and implementing measures protecting their own assets from the threat and risk of bush fire:

- Maintaining the property in good order to minimize potential bushfire fuels to mitigate the risk of fire on the property;
- Ensuring that the Subject land complies with the City of Kwinana Firebreak Notice. To be carried out annually;
- Ensuring that new dwellings are constructed to AS 3959 Table 3 Section 5.4. There will be a Section 70A notification on the Certificate of Title for each Lot advising the Landowner of the existence of this Bushfire Management Plan;
- Complying with the instructions of DFES Fire Services, the City of Kwinana and/or volunteer fire services in maintaining the property or during the event of a bushfire;
- Ensuring that in the event an evaporative air conditioner is installed at the property, suitable external ember screens are installed to roof mounted units and that they comply with AS 3959, check annually.
- Install Building Protection Zone at the time of Site works in Lot 1 and maintain annually the BPZ detailed in Section 5.4. In Lot 2 the landowner is to complete the installation of the BPZ as detailed in Section 5.2 and maintain to BPZ annually;
- Carryout Hazard reduction as detailed in Section 5.6
- Install domestic water supply as detailed in Section 5.3; and
- Implement Landowners responsibilities detailed in Table 5 carry out Annual landowner Fire Prevention Activities detailed in Table 6.

6.1.2 Developer’s Responsibilities

As a condition of development the Developer shall be required to carry out works described in Section 6 of this Fire Management Plan to the satisfaction of the WAPC

- A notification pursuant to section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows;

‘The lots are subject to a fire management plan’

- Install firebreaks and gates as detailed in Section 5.2;
- Supply a copy of this Bushfire Management Plan and *The Homeowners Bush Fire Survival Manual, Prepare Act Survive (or similar suitable documentation)* and the City of Kwinana *Firebreak Notice and Fuel Hazard Reduction Notice* to each affected property purchaser on sale of the allotment;

6.1.3 City of Kwinana

The responsibility for compliance with the law rests with individual property owners and occupiers and the following conditions are not intended to unnecessarily transfer these responsibilities to the City of Kwinana.

The City of Kwinana shall be responsible for:

- Ensuring compliance with the current adopted AS3959, of any new habitable structure, renovation or extension to existing dwellings within each lot that is required to have an increased construction standards, is undertaken at the time of Building Permit Application;
- Enforcing the City of Kwinana Firebreak Notice;
- Ensuring the development complies with the Bushfire Management Plan on behalf of the WAPC.

6.2 Assessment of Fire Management Strategies

All the actions and recommendations in this BMP, meet the Bushfires Act and Regulations 1954 compliant with the acceptable solutions detailed in Planning for Bush Fire Protection Edition 2 and are sound, measurable and practical having been used and proven over time. These recommendations take into account the various costs, alternatives available, benefits for protection of residents and the wider community, the environment and biodiversity protection.

This Bushfire Management Plan will be implemented as a condition of development for the site.

It will be the responsibility of the developer to implement the provisions of this Bushfire Management Plan in order to seek clearance of those conditions of development.

Likewise it is the responsibility of the City of Kwinana to ensure that all standards required in this Bushfire Management Plan are met by the developer prior to clearing any conditions of subdivision relating to this Bushfire Management Plan.

After any major fires that may occur during or once this development has been completed, the City of Kwinana may conduct a Post Incident Analysis of the fire, which may include identifying and implementing any changes that may be needed to improve the performance of fire prevention strategies.

6.3 Works Program

Table 4 Works Program Prior to clearance of conditions of development

Developer Responsibilities				
Activity	Responsibility	Maintenance	Responsibility	Timing
Implement fire protection measures as detailed in Sections 5.4	Developer	Annually maintenance required	Developer	Developer clearance of Condition of subdivision
Compliance with Firebreak Notice. Details Section 5.2	Developer	Compliance with Firebreak Notice annually	Developer	Developer clearance of Condition of subdivision
Section 70 A notification on Tile of each Lot advising BMP applies to each Lot.	Developer	Maintain Site in accordance with Developer responsibilities	Developer until Lot Sold	Developer clearance of Condition of subdivision
Provide a copy of following a sale of Lot:- <i>Bushfire Management Plan</i> <i>Home Owners Survival Manual</i> <i>Prepare Act Survive</i> <i>Fire Control Notice</i>	Developer	Landowners to familiarise themselves and annually update actions in the event of fire and annual maintenance.	Landowner	Developer clearance of Condition of subdivision
Landowner Responsibilities				
Compliance with Firebreak Notice. Details Section 5.2	Developer	Compliance with Firebreak Notice annually	Landowner	Completed by 1st November each year.
Landowner may request BAL reassessment to confirm or amend BAL rating. Copy of report to City of Kwinana	Landowner	Ensure Building design complies with relevant AS 3959 BAL rating	City of Kwinana to approve Building Permit	Re-assessment completed report sent to CoK as part of Building Permit Application
Maintain Building Protection Zone annually as detailed in Section 5.4	Developer to install	Annual Maintenance	Landowner	Completed by 1st November each year.
Maintain Fence as detailed in Section 5.4 Lot 1	Developer to install	Annual Maintenance	Landowner	Completed by 1st November each year.
Install Domestic Water Supply as detailed in S 5.3	Landowner	Annual Maintenance	Landowner	Completed by 1st November each year.

Table 5 Annual landowner Fire Prevention Activities

Timing	Activity
Autumn to Winter (May-August)	<p>Tree Pruning – remove lower branches; check that power lines are clear.</p> <p>Reduce fuel levels around the house – clear long grass, leaves, twigs & flammable shrubs.</p> <p>Ensure petrol and other flammables are safely stored away from the main dwelling.</p> <p>Make sure your firefighting equipment is in good working order and serviced where required.</p> <p>Make sure all resident are aware of your emergency plan including evacuation routes.</p> <p>Chemical spraying of firebreaks and low fuel zones – first and second applications.</p>
Spring (September – November)	<p>Move woodpiles and stacked timber away from the main dwelling.</p> <p>Keep grass short.</p> <p>Clean gutters and roof debris.</p> <p>Install firebreaks in accordance with this plan and the Firebreak Notice (November 30 to 31 May each and every year).</p> <p>Chemical spraying of firebreaks an low fuel zones – final applications and maintenance.</p>
Summer (November – May)	<p>Water lawns, trees & shrubs near the buildings to keep them green.</p> <p>Re-check firefighting equipment, screens, water supplies and that gutters remain clear.</p> <p>Maintain firebreaks in accordance with this plan and the firebreak notice by mechanical means or by use of chemical spraying.</p>
Long term precautions	<p>Ensure firebreaks are prepared in accordance with this Fire Management Plan, the latest Firebreak Notice and any Variation to Fire Order issued by council.</p> <p>Ensure that any planting of wind breaks or trees is in accordance with this Fire Management Plan and will not be detrimental to fire suppression requirements in years to come.</p> <p>Make sure that the buildings are safe – fit wire fly screens and shutters, fill gaps into roof/wall spaces, fit fire screens to evaporative air conditioners and have them operable to provide a water only supply.</p> <p>Give consideration to installing external building sprinkler systems and backup power and emergencies.</p> <p>Ensure the access to emergency water supply has the correct fittings, is unobstructed and the route trafficable.</p> <p>Get basic training in firefighting from your Local Bush Fire Brigade or even join your local Brigade.</p>

7.0 DISCLAIMER

In the event of large bushfires it is essential that landowners understand that fire appliances may not be available to protect each dwelling/building, landowners are responsible for the protection of their own assets which may require additional protection above the minimum detailed in this Bushfire Management Plan.

8.0 APPENDICES

8.1 Glossary

Acceptable Solution

A statement describing an acceptable means of complying with the requirements of corresponding performance criteria.

Appliance or Fire Appliance

A fire fighting appliance (vehicle) with structural, grass and bush fire fighting capabilities, with either a 2000 litres water capacity (2.4 appliance) or a 3000 litre water capacity (3.4 appliance) and four (4) wheel drive.

BAL – (abb) Bushfire Attack Level.

Bushfire Attack Level – an assessed rating of a site's risk to a bushfire, based on vegetation type, slope of the land and its proximity to buildings.

Building Construction Standard Buffer - An area 100 metres wide Including a Building Protection Zone in which an increase in building construction standard in accordance with AS3959 will apply.

Building Protection Zone (BPZ)

Low fuel area immediately surrounding buildings. Minimum width 20 metres, increasing with slope. Maintained by the landowner.

Bush

Under the Bush Fires Act 1954 the term bush is defined to include trees, bushes, plants, stubble, scrub and undergrowth of a kind whatsoever whether dead or alive and whether standing or not standing.

Bush Fire or Wildfire

A general term used to describe fire in vegetation that is not under control.

Bush Fire Hazard.

The flammability, arrangement and quantity of vegetation, dead or alive, that can be burnt in a bush fire. Development is to be avoided in extreme bush fire hazard designated areas.

Bush fire prone area - for the purposes of this fire management plan, a bush fire prone area is an area that has been declared as such by the relevant local government responsible for an area. Once an area is declared bush fire prone, then AS 3959 applies to new residential development in it.

Bush Fire Risk

The chance of a bush fire starting that will have harmful consequences on life and property. It is measured in terms of consequences and likelihood and arises from the interaction of hazards, communities and the environment.

Development Application

An application for approval to carry out a development under either a local planning scheme or regional planning scheme.

Dwelling setback – the horizontal distance between a wall of the dwelling at any point, and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary.

DFES

The Department of Fire and Emergency Services of Western Australia previously FESA.

Emergency Access Way

Road not normally open but available to the public (using two wheel drive vehicles) for evacuation during a bush fire emergency.

Fire Break or Firebreak

Any natural or constructed discontinuity in a fuel bed used to segregate, stop and control the spread of a bush fire or to provide a fire line from which to suppress a bush fire. This is an area cleared to reduce the risk of bush fire damage.

FDI- Fire Danger Index

The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short-term drought effects.

Fire Protection

A generic term used to describe the range of services and systems used to mitigate the impact of fire on the community. It encompasses both fire prevention and emergency response.

Fire Management Plan

Ongoing, dynamic document that sets out the medium to long term mitigation strategies for fire hazards and risks in particular developments within local government areas.

Fire Services Access Route

Accessible by heavy four wheel drive fire fighting vehicles.

Fuel Reduction also Hazard Reduction

Removal and modification of bush fire fuel, or increase in building construction standards or a combination of the two.

Hazard Separation Zone (HSZ)

The fuel reduction area between an area bush fire hazard and the buildings (and associated building protection zones) of a development.

Low Fuel Area

An area 100 metres wide of reduced bush fire fuels that is required to surround a Stage of land release and negates the need to increase the standard of dwelling construction on the edge of the Stage of land release. It complies with the Building Protection Zone standards is temporary until the next stage of land is cleared for release.

Performance Criteria.

Statement which specifies the outcomes required for the protection of life and property from bush fires.

Structural Fire

A fire in a building.

9.0 COMPLIANCE CHECKLIST PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS

Property Details: Lot 41 Frayne Place Wandí

Local Government: City of Kwinana

	Element	Compliance			Comment
Element 1: Location					
		Yes	No	N/A	
A1.1	Subdivision/development is located on land that is not subject to either an extreme bushfire hazard land classification or requires construction to BAL 40 or BAL FZ	✓			Subdivision/development is located on land that is not subject to either an extreme bushfire hazard land classification or requires construction to BAL 40 or BAL FZ
Element 2: Vehicular Access					
A2.1	Two different vehicular access routes, both of which connect to the public Road network, are available to all residents/the public at all times	✓			Two different vehicular access routes, both of which connect to the public Road network, are available to all residents/the public at all times
A2.2	Public Roads	✓			Leslie Rd
A2.3	Cul-de-sacs		✓		Frayne Place
A2.4	Battle Axe Access			✓	
A2.5	Private driveways	✓			
A2.6	Emergency access ways			✓	
A2.7	Fire services access routes			✓	
A2.8	Gates	✓			
A2.9	Firebreak Notice	✓			Annual Maintenance
A2.10	Signs			✓	
Element 3: Water					
A3.1	Reticulated areas			✓	
A3.2	Non-reticulated areas				
A3.3	Dams	✓			10,000 litres in domestic tank
Element 4: Siting of development					
A4.1	The siting of the development minimises the bush fire risk to life and property. Hazard separation – moderate to extreme bush fire hazard level.	✓			Moderate Bushfire Hazard
A4.2	Hazard separation – low bush fire hazard level.	✓			
A4.3	Building Protection Zone	✓			25 metre
A4.4	Hazard Separation Zone	✓			Remainder of Lot reduce fuels to 5-8 tonnes/ha
A4.5	Reduction in BAL due to shielding			✓	

Applicant Declaration:

I declare that the information provided is true and correct to the best of my knowledge.

Name of Person Preparing the Fire Management Plan:

Full Name: *B.W. Harris* for FirePlan WA Date: 18/12/2015

Developer:

Full Name: _____ Signature: _____ Date: _____

ADOPTION

ADOPTED by resolution of the Council at the City of Kwinana Ordinary meeting of the Council held on the day of 20.....

.....
CHIEF EXECUTIVE OFFICER

.....
MAYOR

FINAL APPROVAL

ADOPTED for Final Approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the day of 20..... and the Seal of the Municipality was, pursuant to that resolution, hereunto affixed in the presence of:-

.....
CHIEF EXECUTIVE OFFICER

.....
MAYOR

Recommended/Submitted for Final Approval by the Western Australian Planning Commission:

.....
Delegated under s.16 of the P&D Act 2005

Final Approval Granted

.....
MINISTER FOR PLANNING

.....
DATE

15.3 Adoption of Amended Local Development Plan - Stages 2 and 3 – Lot 64 Woolcoot Road, Wellard

SUMMARY:

A request to amend the Local Development Plan (LDP) for Stages 2 and 3 of Lot 64 Woolcoot Road, Wellard (Living Edge Estate) has been received for the consideration of Council under the City of Kwinana Town Planning Scheme No. 2 (Scheme) (refer Attachments B and C). The LDP was initially adopted by Council at its Ordinary Meeting held on 14 September 2016 (refer Attachments D and E).

The proposed amendment relates to nine lots (Lots 87 to 95) on the approved LDP with 6m wide frontages. The subdivision for these lots was approved by the Western Australian Planning Commission (WAPC) on 8 February 2016 (WAPC Ref: 153230). The configuration of these lots is being amended to create four lots with 15m wide frontages. The proponent noted that the amendment is required to meet current market demand at this location.

The new lot configuration has been supported by the WAPC and will be reflected on the deposited plan under subdivision approval 153230.

Given the existing R60 density coding for these lots, there is the ability for these lots to be further subdivided or developed as group housing lots by future owners. In this event, these smaller frontage lots would be assessed against the existing provisions on this LDP relating to narrow lots. Given the four new lots have 15m wide frontages, it is anticipated that if they are to be re-subdivided, they would have 7.5m wide frontages. In this case, the present design criteria provisions would apply to lots with a frontage of between 7.5m and 10m. If the lots are re-subdivided to result in lots with less than 7.5m wide frontages, then two storey provisions would apply.

The draft amended LDP (refer Attachments B and C) has been assessed and supported by City Officers and is recommended for approval.

OFFICER RECOMMENDATION:

That Council approves the Amended Local Development Plan for Stages 2 and 3, Lot 64 Woolcoot Road, Wellard (as per Attachments B and C), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

DISCUSSION:

Land Status

Town Planning Scheme No 2:	Residential R25, R30, R40 and R60
Metropolitan Region Scheme:	'Urban' Zone

Background

A request to amend the LDP for Stages 2 and 3 of Lot 64 Woolcoot Road, Wellard (Living Edge Estate) has been received for the consideration of Council under the Scheme (refer Attachments B and C). The LDP was initially adopted by Council at its Ordinary Meeting held on 14 September 2016 (refer Attachments D and E).

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN - STAGES 2 AND 3 – LOT 64 WOOLCOOT ROAD, WELLARD

The proposed amendment relates to nine lots (Lots 87 to 95) on the approved LDP with 6m wide frontages. The subdivision for these lots was approved by the WAPC on 8 February 2016 (WAPC Ref: 153230). The configuration of these lots is being amended to create four lots with 15m wide frontages. This is a reflection of demand for larger lots at the site.

The new lot configuration has been supported by the WAPC and will be reflected on the deposited plan under subdivision approval 153230.

Given the existing R60 density coding for these lots, there is the ability for these lots to be further subdivided or developed as group housing lots by future owners. In this event, these smaller frontage lots would be assessed against the existing provisions on this LDP relating to narrow lots. Given the four new lots have 15m wide frontages, it is anticipated that if they are to be re-subdivided, they would have 7.5m wide frontages. In this case, the present design criteria provisions would apply to lots with a frontage of between 7.5m and 10m. If the lots are re-subdivided to result in lots with less than 7.5m wide frontages, then two storey provisions would apply.

The existing provisions on the LDP relating to Fire Management and quiet house design provisions for narrow lots remain unchanged.

The draft amended LDP (refer Attachments B and C) has been assessed and supported by City Officers and is recommended for approval.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the land owner is Sienna Properties Pty Ltd and the applicant is Rowe Group.

The following strategic and policy based documents were considered in assessing the application;

- City of Kwinana Town Planning Scheme No. 2
- State Planning Policy No. 3.1 (*Residential Design Codes of Western Australia*)
- Liveable Neighbourhoods Operational Policy
- Guidelines for Planning in Bushfire Prone Areas & Appendices 2015
- Local planning and other related policies

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications as a result of this application.

ENVIRONMENTAL IMPLICATIONS:

The LDP encourages the use of passive solar urban design. Quiet house design provisions are included in the LDP.

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN - STAGES 2 AND 3 – LOT 64 WOOLCOOT ROAD, WELLARD

STRATEGIC/SOCIAL IMPLICATIONS:

LDPs allow for variations to the Scheme and R-Codes which take into account specific site characteristics and configuration of lots, particularly smaller lots. The use of such mechanisms is common practice, and is encouraged to allow for the most optimal form of urban development to occur.

RISK IMPLICATIONS:

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality.

The LDP seeks to include the construction standards required for bushfire protection. It is anticipated that compliance with the stipulated BAL ratings would reduce the occurrence of and minimise the impact of bushfires thereby reducing the threat to life, property and the environment.

COUNCIL DECISION

371

MOVED CR S LEE

SECONDED CR D WOOD

That Council approves the Amended Local Development Plan for Stages 2 and 3, Lot 64 Woolcoot Road, Wellard (as per Attachments B and C), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

**CARRIED
7/0**

ATTACHMENT A - LOCATION PLAN



Lot 64 Woolcoat Road, Wellard
(Living Edge Estate)

Rev	Date	Drawn
J	2016.07.28	W. Clements
K	2016.08.03	W. Clements
L	2016.08.04	W. Clements
M	2016.09.20	M. Sullivan



w: www.rowegroup.com.au
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p: 08 9221 1991

Date Drawn:	2015-12-23
Job Ref:	8035
Scale:	1:2,000 @ A3
Client:	ABN Group
Designer:	P. Caddy

This Local Development Plan (LDP) applies to all lots contained within Stage 2 and 3 of Lot 64 Woolcoat Road, Wellard (East) area.

Unless otherwise defined in this LDP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Lot 64 Woolcoat Road, Wellard (East) Local Structure Plan.

Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below.

Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

The provisions of this LDP are to apply to all new dwellings created through further subdivision of lots comprising this LDP, whether green title or strata.

Minimum Open Space and Outdoor Living

1. Site cover may be increased to 60% (for R25 Lots) subject to the provision of 30m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
2. Site cover may be increased to 65% (for R30 Lots) subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
3. Site cover may be increased to 65% (for R40 Lots) subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
4. Site cover may be increased to 70% (for R60 Lots) subject to the provision of 20m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

*NOTE: Site Coverage includes the floor area of all buildings.

Garages

5. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
6. All garages shall be enclosed with a door.
7. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
 - a) The garage alignment complies with the primary setback;
 - b) A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
 - c) A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.

Setbacks

Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street (R25 - Woolcoat Road)	4.0	5.0
Primary Street (R25)	3.0	5.0
Primary Street (R30)	3.0	5.0
Primary Street (R40)	3.0	5.0
Primary Street (R60)	2.0	-
Primary Street (R60 - Lots 14, 70-73, 202, 203, 26)	3.0	-
Secondary Street	1.0	-

8. For all lots, a nil side setback is permissible behind the primary street setback line to a minimum of 4 metres from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes. Lots zoned R60 or with frontages less than 11m wide are permitted to have a nil setback to both side boundaries simultaneously.

9. Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
10. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
11. For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.
12. Setbacks may be varied at the discretion of the Manager - Planning and Development, for corner lots or where otherwise the configuration of the lots limits compliance with setback requirements.
13. A porch, balcony, verandah or the equivalent may project not more than 1m into the Primary Street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Streetscape

14. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
15. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - a. A clear indication of the dwelling entrance.
 - b. The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - c. Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.
16. All lots with a frontage of less than 7.5 m are to include the following design criteria:
 - Two storey development;
 - Appropriate noise requirements for quiet house design; and
 - Fencing within the front setback (including boundary fencing) to be a maximum height of 1.2m, and 50% visually permeable above 600mm.
17. All lots with a frontage of between 7.5m and 10m are to include the following design criteria:
 - Promotes the interaction of the development with the public realm through the use of the front setback area, visual surveillance from habitable rooms and visually permeable fencing;
 - Promotes design variety through design features and use of materials;
 - Mitigates the potentially dominating visual presence of any garage structures;
 - Promotes visual presence of the dwelling to the street (i.e. gable end).
18. Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

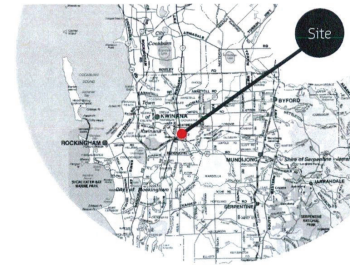
19. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
20. For lots with an area of 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

Fire Management

21. All properties are subject to compliance with the approved Fire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan, or within 100 metres from any bushland greater than 1 hectare in area, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
22. This LDP shall be read in conjunction with the approved Fire Management Plan.
23. A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The Applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the BAL in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
24. For those lots identified on this LDP, where an incursion (including minor incursions such as a porch, balcony or verandah) into the building setback area is proposed, a reassessment of the BAL is required.

Noise Management

25. All dwellings on Lots 1-25, 27, 28, 37-45, 69-75, 104, 124, 125 and 198-201 shall be constructed with the following minimum quiet house design requirements:
 - a. Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - b. Windows shall be minimum 4mm laminated glazing in high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
 - c. Roof/ Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be a minimum of Rw42.
 - d. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - e. Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - f. Any alternative construction methods shall be supported by a report undertaken by a suitable qualified acoustic consultant.



REVISIONS

Rev	Date	Drawn
J	2016.07.28	W. Clements
K	2016.08.03	W. Clements
L	2016.08.04	W. Clements
M	2016.09.20	M. Sullivan



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P: 08 9221 1991

Date Drawn: 2015-12-23
Job Ref: 8035
Scale: 1:2,000 @ A3
Client: ABN Group
Designer: P. Caddy
Drawn: M. Sullivan
Projection: MGA50 GDA94

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana, Town Planning Scheme No.2 and the Wandl South Local Structure Plan.

Principal Planner: _____

Date: _____

Although all care has been taken in the compilation of this document, Rowe Group and all parties associated with its preparation disclaim any responsibility for any errors or omissions. This document is issued as a guide only and does not constitute an offer of any financial product. All areas and dimensions are subject to survey.



LEGEND

- Living Edge Estate Boundary
- Lots Subject to this LDP (Stage 2 & 3 Boundary)
- 1.0m Setback Line
- 1.5m Setback Line
- 2.0m Setback Line
- 3.0m Setback Line
- 4.0m Setback Line
- Dwellings to be constructed to comply with BAL rating 12.5 in accordance with AS3959
- Dwellings to be constructed to comply with BAL rating 19 in accordance with AS3959
- Dwellings to be constructed to comply with BAL rating 29 in accordance with AS3959
- Designated Garage Locations
- Single Garage Only
- Dwelling Orientation
- Public Open Space
- R25
- R30
- R40
- R60
- Common Property

0 50 100 Metres

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana: Town Planning Scheme No.2 and the Wand: South Local Structure Plan.

Principal Planner: *[Signature]*
Date: **19/09/2016**

REVISIONS

Rev	Date	Drawn
I	2016.07.27	W. Clements
J	2016.07.28	W. Clements
K	2016.08.03	W. Clements
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Local Development Plan

N:\TOWN PLANNING\8000-8999\8035 (DRAFTING)\A-CAD\8035_LDP\03_2014\8035_WELLARD EAST (STAGE 2 & 3).DWG
Matt Sullivan 7 September 2016

Stages 2 & 3 (Page 1 of 2)
Lot 64 Woolcot Rd, Wellard East

ATTACHMENT D



This Local Development Plan (LDP) applies to all lots contained within Stage 2 and 3 of Lot 64 Woolcoot Road, Wellard (East) area.

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Lot 64 Woolcoot Road, Wellard (East) Local Structure Plan.

Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below.

Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

Minimum Open Space and Outdoor Living

1. Site cover may be increased to 60% (for R25 Lots) subject to the provision of 30m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
2. Site cover may be increased to 65% (for R30 Lots) subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
3. Site cover may be increased to 65% (for R40 Lots) subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
4. Site cover may be increased to 70% (for R60 Lots) subject to the provision of 20m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

*NOTE: Site Coverage includes the floor area of all buildings.

Garages

5. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
6. All garages shall be enclosed with a door.
7. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
 - a) The garage alignment complies with the primary setback;
 - b) A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
 - c) A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.

Setbacks

Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street (R25 - Woolcoot Road)	4.0	5.0
Primary Street (R25)	3.0	5.0
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Primary Street (R40)	3.0	5.0
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Primary Street (R60 - Lots 14, 202,203,26)	3.0	-
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13. A porch, balcony, verandah or the equivalent may project not more than 1m into the Primary Street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

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16. All lots with a frontage of less than 7.5 m are to include the following design criteria:
 - Two storey development;
 - Appropriate noise requirements for quiet house design; and
 - Fencing within the front setback (including boundary fencing) to be a maximum height of 1.2m, and 50% visually permeable above 600mm.
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 - Promotes the interaction of the development with the public realm through the use of the front setback area, visual surveillance from habitable rooms and visually permeable fencing;
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18. Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

19. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
20. For lots with an area of 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

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22. This LDP shall be read in conjunction with the approved Fire Management Plan.
23. A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The Applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the BAL in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
24. For those lots identified on this LDP, where an incursion (including minor incursions such as a porch, balcony or verandah) into the building setback area is proposed, a reassessment of the BAL is required.

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25. All dwellings on Lots 1-25, 27, 28, 37-45, 69-75, 104, 124, 125 and 198-201 shall be constructed with the following minimum quiet house design requirements:
 - a. Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - b. Windows shall be minimum 4mm laminated glazing in high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
 - c. Roof/ Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be a minimum of Rw42.
 - d. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - e. Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - f. Any alternative construction methods shall be supported by a report undertaken by a suitable qualified acoustic consultant.



REVISIONS

Rev	Date	Drawn
G	2016.07.13	M. Sullivan
H	2016.07.22	W. Clements
I	2016.07.27	W. Clements
J	2016.07.28	W. Clements




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Drawn: M. Sullivan
Projection: MGA50 GDA94
Date: 2015-12-23



This Local Development Plan has been approved by Council under the provisions of the City of Kwinana. Town Planning Scheme No.2 and the Wandi South Local Structure Plan.

Principal Planner: 
Date: 19/09/2016

Local Development Plan

15.4 Initiation of Amendment No. 144 to Town Planning Scheme No. 2 – Changing the residential density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from R20 to R40 and introducing specific development and additional use provisions

SUMMARY:

The purpose of this report is for Council to consider initiating an amendment to the City of Kwinana Town Planning Scheme No. 2 (Scheme) for Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram (subject site) (refer Attachments A - C). The amendment seeks to make the following amendments to the Scheme with respect to the subject site:

- a) Change the density coding of the land from “R20” to “R40”,
- b) Introduce incentivised criteria to allow development up to a density of R60 in certain locations and,
- c) Introduce an additional land use for the site to permit “Professional Offices” within the Residential zone.

Council previously considered the proposal to increase the residential density of this site in July 2015 as an amendment to the Casuarina Local Structure Plan (LSP). The proposed LSP Plan is shown on Attachment D. Council resolved to defer the application pending the resolution of a State Administrative Tribunal (SAT) matter regarding odour related issues associated with the Costa Mushroom Exchange located at Lot 1 Orton Road, Casuarina. Upon resolution of this matter in early 2016 and given the delay to the application as a result of the resolution of the SAT matter, the application was progressed and, as a matter of procedure, advertised to surrounding landowners for their comments.

Since Council previously considered the application in 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) have been gazetted, which vary the statutory process for Local Structure Plans and Scheme Amendments. Under the new Regulations Local Structure Plans no longer have the force and effect of the Scheme, instead decision makers must only have due regard to Local Structure Plans. City Officers have held discussions with officers of the Department of Planning (DoP) to determine the best possible approach to progress the proposal. DoP Officers have advised the City that the Western Australian Planning Commission (WAPC) are unlikely to support the LSP amendment application and have advised the City to progress the proposal as a standard Scheme Amendment instead.

Councillors will recall that these matters were recently discussed at a Council Forum held on 27 September 2016.

It is recommended that Council initiate an amendment to the Scheme to change the density code of the land from Residential R20 to Residential R40 and introduce appropriate development controls. It is also recommended that Council resolve not to proceed with the LSP amendment application and advise the WAPC accordingly.

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

OFFICER RECOMMENDATION:

1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 (“Act”), initiate an amendment to City of Kwinana Town Planning Scheme No. 2 (“Scheme”) for the purposes of:
 - i. Modifying the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from R20 to R40;
 - ii. Adding Development Area 1a into Schedule IV – Development Areas of the Scheme;
 - iii. Removing Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from Development Area No. 1 and including Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Development Area 1a;
 - iv. Adding Additional Uses No. 3 - Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Schedule VII – Additional Uses of the Scheme

No.	Land Particulars	Base Zone	Permitted Uses	Development Standards/Conditions
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram	Residential	Professional Office (AA)	<ol style="list-style-type: none"> 1. The development site directly abuts Johnson Road or Holden Close; and 2. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia; and 3. The Professional Office land use is predominantly located on the ground floor level of the development; and 4. Vehicle access and parking is coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close; and 5. Where the land use is not significantly detrimental to the amenity of adjoining properties.

- v. Amend the Scheme Map accordingly;
- vi. Add the following special provisions into Schedule IV – Development Area 1a – Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram:
 1. Notwithstanding the density coding of the Scheme map, Council may permit development up to a maximum residential density of R60 where:
 - i. The development site abuts Public Open Space, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development); and

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

- ii. The development provides the following design elements:
 - a. At least a two-storey frontage to the Public Open Space, Johnson Road or Holden Close; and
 - b. The development minimises the visual impact of garage doors and driveways on the streetscape; and
 - iii. The development is not significantly detrimental to the amenity of adjoining properties.
- 2. Subdivision of vacant land at a density greater than R40 will not be supported by the Council.
- 3. Subdivision will not be supported by the Council unless the following requirements are satisfied:
 - i. Roads will be located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site.
 - ii. Public Open Space shall be centrally located within the site.
- 2. That the amendment be referred to the Environmental Protection Authority (“EPA”) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, cause the amendment to be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.
- 3. That in the opinion of Council the amendment is a ‘Standard Amendment’ as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015;

An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

DISCUSSION:

Land Status

Metropolitan Region Scheme:	Urban
Town Planning Scheme No. 2:	Residential R20, Development Area 1

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

Background

The City received an application for a major modification to the Casuarina LSP in 2014. The modification to the LSP relates to Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram. The modification to the LSP sought to change the current zoning from Residential R20 to a mixture of R40, R40/60 and the inclusion of an area of Public Open Space (POS).

Previous Council Decision on LSP Amendment

When it first considered this proposal for the subject site, City Officers considered the best way forward and sought legal advice in 2014 to clarify the relationship between the Scheme and a Local Structure Plan. Advice provided by the City solicitors advised that there was the ability for a structure plan to impose a higher residential density for the site than the density specified under the Scheme. This legal advice concluded that applying a density code under the structure plan would have the force and effect of the Scheme without the need to amend the Scheme itself. Given the lengthy processing time of Scheme Amendments relative to Structure Plans, the City proceeded with the proposal as an amendment to the Casuarina Local Structure Plan.

Council then considered the proposal to increase the residential density of this site in July 2015 as an amendment to the Casuarina Local Structure Plan (LSP). The proposed LSP Plan is shown on Attachment C. The proposal was considered for approval to advertise by Council at its meeting on 22 July 2015 where Council determined not to advertise the proposal until potential odour issues relating to the nearby Costa Mushroom Exchange operations were resolved. At the time, the City was involved in a SAT appeal matter with the Costa Group regarding their operations.

This SAT matter was resolved in early 2016 and the City endorsed a revised Environmental Management Plan for the Costa Mushroom Exchange which shows revised odour contours which do not impact the subject site. Given the delay to the application as a result of the resolution of the SAT matter, the application was progressed as a matter of procedure. Under the new Planning and Development (Local Planning Schemes) Regulations 2015 consent is no longer required to commence advertising an LSP. As a result, the City advertised the proposed LSP to surrounding landowners for comment.

The Introduction and implications of the Planning and Development (Local Planning Schemes) Regulations

In October 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* was gazetted which varied the statutory process for Local Structure Plans and Scheme Amendments.

The new Regulations brought about changes to the status of Local Structure Plans. Under the new Regulations, Local Structure Plans no longer have the force and effect of the Scheme, instead decision makers must only have due regard to Local Structure Plans. The subject site is unusual as it has a residential density coding under the Scheme and is affected by a Local Structure Plan.

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

The City sought legal advice about the impact on this application of the Regulations. They include deemed provisions which apply to all schemes and override any existing inconsistent Scheme provisions. As a result, the provisions of the Scheme, which were referred to in the legal advice received in 2014, no longer have any effect.

Should the City progress the proposal to code the site R40/60 under the Casuarina Local Structure Plan this density code would be at odds with the density code of the Scheme (R20). Under the new Regulations where there is an inconsistency between the Scheme and a Structure Plan, the Scheme shall prevail, therefore it is now necessary to amend the Scheme to effect a change in density code.

In this respect, officers of the DoP have advised City Officers that the WAPC is unlikely to support the LSP amendment application and have advised the City to progress the proposal as a standard Scheme Amendment instead.

Planning Discussion

Given the location of the site, in close proximity to the Kwinana Train Station, City Officers support the proposed increase in density. Directions 2031 and the WAPC's *Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development* (DC Policy 1.6) guide residential development density, particularly in proximity to rail stations. These WAPC policies aim to consolidate the development of Perth by setting a target of 47% infill development to contain the sprawl of the metropolitan area. Both Directions 2031 and DC Policy 1.6 also seek to increase residential densities, especially within walking distance of stations. DC Policy 1.6 advocates a density of greater than 25 dwellings per hectare within an 800 metre catchment of stations. Liveable Neighbourhoods also sets a dwelling density target of between 20 – 30 dwellings per site hectare for areas within 800 metres of train stations.

The subject site is within walking distance (800 metres) of Kwinana Train Station and the proposal seeks to take advantage of this location by increasing the coding of the site from R20 to R40, with additional provisions to allow development up to R60. The subdivision design indicates the site could achieve a dwelling density of between 24 and 29 dwellings per gross hectare, which meets policy requirements for dwelling densities within station catchments.

The Scheme Amendment includes additional provisions to include criteria to determine in which circumstances development up to R60 is permitted. The intent is to allow the use of the higher R60 coding if a development meets certain built form and locational criteria. Development at the higher R60 coding is permitted if development abuts Johnson Road, Holden Close or the Public Open Space. Development must be a two storey design and designed so as to reduce the impact of garage doors and driveways to the street. If the development cannot meet these criteria, the site can only be developed at the lower coding, in this case R40. A key point to note is the provision whereby the City will not support the subdivision of vacant land at the higher density coding. This provision requires the development to be approved and constructed prior to subdivision and will ensure the City achieves the built form objectives it seeks.

These provisions remain unchanged from the previous LSP amendment and further information regarding this approach is available in Attachments B and C.

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

The Scheme Amendment also looks to include an additional land use into the development to broaden uses within the area and encourage some compatible uses to operate. The proponent has identified a demand for some small scale offices within the area. As a result, the LSP includes Professional Office as a permissible use within the area. Permitting the Professional Office use will allow offices for professions such as architects, barristers, engineers, surveyors or town planners to operate in the area. Professional Office is currently a prohibited use within residential areas under the Town Planning Scheme. The Scheme Amendment includes provisions to control the location and development of office uses. Professional Offices can only be located on Johnson Road and Holden Close and must be developed on the ground floor of a mixed use development. Issues such as vehicle access, parking and the amenity of adjoining residents must also be considered. This approach remains unchanged from the previous LSP amendment.

These are included in the Scheme Amendment documents shown as Attachment B.

Conclusion

City Officers recommend Council initiate Scheme Amendment No. 144 to amend the Scheme map to change the density coding of the subject site from R20 to R40 as per the previous LSP density coding. The officer recommendation also includes amending the Scheme to introduce provisions into the Scheme relating to allowing an additional Professional Office use and provisions which detail under what circumstances the City will consider development at the higher R60 density code. These provisions were previously included in statutory sections (Part one) of the LSP Amendment. As the LSP Amendment is no longer being pursued, City Officers have instead incorporated these provisions into the Scheme Amendment.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering financial or impartiality interests, the proponent is Tuscom Subdivision Consultants and the landowner is Romanos Investment Holdings Pty Ltd.

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Strategies

Directions 2031 and Beyond

City of Kwinana Draft Local Planning Strategy

Schemes

Metropolitan Region Scheme

Town of Kwinana Town Planning Scheme No. 2

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

Policies

State Planning Policy No. 1 (*State Planning Framework*)
State Planning Policy No. 3 (*Urban Growth and Settlement*)
State Planning Policy No. 3.1 (*Residential Design Codes*)
Liveable Neighbourhoods

FINANCIAL/BUDGET IMPLICATIONS:

All costs for the scheme amendment will be met by the proponent.

ENVIRONMENTAL IMPLICATIONS:

The proponent has prepared an assessment of the condition of the flora on the subject site, which indicates the majority of the vegetation on the site is largely intact. The indicative subdivision plan identified one consolidated area of POS within the site. Once initiated, the Scheme Amendment is required to be referred to the Environmental Protection Authority (EPA) for its consideration. At the subdivision and detailed design stage, further investigation will be undertaken to retain, where possible, significant and mature trees within road reserves and POS.

On September 16, 2016, the Minister for the Environment and Energy approved the inclusion of the “Banksia Woodlands of the Swan Coastal Plain” on the list of threatened ecological communities under the *Environment Protection and Biodiversity Conservation Act 1999*, in the endangered category.

Listing the Banksia Woodlands ecological community under the EPBC Act means that an activity that is likely to have a significant impact on the ecological community would need to be considered and approved at the national level before proceeding. For example, activities such as large new developments, works or infrastructure, that involve permanently clearing large areas of intact and high-quality native vegetation. In this regard, the listing of banksia woodlands under the EPBC Act will need to be further considered in the context of the proposed amendments on advice from the Environmental Protection Authority and any necessary changes incorporated in any further consideration of the applications.

STRATEGIC/SOCIAL IMPLICATIONS:

The subject land is zoned by the Metropolitan Region Scheme and TPS for urban development consistent with various relevant state and local planning considerations. The subject land forms part of the few remaining vacant lots yet to be developed in the Bertram area. As such, there is an opportunity to intensify the development on the site to meet current density targets and encourage more innovative planning than development under the current provisions of the Casuarina LSP. City Officers support the proposal and consider the proposal meets both of these objectives.

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

RISK IMPLICATIONS:

Council approves development under the Scheme to meet its statutory obligations and facilitate proper and orderly planning of the municipality to accommodate growth in accordance with the objectives of Council's Strategic Plan. Development approvals, Scheme amendments, subdivision and structure plans allow land use to change over time to meet Local and State Government policies and practices, community values and provide protection of the environment.

COUNCIL DECISION

372

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

1. That Council, in pursuance of Section 75 of the Planning and Development Act 2005 ("Act"), initiate an amendment to City of Kwinana Town Planning Scheme No. 2 ("Scheme") for the purposes of:
 - i. Modifying the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from R20 to R40;
 - ii. Adding Development Area 1a into Schedule IV – Development Areas of the Scheme;
 - iii. Removing Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from Development Area No. 1 and including Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Development Area 1a;
 - iv. Adding Additional Uses No. 3 - Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Schedule VII – Additional Uses of the Scheme

No.	Land Particulars	Base Zone	Permitted Uses	Development Standards/Conditions
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram	Residential	Professional Office (AA)	<p>6. The development site directly abuts Johnson Road or Holden Close; and</p> <p>7. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia; and</p> <p>8. The Professional Office land use is predominantly located on the ground floor level of the development; and</p> <p>9. Vehicle access and parking is coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close; and</p> <p>10. Where the land use is not significantly detrimental to the amenity of adjoining properties.</p>

15.4 INITIATION OF AMENDMENT NO. 144 TO TOWN PLANNING SCHEME NO. 2 – CHANGING THE RESIDENTIAL DENSITY CODING OF LOT 54 JOHNSON ROAD AND LOT 9001 HOLDEN CLOSE, BERTRAM FROM R20 TO R40 AND INTRODUCING SPECIFIC DEVELOPMENT AND ADDITIONAL USE PROVISIONS

- v. **Amend the Scheme Map accordingly;**
- vi. **Add the following special provisions into Schedule IV – Development Area 1a – Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram:**
 - 1. **Notwithstanding the density coding of the Scheme map, Council may permit development up to a maximum residential density of R60 where:**
 - i. **The development site abuts Public Open Space, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development); and**
 - ii. **The development provides the following design elements:**
 - a. **At least a two-storey frontage to the Public Open Space, Johnson Road or Holden Close; and**
 - b. **The development minimises the visual impact of garage doors and driveways on the streetscape; and**
 - iii. **The development is not significantly detrimental to the amenity of adjoining properties.**
 - 2. **Subdivision of vacant land at a density greater than R40 will not be supported by the Council.**
 - 3. **Subdivision will not be supported by the Council unless the following requirements are satisfied:**
 - i. **Roads will be located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site.**
 - ii. **Public Open Space shall be centrally located within the site.**
- 2. **That the amendment be referred to the Environmental Protection Authority (“EPA”) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, cause the amendment to be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.**
- 3. **That in the opinion of Council the amendment is a ‘Standard Amendment’ as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015;**

An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

**CARRIED
7/0**

ATTACHMENT A – Location plan



CITY OF KWINANA

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 144

**PREPARED BY: TUSCOM SUBDIVISION CONSULTANTS
PTY LTD**

**FOR ROMANO'S INVESTMENT HOLDINGS
28 OCTOBER 2016**

Planning and Development Act 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

City of Kwinana

Town Planning Scheme No. 2

Amendment No. 144

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Modifying the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from “R20” to “R40”;
2. Adding “Development Area 1a” into Schedule IV – Development Areas of the Scheme;
3. Removing Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from Development Area No. 1 and including Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Development Area 1a;
4. Adding Additional Uses No. 3 - Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Schedule VII – Additional Uses of the Scheme

No.	Land Particulars	Base Zone	Permitted Uses	Development Standards/Conditions
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram	Residential	Professional Office (AA)	<ol style="list-style-type: none">1. The development site directly abuts Johnson Road or Holden Close; and2. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia; and3. The Professional Office land use is predominantly located on the ground floor level of the development; and4. Vehicle access and parking is coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close; and5. Where the land use is not significantly detrimental to the amenity of adjoining properties.

5. Amend the Scheme Map accordingly;
6. Add the following special provisions into Schedule IV – Development Area 1a – Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram:
 1. Notwithstanding the density coding of the Scheme map, Council may permit development up to a maximum residential density of R60 where:
 - i. The development site abuts Public Open Space, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development); and
 - ii. The development provides the following design elements:
 - a. At least a two-storey frontage to the Public Open Space, Johnson Road or Holden Close; and
 - b. The development minimises the visual impact of garage doors and driveways on the streetscape; and
 - iii. The development is not significantly detrimental to the amenity of adjoining properties.
 2. Subdivision of vacant land at a density greater than R40 will not be supported by the Council.
 3. Subdivision will not be supported by the Council unless the following requirements are satisfied:
 - i. Roads will be located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site.
 - ii. Public Open Space shall be centrally located within the site.

Dated this day of 20

.....
Chief Executive Officer

WAPC Ref:

1.0 PROPOSAL TO AMEND A TOWN PLANNING SCHEME

- 1.1 LOCAL AUTHORITY:** City of Kwinana
- 1.2 DESCRIPTION OF SCHEME:** Town Planning Scheme No. 2
- 1.3 TYPE OF SCHEME:** Local Planning Scheme
- 1.4 SERIAL NO. OF AMENDMENT:** Amendment No. 144

1.5 PROPOSAL:

1. To modify the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from "R20" to "R40";
2. Adding a new Development Area into Schedule IV – Development Areas being "Development Area 1a";
3. Removing Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from Development Area No. 1 and including Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Development Area 1a;
4. Adding Additional Uses No. 3 - Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Schedule VII – Additional Uses of the Scheme

No.	Land Particulars	Base Zone	Permitted Uses	Development Standards/Conditions
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram	Residential	Professional Office (AA)	<ol style="list-style-type: none">1. The development site directly abuts Johnson Road or Holden Close; and2. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia; and3. The Professional Office land use is predominantly located on the ground floor level of the development; and4. Vehicle access and parking is

				<p>coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close; and</p> <p>5. Where the land use is not significantly detrimental to the amenity of adjoining properties.</p>
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5. Amend the Scheme Map accordingly;

6. Add the following special provisions into Schedule IV – Development Area 1a – Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram:

1. Notwithstanding the density coding of the Scheme map, Council may permit development up to a maximum residential density of R60 where:
 - i. The development site abuts Public Open Space, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development); and
 - ii. The development provides the following design elements:
 - a. At least a two-storey frontage to the Public Open Space, Johnson Road or Holden Close; and
 - b. The development minimises the visual impact of garage doors and driveways on the streetscape; and
 - iii. The development is not significantly detrimental to the amenity of adjoining properties.
2. Subdivision of vacant land at a density greater than R40 will not be supported by the Council.
3. Subdivision will not be supported by the Council unless the following requirements are satisfied:
 - i. Roads will be located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site.
 - ii. Public Open Space shall be centrally located within the site.

REPORT ON SCHEME AMENDMENT NO. 144

TOWN PLANNING SCHEME NO. 2

CITY OF KWINANA

1.0 SUMMARY

2.0 SUBJECT SITE

- 2.1 Location**
- 2.2 Site Descriptions**
- 2.3 Existing Land Use**

3.0 BACKGROUND AND EXISTING ZONING AND POLICY

- 3.1 Mushroom Exchange on No. 45 Orton Road, Casuarina**
- 3.2 Metropolitan Region Scheme**
- 3.3 Directions 2031 and Beyond**
- 3.4 Jandakot Structure Plan**
- 3.5 Draft City of Kwinana Local Planning Strategy**
- 3.6 WAPC DC 2.2 Residential Subdivision**
- 3.7 Draft Local Commercial and Activity Centres**
- 3.8 Environmental and Conservation Issues**
- 3.9 Planning for Bushfire Projection Guidelines**

4.0 PROPOSED REZONING AND JUSTIFICATION

- 4.1 Proposed Zoning**
- 4.2 Land Use and Subdivision Requirements**
- 4.3 Justification for the Scheme Amendment**
 - 4.3.1 Demographic Changes**
 - 4.3.2 Orderly and Proper Planning**
 - 4.3.3 Residential Density**
- 4.4 Proposed Concept Plan**
 - 4.4.1 Element 1 (Community Design)**
 - 4.4.2 Element 2 (Movement Network)**
 - 4.4.3 Element 3 (Lot Layout)**
 - 4.4.4 Element 4 (Public Parkland)**
 - 4.4.5 Element 5 (Urban Water Management)**
 - 4.4.6 Element 6 (Utilities)**
 - 4.4.7 Element 7 (Activity Centres and Employment)**
 - 4.4.8 Element 8 (Schools)**

5.0 ENVIRONMENTAL ISSUES

- 5.1 Soils**
- 5.2 Acid Sulphate Soils**
- 5.3 Topography**
- 5.4 Aboriginal Heritage**
- 5.5 Public Transport**

- 5.6 Roads
- 5.7 Water
- 5.8 Sewerage
- 5.9 Power
- 5.10 Telecommunication
- 5.11 Gas

6.0 CONCLUSION

APPENDIX 1 CERTIFICATES OF TITLE

APPENDIX 2 TOWN PLANNING SCHEME NO.2 AMENDMENT 144 SCHEME MAP

APPENDIX 3 FLORA AND VEGETATION ASSESSMENT

APPENDIX 4 BUSHFIRE MANAGEMENT PLAN

1.0 SUMMARY

The proposed 'standard' Scheme Amendment has been prepared in order to facilitate a modification to the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram ("herein referred to as the subject site") from Residential 'R20' to Residential 'R40'.

The proposed Scheme Amendment is consistent and compliant with the relevant statutory and strategic planning considerations.

In summary, it is considered the proposed amendment will benefit the wider community by:

- capitalising on the subject site's proximity to existing infrastructure such as the Kwinana Train Station and future employment precinct;
- Introducing a diverse mix of housing sizes and types within the area through the resulting 'R40/60' development;
- Integrating with the existing residential development to the south by adopting good planning principles by having R40 lots abutting the existing R20 lots; and
- Increasing visual surveillance of the Public Open Space (POS) to the west of the subject site by increasing the number of dwellings orientated towards the public open space.

The proposed density coding of the subject site will result in achieving more sustainable development outcomes for such and thus warrants the support of the City of Kwinana.

2.0 SUBJECT SITE

2.1 – LOCATION

The subject site is located within the municipality of the City of Kwinana, approximately 30 kilometres due south of the Perth Central Business District (CBD).

The subject site is located on the southern side of Holden Close and bordered on its western boundary by Johnson Road, in the locality of Bertram. It is located approximately 6.6km east of the Kwinana Secondary Centre and is adjacent to Johnson Road and Holden Close. Johnson Road is a Class B Distributor Road whilst Holden Close is an access road. The subject site is also located approximately 650m south- east of the Kwinana – Parmelia Train Station. The combined area of the two (2) sites is approximately 4.51 ha.

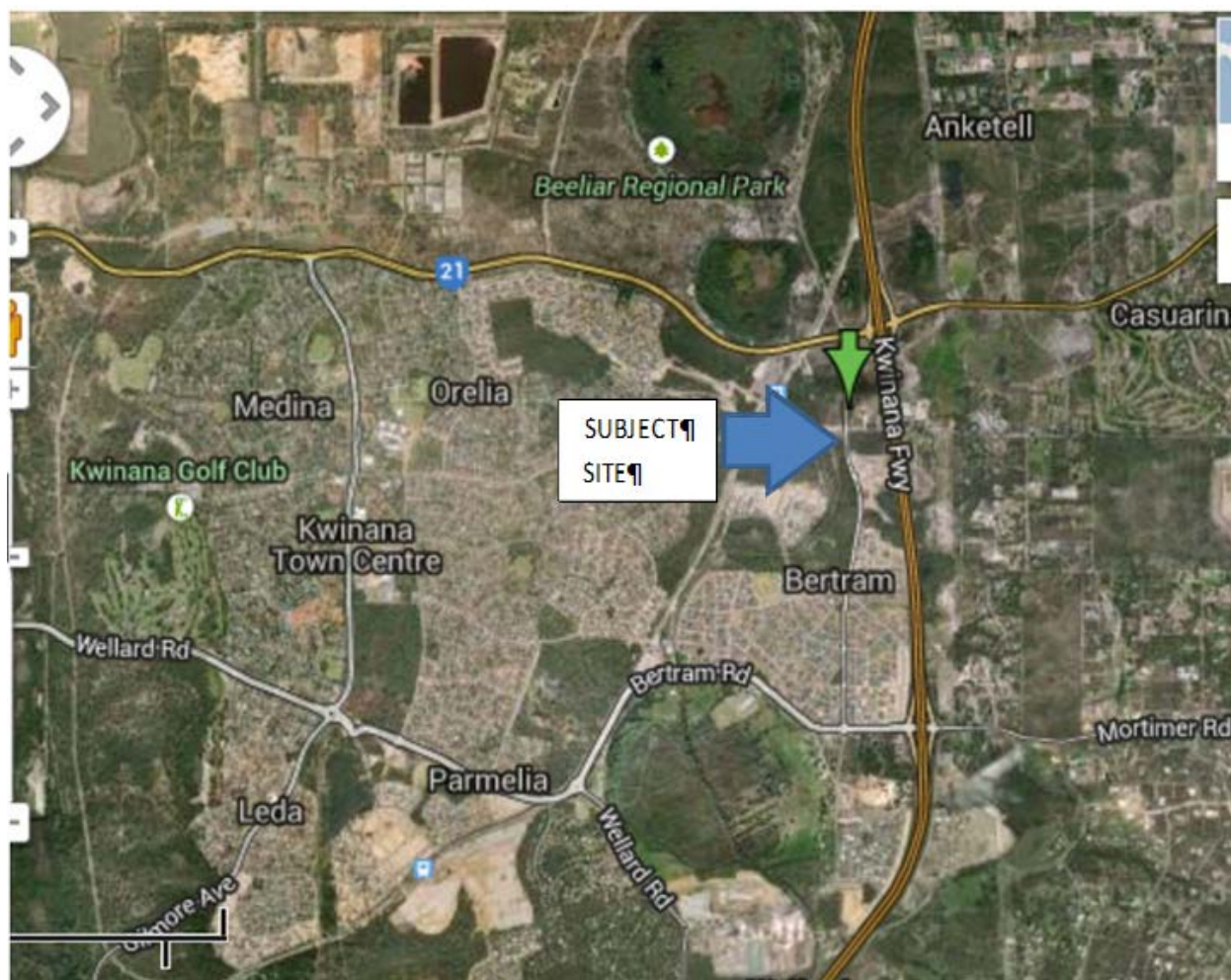


FIGURE 1 – LOCATION PLAN

2.2 – SITE DESCRIPTIONS

The cadastral lots comprising the subject site have an area of 4.51h hectares. The Certificate of Title details for the lots are summarized in Table 1.

Lot Details	Certificate of Title details	Lot area
Lot 54 Johnson Road, Bertram	Vol 81, Fol 62A on Plan 8390	4.1646 Ha
Lot 9001 Holden Close, Bertram	Vol 2690 Fol 356 on Plan 59406	3,508m ²
Subject Site Area (approx.)		4.51Ha

The above lots are all within a single ownership. An amalgamation process is proposed to combine Lot 9001 Holden Close with Lot 54 Johnson Road into a single lot.

2.3 – EXISTING LAND USE

The subject site is vacant and remnant native vegetation covers the majority of the site. Land to the south of the site has been developed for low density residential purposes whilst land to the west of, and abutting the major modification site is currently vacant and reserved under the Town Planning Scheme for 'Parks and Recreation'.

Directly north of the site (separated by Holden Close) is Ridley's Motor Museum (9 Holden Close). The museum was established in 1968 and houses a collection of vintage cars. The Kwinana Freeway abuts the eastern boundary of the major modification site. There are plans for redevelopment on No. 9 Holden Close, although a recent application for the construction of a Supermarket, Shops and "Speciality Tenancies" were refused by JDAP in February 2014.



FIGURE 2 – AERIAL PHOTO

3.0 BACKGROUND AND EXISTING ZONING AND POLICY

3.1 – MUSHROOM EXCHANGE ON NO. 45 ORTON ROAD, CASUARINA

A fully operational mushroom farm is located 100m from the subject site (refer to Figure 1), to the north-east of such. There is no prescribed buffer zone associated with the mushroom farm under the City's Scheme, accordingly, the proposed Amendment would not be unduly prejudiced by the existence of the farm. In early 2016 the City endorsed an Environmental Management Plan for the mushroom farm which shows revised odour contours which do not impact the subject site.



FIGURE 3 – MUSHROOM EXCHANGE ON NO. 45 ORTON ROAD, CASUARINA

3.2 – METROPOLITAN REGION SCHEME

The subject site is zoned 'Residential' with a designated coding of R20 under the provisions of the Scheme. An 'Urban' zoning is afforded under the Metropolitan Region Scheme (MRS).

This amendment to the Scheme would not require the current zoning to change under the MRS.

3.3 – DIRECTIONS 2031 AND BEYOND (WAPC 2010)

Directions 2031 and Beyond is an important planning document that provides decision makers a framework that promotes housing affordability over the long term. The main ethos of such is to provide the following (inter alia);

“Planning for adequate supply of housing and land in response to population growth and changing community needs;

Facilitating increased housing diversity, adaptability, affordability and choice...”

The proposed amendment is consistent with the abovementioned objectives, as an increase in residential density will create more opportunity for future development on the subject site to enable the provision of diverse housing types and sizes.

The *Delivery Directions Report Card 2013* provides a progress report to inform the Government and the wider community at large about the effectiveness of Directions 2031 and how the various Government agencies and private industry have implemented the various initiatives recommended by such.

The report card found several areas still required improvement, of particular relevance to the subject proposal is Measure 4.1 which recommends changes in the number of household types by the number of bedrooms. It was found that *“...since 2006 the trend has shown a general decrease in the percentage of one and two bedroom dwellings and an increase in the percentage of dwellings with four or more bedrooms”*.

Directions 2031 continues *“...to promote the benefits of a diversity of housing types and the provision of affordable housing across the metropolitan Perth and Peel region.”* The increased residential density in particular for the R60 codes lots will allow various housing products to be made available to the community through the provision of multiple dwellings where single and two-bedroom units are envisaged.

Further to the above, a particularly pertinent objective of Directions 2031 and Beyond is applicable to the subject proposal as it states, where possible;

“Planning and developing key public transport corridors, urban corridors and transit oriented developments to accommodate increased housing needs and encourage reduced vehicle use.”

The proposed amendment is consistent with the abovementioned objective, as introducing a higher density for the subject site will improve public transport patronage and thus reduce private vehicle use.

In addition, given that the subject site is only a short two (2) minute walk to several high frequency bus routes and less than 800m walking distance to the Kwinana Rail Station, increased patronage of public transport will be achieved. Accordingly, the proposal promotes an improved sustainable development outcome by capitalising upon existing infrastructure.

3.4 – JANDAKOT STRUCTURE PLAN

The Jandakot Structure Plan recognises the subject site as unconstrained and thus appropriate for ‘short-term urban development’.

3.5 – DRAFT CITY OF KWINANA LOCAL PLANNING STRATEGY

The Draft City of Kwinana Local Planning Strategy, prepared by the City identifies the subject site as an area for Low to Medium density residential in the ‘long term’. The subject proposal is consistent with this designation in providing for medium density housing options for standard subdivision.

3.6 – WAPC DC 2.2 RESIDENTIAL SUBDIVISION

The overall objectives of the Western Australian Planning Commission Development Control Policy 2.2 Residential Subdivision (DC Policy 2.2) are outlined below (in part):

To adopt criteria for residential lots which will ensure that each lot is provided with a suitable level of amenity, services and access.

To facilitate the supply of residential lots of a wide range of sizes and shapes which reflect the statutory provisions of town planning schemes, the availability of reticulated sewerage and the need for frontage to public roads.

The proposed amendment to modify the density coding at the subject site is consistent with the abovementioned objectives of DC Policy 2.2, as the increased density will provide the ability to deliver a diversity of housing stock (i.e. single houses and grouped/multiple dwellings), all of which shall have suitable access to public transport and local community amenities and facilities.

3.7 –LOCAL COMMERCIAL AND ACTIVITY CENTRES STRATEGY (LCACS)

The City has adopted a Local Commercial and Activity Centres Strategy (LCACS) to ascertain the current commercial provisions within the City and also identify areas where future developments may occur, in order to accommodate the strong population growth. The LCACS has identified 31 centres within the City suitable for commercial development, including expansion of the Kwinana City Centre and Wandi District Centre.

The sites located directly north of the subject site (including the existing Ridley’s Motor Museum) are designated as Area 24 Thomas Road/ Holden Close – nominated for Mixed Business and Industrial use.

Table 3 of the LCACS identified retail floor space within the City will increase significantly by the year 2031. Specifically it identifies Area 24 – Thomas Road/ Holden Close as having a retail net lettable area of 20,000m² (NLA) by 2031 and Area 25 – Orton Road as 15,000m² (NLA). Orton Road Centre is located within 1km of the subject site, although physically separated by the Kwinana Freeway.

The proposal to increase the density of the subject site will enhance the economic viability of the proposed activity centres of various scales (especially small neighbourhood centres) by providing a higher resident population in the activity centre's immediate surrounds. Higher densities can also encourage the establishment and ongoing viability of small, diverse and human scale retail facilities servicing walkable catchments.

3.8 – ENVIRONMENTAL AND CONSERVATION ISSUES

A Flora and Vegetation Assessment was undertaken on behalf of the registered owners by Coffey Environments Australia Pty Ltd in January 2014. The Assessment was conducted to determine the condition of vegetation within the subject site, as well as identify vegetation worthy of retention for environmental purposes. The assessment indicated that no wetlands occur within the subject site, however three (3) Conservation Category Wetlands (CCW) are located within close proximity (specifically to the north, east and west). The assessment found any development on the subject site would not have any direct or indirect impact to these Conservation Category wetlands.

The Assessment concluded that the impact of the proposed development on the vegetation recorded within the survey area is considered to be low. Although the vegetation is in good to very good condition and has some linkage to remnant bushland, the connection is not significant and terrestrial fauna would still be required to traverse Johnson Road. If possible, the design of the development within the survey area should retain remnant native vegetation, *in situ*.

Recommendations were made following the Assessment; these recommendations can be carried out during the development phase of the subdivision. Significantly, the Assessment found ‘...no threatened or priority listed flora were recorded from the survey area.’

3.9 – PLANNING FOR BUSHFIRE PROTECTION GUIDELINES

A Bushfire Management Plan (BMP) has been prepared and assessed by the City in accordance with Clause 6.3 of *State Planning Policy 3.7 “Planning in Bushfire Prone Areas.”*

The BMP concluded that *“the proposed development site does not exhibit physical features, weather conditions or historical incidence of bushfire that suggests the site is at an increased threat from potential bushfire activity compared to the surrounding area.”*

It further stipulates the proposed development will not be subject to an unacceptable level of radiant heat impact, hazard level or bushfire related risk.

4.0 PROPOSED REZONING AND JUSTIFICATION

4.1 – PROPOSED ZONING

The proposal is to rezone the subject site by:-

- Increasing the density from “R20” to “R40”;

- Adding a new Development Area into schedule IV – Development Areas being Development Area 1a”;
- Removing the subject site from Development Area No. 1 and including such into Development Area 1a;
- Adding Additional Uses of Professional Offices for lots that directly abuts Johnson Road or Holden Close; and
- Where a site abuts a POS, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development) a higher density of R60 may be permitted.

4.2 – LAND USE AND SUBDIVISION REQUIREMENTS

At the time of subdivision, the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:

1. Local Water Management Strategy
2. Stormwater Management Plan
3. Fire Management Plan
4. Mosquito and Midge Management Plan
5. Acoustic Assessment

4.3 – JUSTIFICATION FOR THE SCHEME AMENDMENT

4.3.1 Demographic Changes

Demographic and lifestyle trends are changing and hence this is generating an increase in proportionate demand for higher density development. In general, the increase in these type of higher density products come from three (3) main sources; young adults (first home buyers), older adults (around the pre-retirement age group) seeking to downsize, and dissolved families, where the displaced partner seeks to downsize but still wanting to remain within close proximity to the rest of the family.

The proposed higher density residential development will provide greater diversity in dwelling products and meet demand generated by smaller households comprising of the abovementioned sources.

The City’s draft Local Housing Strategy stated that there is “...a dominance of single residences and deficiency of housing choice within Kwinana with the high percentage of separate dwellings. Change needs to occur through appropriate density coding and policy reforms to refocus housing type to suite demand.” (Page 21)

4.3.2 Orderly and Proper Planning

Orderly and proper planning principles require each development to be conducted in a logical manner, and are an efficient extension to the existing development. In addition, proposals are to be consistent with the future planning vision or intent of the area.

Importantly, proposals must not set an undesirable precedent. It is considered the subject proposal fully complies with the abovementioned principles in that:-

- The existing streetscape will be enhanced by providing viewing corridors from the building onto the street, thereby improving pedestrian enjoyment of the street;
- Efficient and Optimal use of the land;
- Within close proximity to compatible land uses, retail, commercial, civic and residential land uses;
- The provision of more intensive development within walking distance to local amenities and public transport; and
- The development of this site for medium density residential use is particularly appropriate given the State Government objective of accommodating additional dwelling numbers on Brownfield sites within existing urban areas.

4.3.3 Residential Density

Both *Directions 2031* and *Liveable Neighbourhoods* specify that new urban land is to achieve a target of 15 dwellings per zoned urban hectare. Based on a total zoned area of just over 4.51ha, the subject site is required to achieve a total of 67 dwellings. Liveable Neighbourhood further stipulates an average residential density of 22 dwellings per site hectare to be achieved in new urban areas. Based on the Urban Density definition in Liveable Neighbourhoods, the Structure Plan is therefore required to be achieved 99 dwellings at a density of 22 dwellings per site hectare.

Mixed-use developments that combines multiple uses brings vitality to the local community, adds life and safety to the streets, particularly during the normal business hours when the majority of residents are away from their homes. Mixed use projects at a medium-rise urban scale can create opportunities which can be readily accessed by more residents, worker, students and visitors.

Continuing technological advancements in building designs incorporating efficient 'green' techniques provide options for innovative mixing of uses, creating a more interesting streetscape, a more populated vibrant City environment, and greater opportunities to maximise under-utilised lots.

The mixed-use development fronting onto Johnson Road will create a good visual corridor to the future commercial development to the north of the subject site and provide a smooth transition between the different uses.

4.4 – PROPOSED CONCEPT PLAN

A concept plan has been prepared to illustrate how the site may be developed under the proposed zoning. Please note, this is a conceptual plan and not a final design solution for the subject site. Notwithstanding, the plan illustrates compliance with the proposed Scheme provisions and has observed Liveable Neighbourhood principles. The following discusses each principle in further detail:-

4.4.1 Element 1 (Community Design)

The concept plan has been specifically designed to maximise the number of lots to achieve solar passive design principles, in particular for lots contained within the northern half of the site.

The design provides for continuous street frontage for safe, attractive and efficient circulation of pedestrians, cyclists and drivers with vehicular access to these lots provide from internal subdivision roads. The two (2) north-south roads are designed in continuation of the existing roads to the south. The location of the centrally located public open space is beneficial both for the future residents on the subject site given it provides an attractive outlook for a number of central properties, and is also located within walking distance for the existing residents living directly south of the subject site. The coding will allow for a variety of group and multi- housing sites amongst predominately single residential development, thereby providing a mix of housing choices.

4.4.2 Element 2 (Movement Network)

Entrance into the subdivision will be via both Johnson Road and Holden close. Lots will be fronting onto both of these roads.

There are no cul-de-sacs proposed in the design, instead the internal subdivisional roads have been designed to connect the existing residential development to the south with the proposed development. The proposal will also allow for the existing southern residents to have access to the proposed public open space (POS) that will be created as part of this proposal.

Public transport will not be traversing through the subdivision area, however access is available to Transperth bus route 543 along Johnson Road.

4.4.3 Element 3 (Lot Layout)

It is envisaged that there will be combinations of single residential, and potentially some elements of grouped housing, and given the density of R40/60, the option of multiple dwellings is also available.

The proposed concept plan will ensure regular shaped lots will be developed without the need for battleaxe designs or right-of-ways (ROWs). Prior to development, Local Development Plans (formerly Detailed Area Plans) will need to be prepared for:

- a. All lots abutting areas of POS;
- b. All lots with a site area of less than 260m²;
- c. All grouped/multiple dwelling sites;
- d. All lots subject to quiet house design requirements; and

e. All lots subject to BAL construction standard.

Local Development Plans will address, but are not limited to design aspects such as:

- access and garage location to ensure the streetscape is not dominated by garages and driveways;
- dwelling orientation and addressing POS, primary and secondary streets;
- provision of visually permeable fencing;
- open space;
- location of outdoor living areas to optimize solar orientation;
- Bushfire Attack Levels;
- Quiet House Design requirements;
- Design Guidelines for mixed use and split coded sites.

Design Guidelines are required to be included within LDPs to consider design requirements to allow for mixed use developments with both residential development and Professional Offices. Design Guidelines will also be required to address issues related to split coded R40/60 areas, including but not limited to dwellings at the R60 density presenting two storey frontages and minimizing the impact of garages and driveways.

The proposed POS will be provided with road frontages on all sides with several lots overlooking the space, which will provide passive surveillance to such.

4.4.4 Element 4 (Public Parkland)

Only one (1) POS is proposed in the concept plan. In accordance with WAPC Development Control Policy 2.3 – Public Open Space in Residential Areas, a 5,000m² of POS is proposed which is approximately 10% of the total site area.

Vegetation worthy of retention will be identified and retained on site, where suitable.

The concept plan shows residential dwellings will overlook the POS, thereby providing passive surveillance to such.

4.4.5 Element 5 (Urban Water Management)

Details of drainage related issues and urban water management will be provided during the subdivision stage. The soils existing on the property are sandy/limestone which is likely to have limited capacity to filter nutrients. A Local Water Management Strategy (in accordance with 'Better Urban Water

Management') will be prepared at subdivision stage.

4.4.6 Element 6 (Utilities)

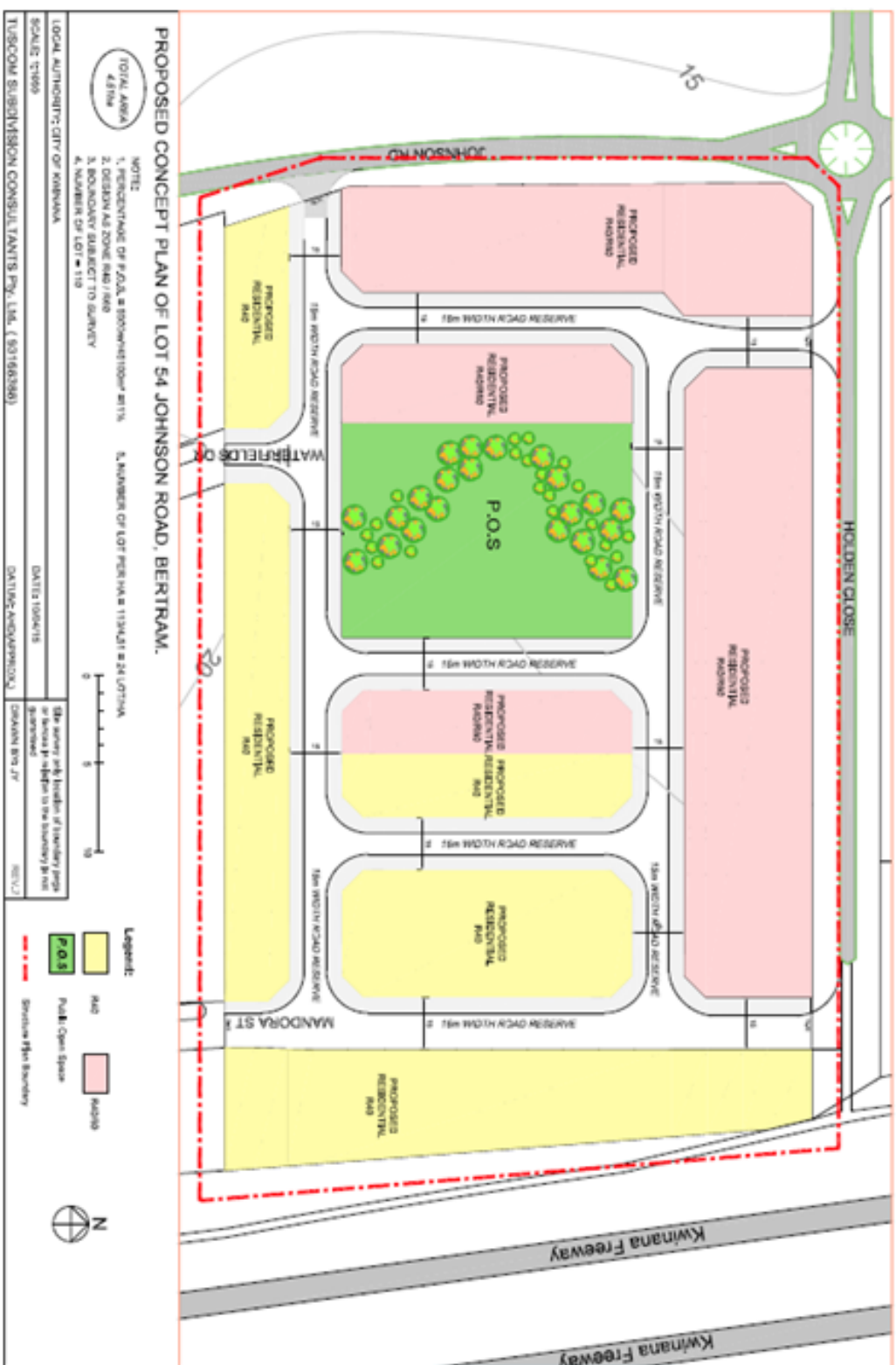
As discussed in Section 6 above, all basic utilities are available to the site and will be provided.

4.4.7 Element 7 (Activity Centres and Employment)

As discussed in Section 5.5 above, the subject site is situated within close proximity to future mixed business/industrial development. Please refer to Section 5.5 for benefits of increased density on commercial development.

4.4.8 Element 8 (Schools)

No schools are proposed on the subject site. The closest public school is located approximately 1.7km away, being Bertram Primary School. There are several other private schools located within close proximity to the subject site.



5.0 ENVIRONMENTAL ISSUES

5.1 – SOILS

The subject site comprises sand derived from tamala limestone which is used extensively for landscaping and building purposes in Western Australia and well suited to urban development as is evidenced by the extensive residential development in the immediate area.

5.2 – ACID SULPHATE SOILS

Existing Acid Sulphate Soils (ASS) mapping identifies the site as having “*moderate risk of ASS occurring within 3m of natural soil surface*”. Given such, any ASS related issues will be manageable on site and it is likely a condition will be recommended on any subdivision approval for the preparation of an ASS management plan.

5.3 - TOPOGRAPHY

The subject site is generally flat with the majority of the land being in the vicinity of 10 to 11m AHD. The western end of the site is approximately 16m AHD and rises to approximately 18m AHD in the east.

The subject site is approximately the same level as the constructed Johnson Road and Holden Close.

5.4 – ABORIGINAL HERITAGE

No Aboriginal heritage sites specific to the major modification site were identified in a search of the Department of Indigenous Affairs ‘Register of Aboriginal Sites’, and as such, the major modification is not constrained in this regard.

5.5 – PUBLIC TRANSPORT

The subject site is located approximately 850m from the Kwinana Parmelia Train Station which is about 10 minutes walking distance. In addition, bus route 920 provides strong bus linkage to Fremantle and Rockingham and Bus Route 543 provides services between the Kwinana Town Centre and Kwinana Train Station. Bus Route 543 is available along Johnson and Sulphur Roads.



FIGURE 4 – MAP SHOWING PROXIMITY TO NEAREST TRAIN STATION

5.6 - ROADS

The subject site is bounded by Holden Close to the north and Johnson Road to the west. Holden Close is not currently of a standard capable of carrying residential traffic and that Holden Close will be required to be upgraded and extended as part of the development of the subject site.

5.7 - WATER

Reticulated water is available to the site. Enquiries with the Water Corporation confirm that it is able to be serviced with water if rezoned and subdivided into residential lots.

5.8 - SEWERAGE

Reticulated sewerage is available to the site although it is not currently connected. The Water Corporation has confirmed that the site is capable of being serviced should residential development occur.

5.9 - POWER

Power is available to the site.

5.10 - TELECOMMUNICATIONS

Telstra is available to the site.

5.11 - GAS

Enquires with Atco Gas revealed that gas is available from Holden Close.

6.0 CONCLUSION

In light of the above, the proposed Scheme Amendment is considered appropriate and justified.

Specifically, the proposed change to the existing 'R20' to 'R40' is warranted based on the following grounds;

- Is consistent with the provisions of the Metropolitan Region Scheme;
- Is consistent with the objectives of Directions 2031 and Beyond;
- Is not expected to cause any detrimental impacts to the surrounding area and existing infrastructure;
- Provides an opportunity to facilitate the development of a diverse mix of housing types and size;
- Is consistent with the objectives of the City of Kwinana Town Planning Scheme No. 2;
- Provides an opportunity to facilitate the development of a diverse mix of housing types and sizes; and
- Is consistent in land use with the surrounding locality.

The proposed Scheme Amendment is considered a 'Standard Amendment' as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

Planning and Development Act 2005

City of Kwinana

Town Planning Scheme No. 2

Amendment No. 144

The City of Kwinana under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Modifying the density coding of Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from “R20” to “R40”;
2. Adding “Development Area 1a” into Schedule IV – Development Areas of the Scheme;
3. Removing Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram from Development Area No. 1 and including Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Development Area 1a;
4. Adding Additional Uses No. 3 - Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram into Schedule VII – Additional Uses of the Scheme

No.	Land Particulars	Base Zone	Permitted Uses	Development Standards/Conditions
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram	Residential	Professional Office (AA)	<ol style="list-style-type: none">1. The development site directly abuts Johnson Road or Holden Close; and2. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia; and3. The Professional Office land use is predominantly located on the ground floor level of the development; and4. Vehicle access and parking is coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close; and5. Where the land use is not significantly detrimental to the amenity of adjoining properties.

5. Amend the Scheme Map accordingly;

6. Add the following special provisions into Schedule IV – Development Area 1a – Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram:
 1. Notwithstanding the density coding of the Scheme map, Council may permit development up to a maximum residential density of R60 where:
 - i. The development site abuts Public Open Space, Johnson Road or Holden Close (except where the site directly abuts existing Residential R20 development); and
 - ii. The development provides the following design elements:
 - a. At least a two-storey frontage to the Public Open Space, Johnson Road or Holden Close; and
 - b. The development minimises the visual impact of garage doors and driveways on the streetscape; and
 - iii. The development is not significantly detrimental to the amenity of adjoining properties.
 2. Subdivision of vacant land at a density greater than R40 will not be supported by the Council.
 3. Subdivision will not be supported by the Council unless the following requirements are satisfied:
 - iii. Roads will be located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site.
 - iv. Public Open Space shall be centrally located within the site.

ADOPTION Regulation 13(1)

Adopted by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the day of 20 .

MAYOR

CHIEF EXECUTIVE OFFICER

EVIDENCE OF ADOPTION OF
FINAL APPROVAL

Adopted for final approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the day of 20 and the Common Seal of the City of Kwinana was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

SEAL

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED
FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF PD ACT 2005

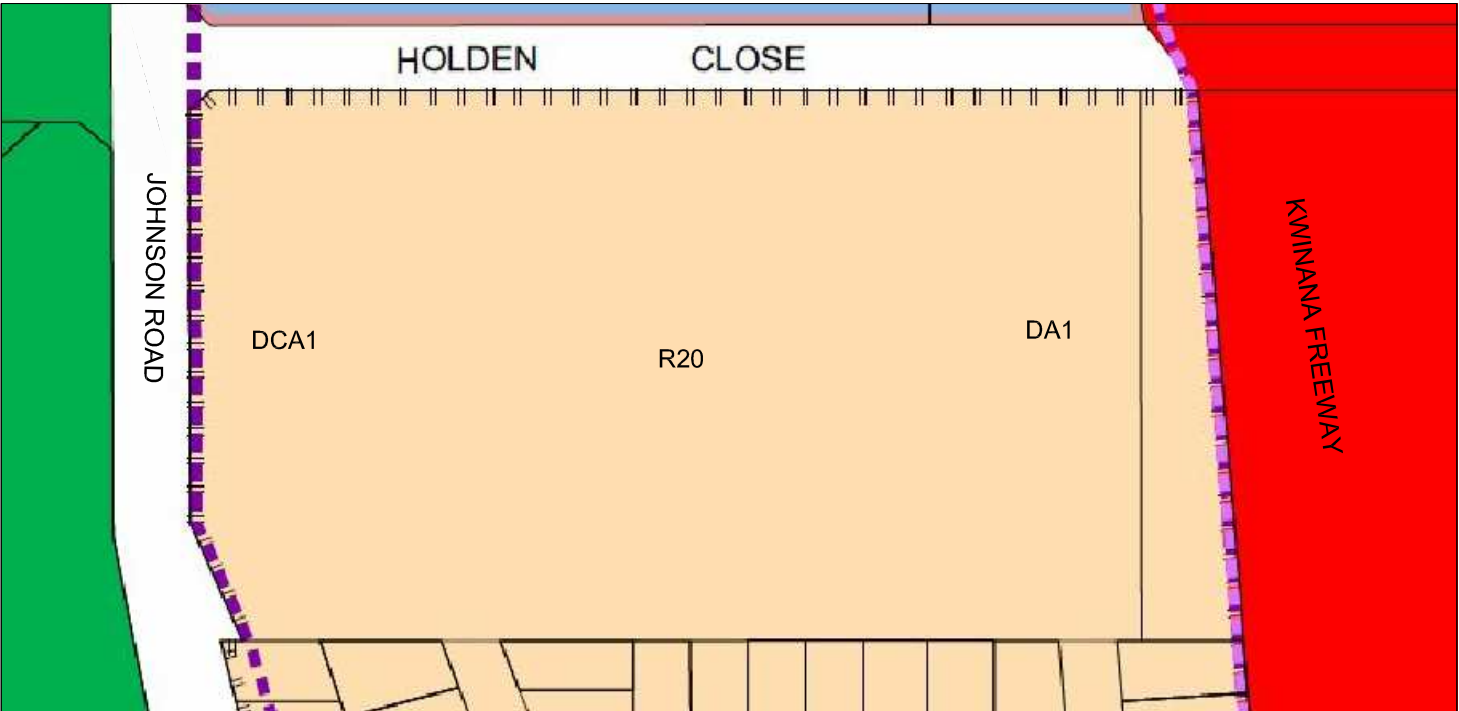
Date _____

FINAL APPROVAL GRANTED

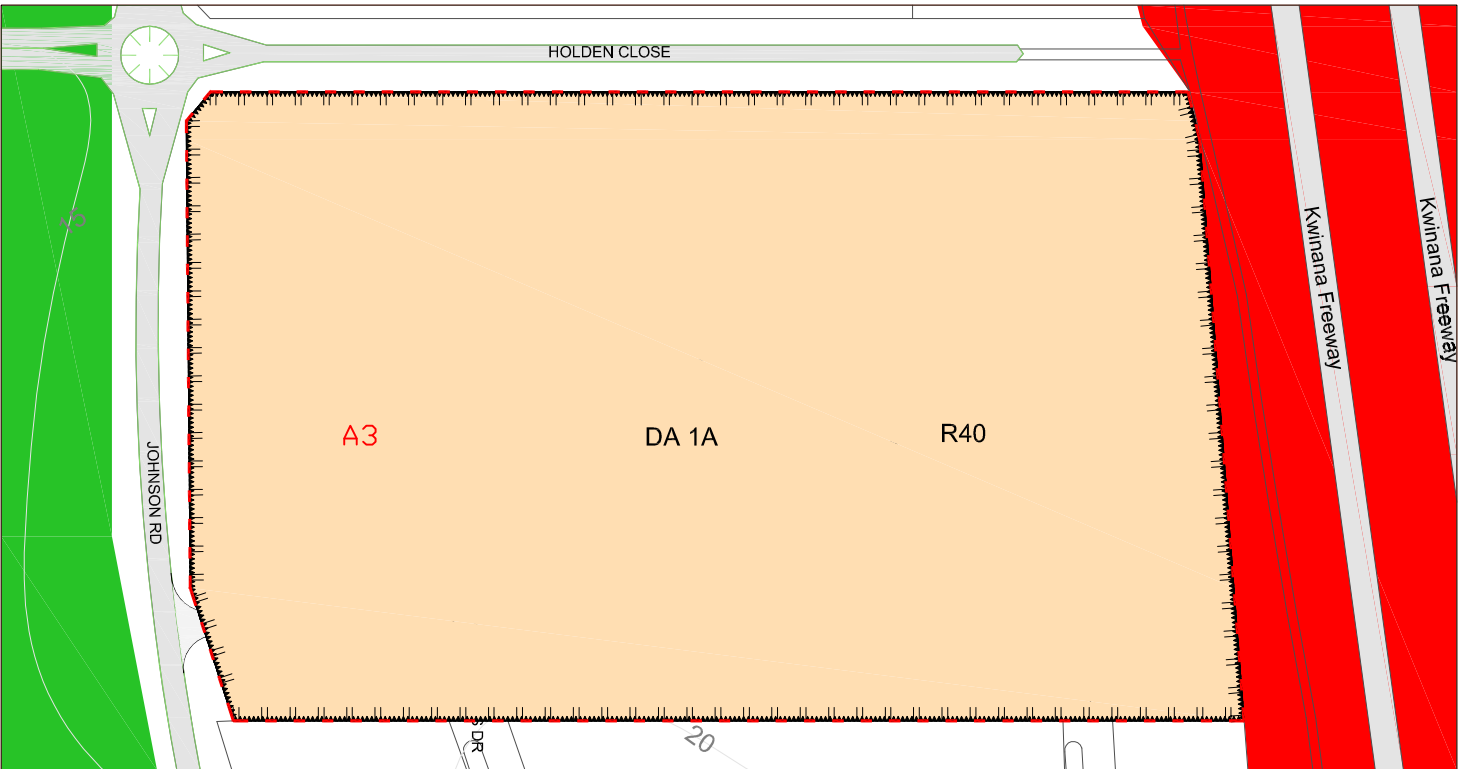
MINISTER FOR PLANNING

Date _____

CITY OF KWINANA
TOWN PLANNING SCHEME NO.2



EXISTING ZONING



PROPOSED ZONING

Legend:

REGION SCHEME RESERVE (MRS)

- PRIMARY REGIONAL ROAD
- PARK AND RECREATION

LOCAL SCHEME ZONES

- RESIDENTIAL

OTHER CATEGORIES

- R20 RESIDENTIAL CODE
- DA1 DEVELOPMENT AREA
- DCA1 DEVELOPMENT CONTRIBUTIOIN AREA

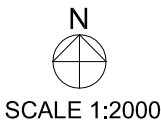
Legend:

LOCAL SCHEME ZONES

- RESIDENTIAL

OTHER CATEGORIES

- DA 1A DEVELOPMENT AREA
- A3 ADDITIONAL USE
- R40 RESIDENTIAL CODE



APPROVAL/ REFUSAL

ADOPTION [Regulation 35(1)]
ADOPTED by resolution of the Council of the
City of Kwinana at the Ordinary Meeting of the
Council held on the ___ day of ___ 2016

MAYOR

CHIEF EXECUTIVE OFFICER

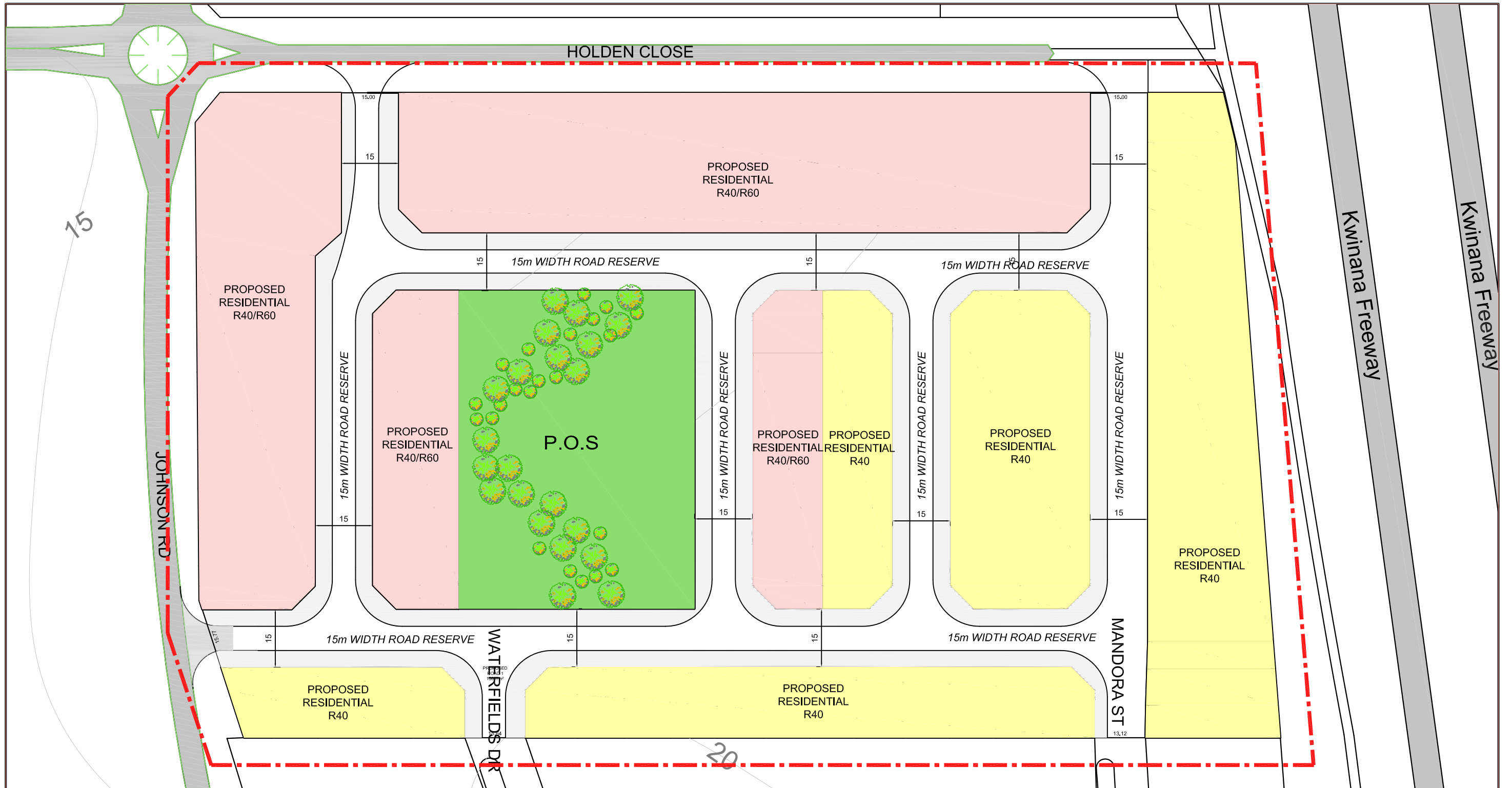
Meeting of Council held on the ___ day of ___ 2016.
The Common Seal of the City of Kwinana was hereunto
affixed by authority of a resolution of the Council in the
presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

2. RECOMMENDED/ SUBMITTED FOR FINAL
APPROVAL:

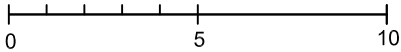
3. FINAL APPROVAL GRANTED



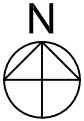
PROPOSED CONCEPT PLAN OF LOT 54 JOHNSON ROAD, BERTRAM.

TOTAL AREA
4.51ha

- NOTE:
1. PERCENTAGE OF P.O.S. = $5000\text{m}^2 / 45100\text{m}^2 = 11\%$
 2. DESIGN AS ZONE R40 / R60
 3. BOUNDARY SUBJECT TO SURVEY
 4. NUMBER OF LOT = 110
 5. NUMBER OF LOT PER HA = $110 / 4.51 = 24 \text{ LOT/HA}$



- Legend:
- R40
 - R40/60
 - P.O.S Public Open Space
 - Structure Plan Boundary



LOCAL AUTHORITY: CITY OF KWINANA

SCALE: 1:1000

DATE: 10/04/15

Site survey only location of boundary pegs or fences in relation to the boundary is not guaranteed

TUSCOM SUBDIVISION CONSULTANTS Pty. Ltd. (93168388)

DATUM: AHD(APPROX.)

DRAWN BY: JY

REV.7

15.5 Construction options for the retention of an amended Johnson Road, Wellard

SUMMARY

Council considered the partial closure of the Johnson Road reservation at its Ordinary Council Meeting held on the 13 July 2016. At this meeting, Council resolved to give local public notice to a proposed partial road closure of Johnson Road but also instructed City Officers to prepare a report considering how best to progress the future of Johnson Road.

City Officers present this report to Council in response to its July 2016 request. The report details a number of options with respect to the future of Johnson Road.

City Officers present the outcomes of traffic modelling undertaken by Cardno, engineering consultants acting on behalf of the City as well as a number of alternative construction and staging options for the road.

Whilst a number of options were considered by City Officers, four options are discussed in this report:

- Option 1A – Full construction of ‘new Johnson Road’ to Millar Road immediately;
- Option 1B – Partial construction of ‘new Johnson Road’ to Millar Road immediately to provide a ‘through connection’ utilising some of the remnant Johnson Road pavement (this is an interim approach pending full construction);
- Option to defer – Defer either full or partial construction of ‘new Johnson Road’ to Millar Road until the construction of the combined community centre / local sporting pavilion (currently proposed for 2020/21); or
- Option to not construct a through connection – Only construct an access road to the combined community centre / local sporting pavilion (currently proposed for 2020/21).

City Officers have considered the costs and benefits of each option and recommend that Council endorse Option 1B for the reasons outlined in this report.

The funding of Option 1B is considered in a separate report to this meeting agenda (Item 16.8) which considers the use of 2015/16 Financial Year surplus funds.

OFFICER RECOMMENDATION

That Council endorse Option 1B as the preferred interim construction option for a ‘new’ amended Johnson Road. That is, the partial construction of ‘new amended Johnson Road’ to Millar Road immediately to provide a ‘through connection’ utilising some of the remnant Johnson Road pavement (this is an interim approach pending full construction)

15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD

BACKGROUND

Draft Eastern Residential Intensification Concept District Structure Plan (ERIC)

ERIC was prepared and advertised during 2005 and showed the realignment of the southern portion of Johnson Road through the new urban area now being developed as the Providence Estate. There were two key reasons for this. Firstly, to provide a strong traffic pedestrian connection between the urban areas to the east and west of the Peel Main Drain Reserve for local traffic given the need for access to schools, POS and recreation, shops and the Kwinana Freeway. Secondly, it was to enable a then proposed 'half diamond' interchange of the Kwinana Freeway with Millar Road to allow northbound traffic to enter the Freeway from Millar Road, and for southbound traffic to exit to Millar Road from the Freeway. In February 2011, Main Roads WA advised that the proposed 'half diamond' interchange would not be constructed.

Wellard Residential Local Structure Plan (WRLSP) (Providence Estate)

The WRLSP was approved in 2012 and facilitated the realignment of the southern portion of Johnson Road through the WRLSP area (Providence Estate) - see figure below.

Traffic modelling was undertaken with the local internal distributor roads constructed to the City's and Liveable Neighbourhood standards to facilitate the traffic movement projected by the realignment of Johnson Road. The roads were designed to carry the redirected traffic volumes. They have now been named as Irasburg Parade and Fairhaven Boulevard.

Wellard West Local Structure Plan (WWLSP) (Emerald Park)

The WWLSP was approved initially in 2008, however a 'major' amendment to the WWLSP was approved in 2014. Of relevance to this discussion is the amendment showed the full closure of the Johnson Road reservation (southern portion) and the amalgamation of this land into the adjacent Primary School site and POS. It is noted that an access road was indicatively shown on the WWLSP to service the POS and future local sporting pavilion.

Wellard West Primary School and POS Master Plan (Master Plan)

The City, in conjunction with the Department of Education have prepared a Master Plan for the primary school and adjacent POS. The POS will serve as a Local Sports Ground for the surrounding community and also be shared with the school for its use. In developing the Master Plan for the site, access to the school and POS was considered.

As mentioned above, the WWLSP proposed an access road to the POS and future local sporting pavilion, however this road terminated at the pavilion and did not provide full through access to Millar Road.

The project team (comprising of officers from the Department of Education and the City) reviewed the access arrangements to the primary school, POS and future Local Sporting Pavilion and now consider that a through connection to Millar Road should be maintained – albeit via a lower order access road. The project team believed that this road will provide better circulation and access to the school and POS and will be designed and managed as a low speed access road. The main north-south traffic flow would continue to be via the redirected Johnson Road through Providence Estate.

15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD

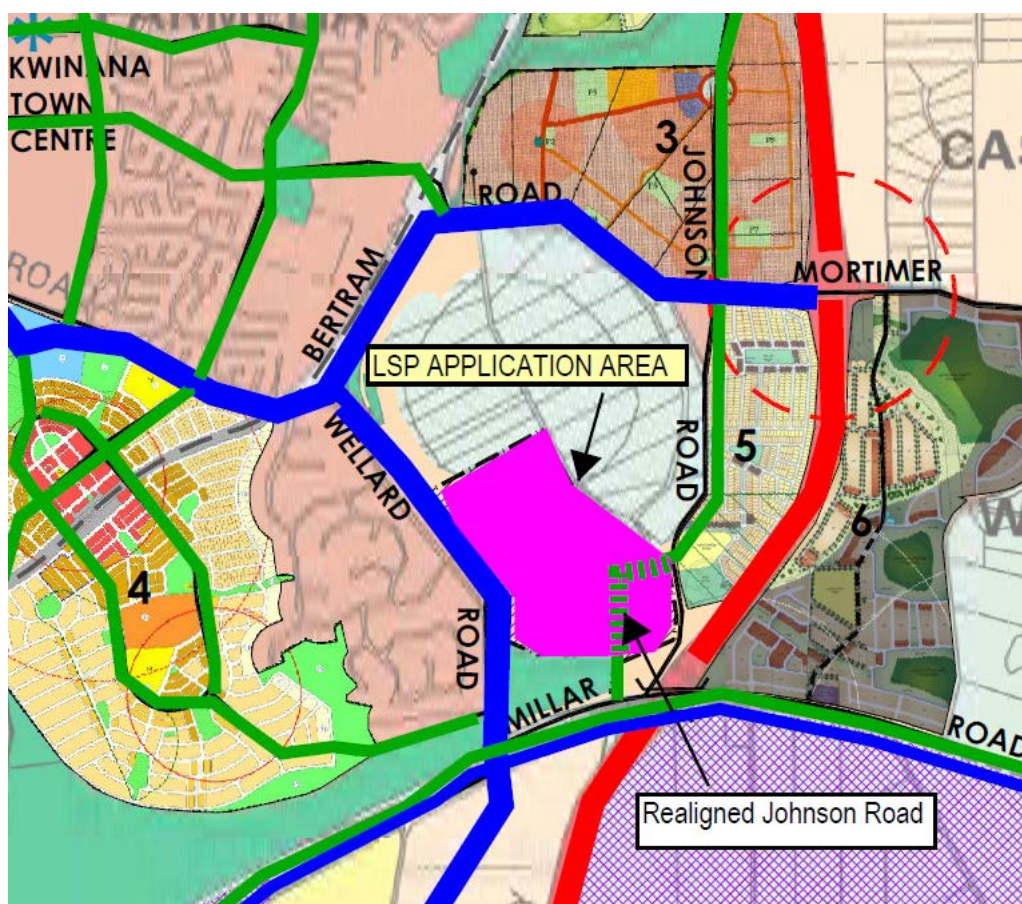
This marked a change in thinking for the future of Johnson Road from a full closure to a partial closure and potential link through to Millar Road.

Initiation of Johnson Road partial closure

At its Ordinary Meeting held 13 July 2016, Council resolved to give local public notice to the proposed partial road closure for a portion of Johnson Road south of the Breccia Parade intersection. The land subject to the partial road closure would then be amalgamated into the adjacent Primary School site and POS.

The remaining land within the road reservation is of sufficient width to construct a new access road (6 metre wide pavement, lighting, swale drainage and footpath) as indicated on the Master Plan.

The existing Johnson Road pavement would however need to be removed to facilitate the school and POS and requires, in effect, a 'new' Johnson Road to be constructed. The question which then applies is how and when the 'new' Johnson Road should be constructed and how it may be funded. At its July Meeting, Council had requested that City staff provide it with options for the future construction of Johnson Road in August 2016. The City subsequently sought traffic modelling assessments which have taken more time than anticipated and have prepared costings for the road alternatives. The traffic modelling scenarios needed to review existing superseded models and include new population detail to account for additional urban zoned land approved since 2011/12. This delay has however allowed the future of the new amended Johnson Road and the partial road closure of Johnson Road to be considered together.



15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD

DISCUSSION

Traffic counts and modelling

The City engaged Cardno traffic and engineering consultants to model the effects of the construction of 'new' Johnson Road on the surrounding road network. Cardno's traffic modelling considers two scenarios; the construction of the 'new' Johnson Road in 2016 and the construction of this road in 2026 (See Attachment E). The reason 2026 was chosen is because this is the timeframe which the proposed community pavilion at the POS was to have been constructed in the City's Community Infrastructure Plan. An access road to the pavilion and associated car parking would be required.

This modelling considers the current (2016) and future traffic volumes at 2026 given four scenarios. These scenarios include:

- 2016: Johnson Road is closed
- 2016: New access road is constructed
- 2026: Johnson Road is closed
- 2026: New access road is constructed.

The traffic modelling provided by Cardno indicates that if the existing southern portion of Johnson Road were to close in 2016, the impact on roads within Providence would be marginal, with approximately 15 average vehicle trips per day difference on Fairhaven Boulevard between the current scenario with Johnson Road open and Johnson Road being closed. It is predicted that in the 2016 scenario with Johnson Road closed, Irasburg Parade would carry an average of 1,775 vehicles per day and Fairhaven Boulevard an average of 870 vehicles per day. These figures are well within the anticipated capacity of a re-directed Johnson Road proposed by the Wellard Residential LSP (Providence Estate) of 5,000 – 7,000 vehicles per day.

The Cardno traffic modelling also considered the predicted traffic volumes at 2026 with and without the construction of a 'new' amended Johnson Road. In these scenarios, the construction of the 'new' amended Johnson Road does have a significant impact on the traffic volumes. It is anticipated that 'new' Johnson Road will carry up to an average of 2,115 vehicles per day.

The 2026 scenario estimates an average of 7,430 vehicles per day using Irasburg Parade and an average of 6,985 vehicles per day travelling on Fairhaven Boulevard should the 'new' amended Johnson Road not be constructed. These figures reduce should the 'new' amended Johnson Road be constructed. With the construction of a 'new' amended Johnson Road in 2026, traffic on Irasburg Parade traffic volumes would reduce to an average of 5,460 vehicles per day and an average of 4,995 vehicles per day on Fairhaven Boulevard which are more in line with traffic volumes projected and planned for under the LSP.

15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD

Options

The Community Centre/Local Sporting Pavilion at Wellard (Emerald Park) was previously anticipated to be constructed in 2026. This is reflected in the current Community Infrastructure Plan which was advertised late last year. Since then, the City's Community Development team believe the construction of this facility should be brought forward to 2020/21 to address existing and anticipated community needs. This change to the City's draft Community Infrastructure Plan would also bring forward the construction of part of the new access road to this facility

A number of different options were considered by the City to stage the construction of the 'new' amended Johnson Road, however only two were regarded as most practical and feasible. These two options are shown on Attachments C and D and detailed as follows. There is also the option to defer the 'new Johnson Road', or to not construct it at all. These options are also discussed as follows.

Option 1A – Full Construction

Option 1A is for the full construction of the 'new' amended Johnson Road within the new road reservation immediately – a length of 500 metres (refer to Attachment C). The total cost for this construction is estimated as \$922,134, with the City's contribution being **\$744,973** as part of the works are to be funded by Department of Education and by Development Contribution Plan 1 (i.e. the ripping up of existing Johnson Road pavement).

The 'new' Johnson Road would be in the correct alignment for the ultimate development of the Primary School, POS and associated facilities, including future car parking.

The total cost of the full road construction for this option is the cheaper of the two options overall but it requires the total road construction cost to be funded now.

Option 1B – Partial Construction

Option 1B is for the partial construction of the 'new' Johnson Road within the new road reservation for the first 245 metres (refer Attachment D). The 'new' Johnson Road would then 'tie in' with the remnant pavement of the existing Johnson Road to enable the through connection to Millar Road. The Primary School (opening 2018) and full extent of the POS could be developed (currently planned for early 2017), however further works will be needed to provide the car parking associated with the combined community centre / local sporting pavilion. These works could be undertaken at the time of construction of this facility, as could the construction of the remainder of the 'new' Johnson Road within the new road reservation.

The estimated cost for Option 1B is \$535,846 with Council's contribution being **\$414,785** as part of the works are to be funded by the Department of Education and by Development Contribution Plan 1 (i.e. the ripping up of existing Johnson Road pavement).

Construction of the deferred works to complete the full roadway to Millar Road works is estimated at \$470,288, which brings the total costs to \$1,006,134 (the City's contribution being \$828,973). This overall amount is \$84,000 higher than Option 1A however provides a staged approach to the road construction that is compatible with the other works at the site, whilst still retaining through access to Millar Road.

15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD

City Officers recommend Option 1B as an interim measure to enable through traffic to Millar Road.

Option to defer 'new' Johnson Road until construction of combined Community Centre / Local Sporting Pavilion

There is the option for Council to not construct any of the 'new' Johnson Road until the construction of the combined community centre / local sporting pavilion (proposed to be built during 2020/21) or at all. Whilst the traffic modelling indicated that a 'new' Johnson Road would have no significant immediate impact on local traffic, 'new' Johnson Road will have a notable impact on local traffic in the medium to long term. The 'new' Johnson Road will benefit the traffic circulation around the Primary School and POS when they are both functional in 2018 and its construction will influence the establishment of travel behaviours of residents in the area, particularly those accessing the Primary School and POS.

On balance, it is not recommended that Council defer the full or partial construction of 'new' Johnson Road.

Option to not construct a 'through connection' to Millar Road at all

As outlined in the Background section of this report, it has long been the intention that this portion of Johnson Road be closed to through traffic to Millar Road. The approved amendment to the Wellard West LSP (Emerald Park) in 2014 further reinforced this planning. The planned and constructed roads through Providence Estate, specifically Irasburg Parade and Fairhaven Boulevard, were modelled and designed to cater for the additional traffic resulting from a closed Johnson Road. The Cardno traffic modelling shows that the projected traffic volumes up until 2026 are reasonably consistent with this past modelling but with the inclusion of the population associated with additional urban land (previously zoned Rural), the volumes are at the high end of the 5,000 – 7,000 vehicles per day standard for these roads. So there is a notable dilution benefit to traffic volumes on these roads at 2026 by construction of the 'new' amended Johnson Road.

Even if a 'through link' to Millar Road was not constructed, an access road to the future combined community centre / local sporting pavilion is required. This could be budgeted for and timed to be constructed when the combined community centre / local sporting pavilion (proposed to be built during 2020/21).

Given the stated benefits above to providing a 'through connection' to Millar Road, this option is not recommended.

LEGAL/POLICY IMPLICATIONS

There are legal/policy implications identified as a result of this report.

FINANCIAL/BUDGET IMPLICATIONS

The estimated construction costs for either Option 1A or 1B have not been allowed for in the 2016/17 budget. However, in a separate report, Council is considering some of the 2015/16 surplus to be allocated to the construction costs for Option 1B.

15.5 CONSTRUCTION OPTIONS FOR THE RETENTION OF AN AMENDED JOHNSON ROAD, WELLARD**ASSET MANAGEMENT IMPLICATIONS**

The City will be responsible for the management and maintenance of the 'new' Johnson Road once constructed.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications identified as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS

The formal closure of the road reservation is an important step in delivering the primary school and POS by 2018. This action is consistent with the objectives of the City's Strategic Community Plan 2015-2025, specifically:

- 2.2 *The community has a choice of quality public and private facilities to meet their education and training needs through their lifetime.*
- 4.2 *The community has easy access to well equipped, quality parks and public open spaces.*

RISK IMPLICATIONS

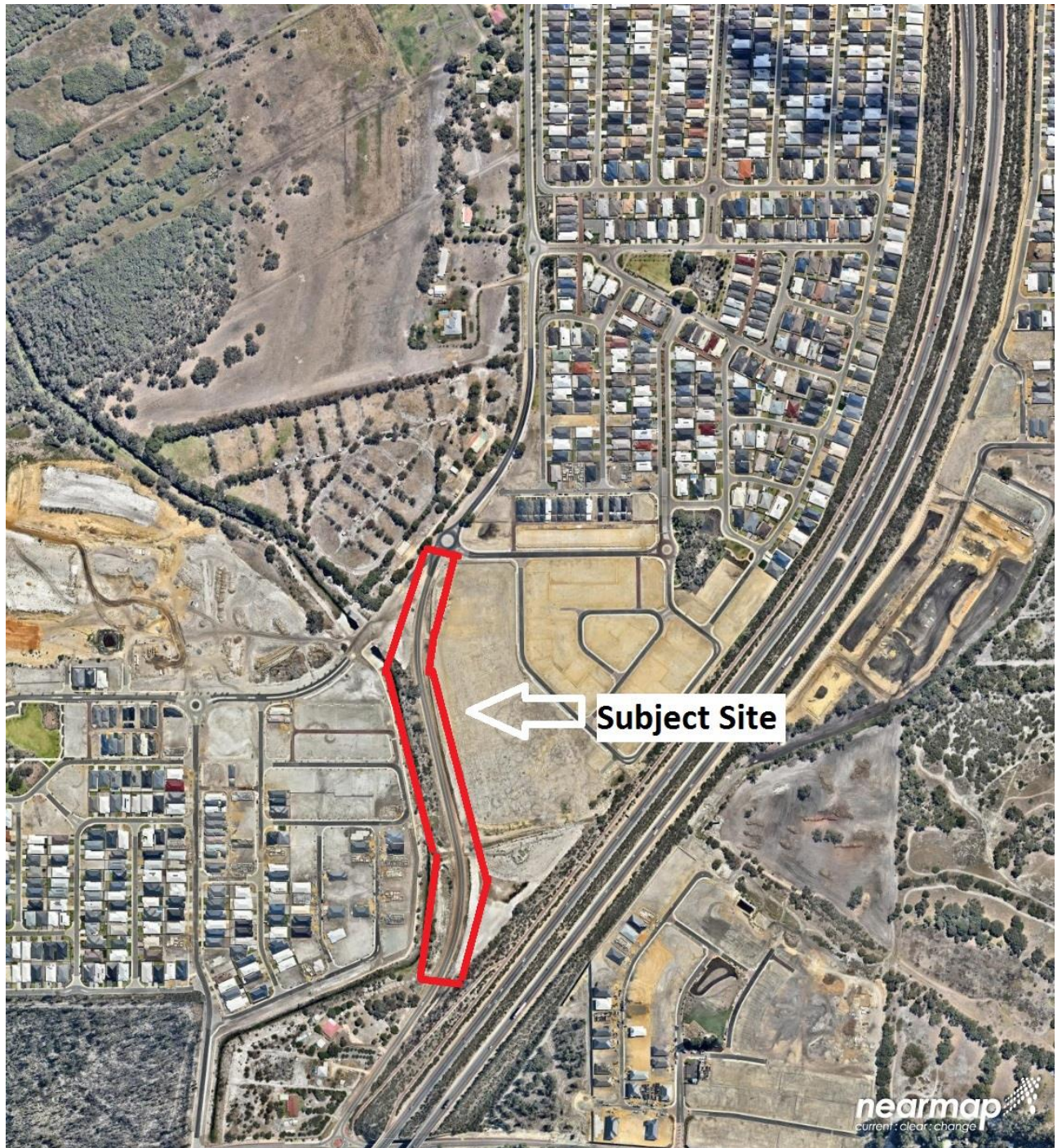
City Officers undertake traffic modelling to guide the City as to likely volumes of traffic in the future under various circumstances. The modelling is of course based on assumptions and future estimates and this can vary. Whilst a useful tool, it is important to note that traffic modelling should only be used as a guide to decision making underlined by experienced advice from traffic engineers and transport planners.

COUNCIL DECISION**373****MOVED CR W COOPER****SECONDED CR D WOOD**

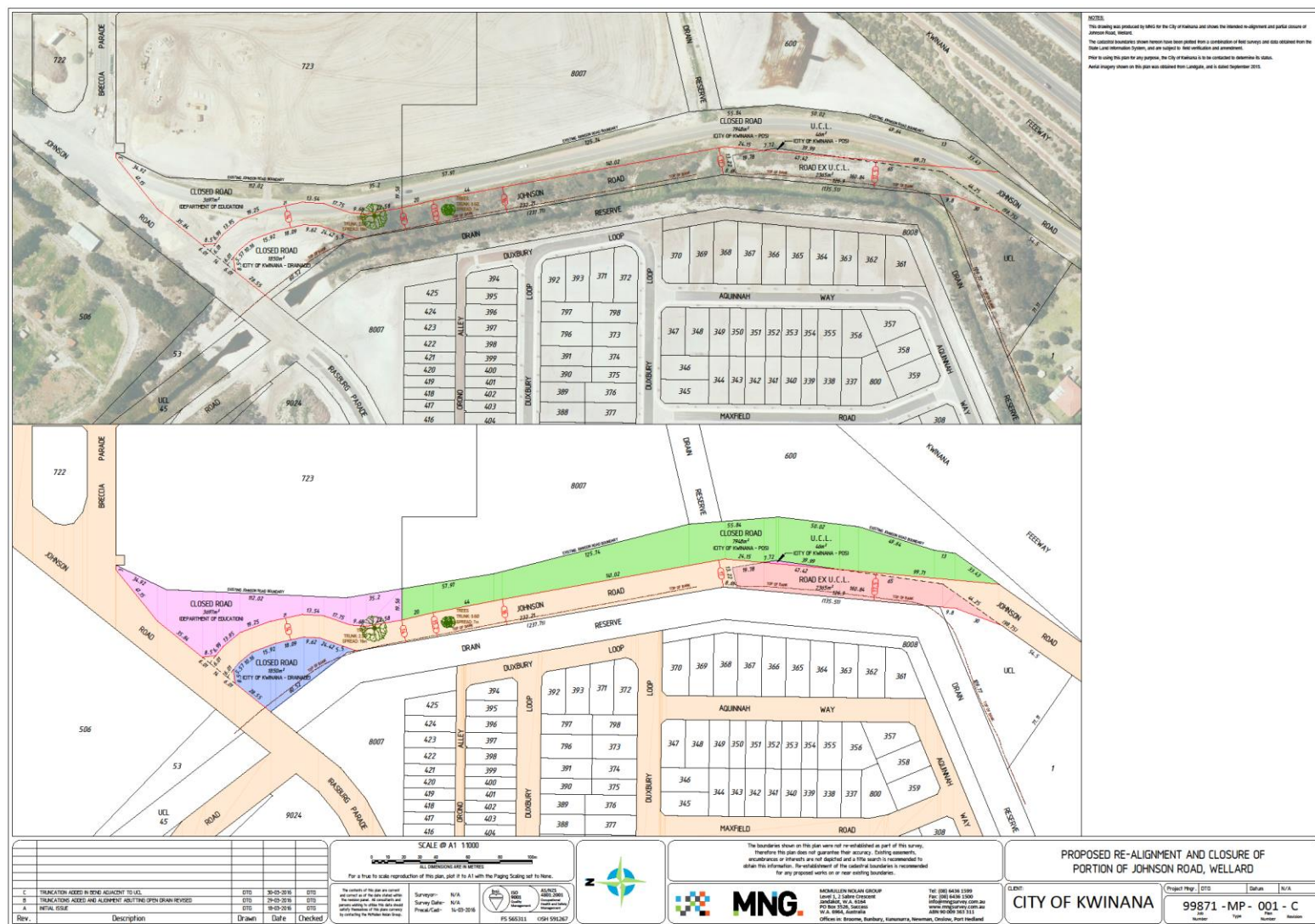
That Council endorse Option 1B as the preferred interim construction option for a 'new' amended Johnson Road. That is, the partial construction of 'new amended Johnson Road' to Millar Road immediately to provide a 'through connection' utilising some of the remnant Johnson Road pavement (this is an interim approach pending full construction)

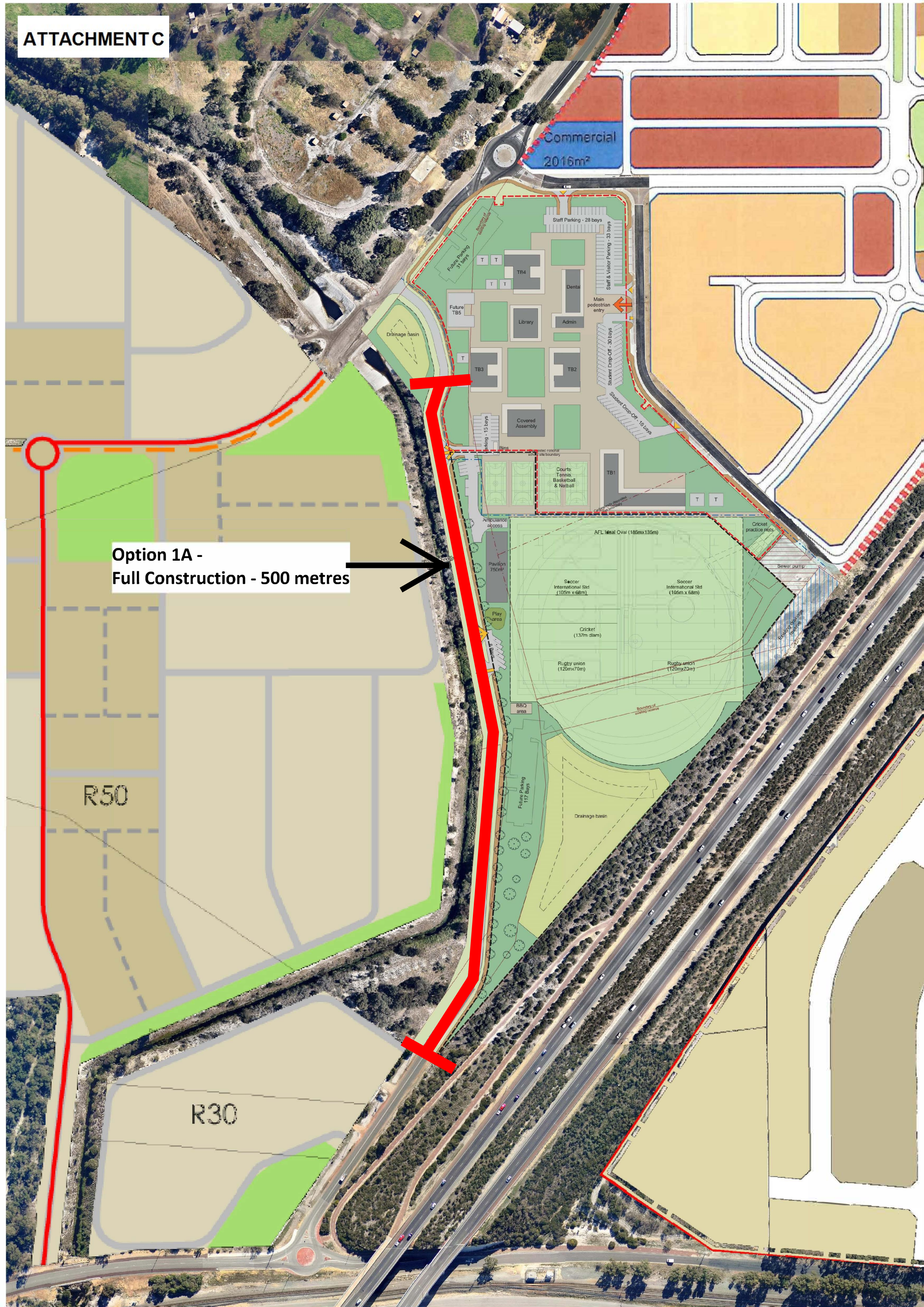
**CARRIED
7/0**

Attachment A – Location Plan



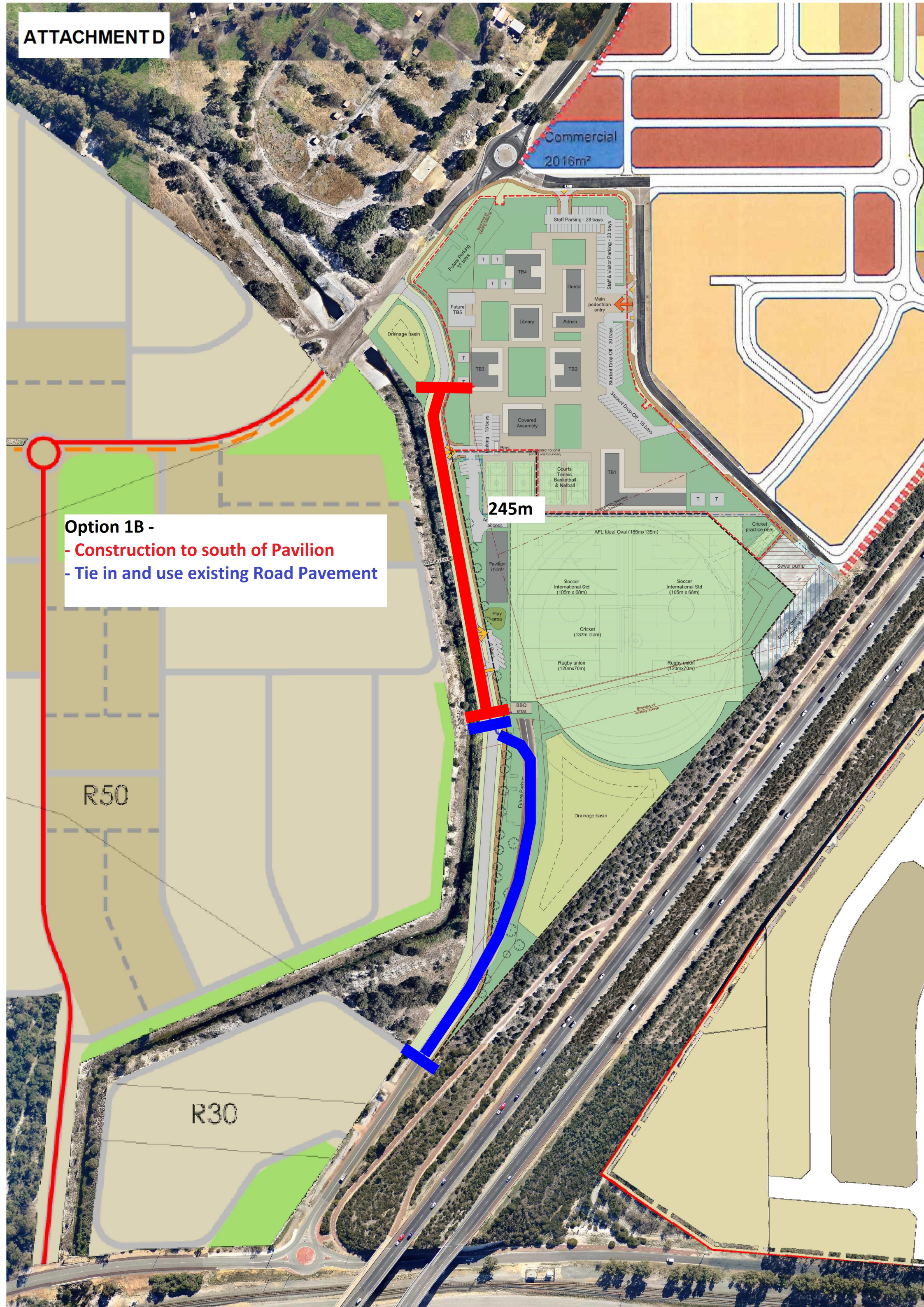
Attachment B – Proposed Road Closure





Option 1A -
Full Construction - 500 metres

Option 1B -
- Construction to south of Pavilion
- Tie in and use existing Road Pavement



Johnson Road Modelling

Model Summary Report

CW971900

Prepared for
City of Kwinana

11 November 2016



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B	10/10/2016	Final	AM	AW & RC
C	17/10/2016	Change of figures	AM	AW & RC
D	11/11/2016	Inclusion of Figure 3-3 and Figure 3-6	AM	AW & RC

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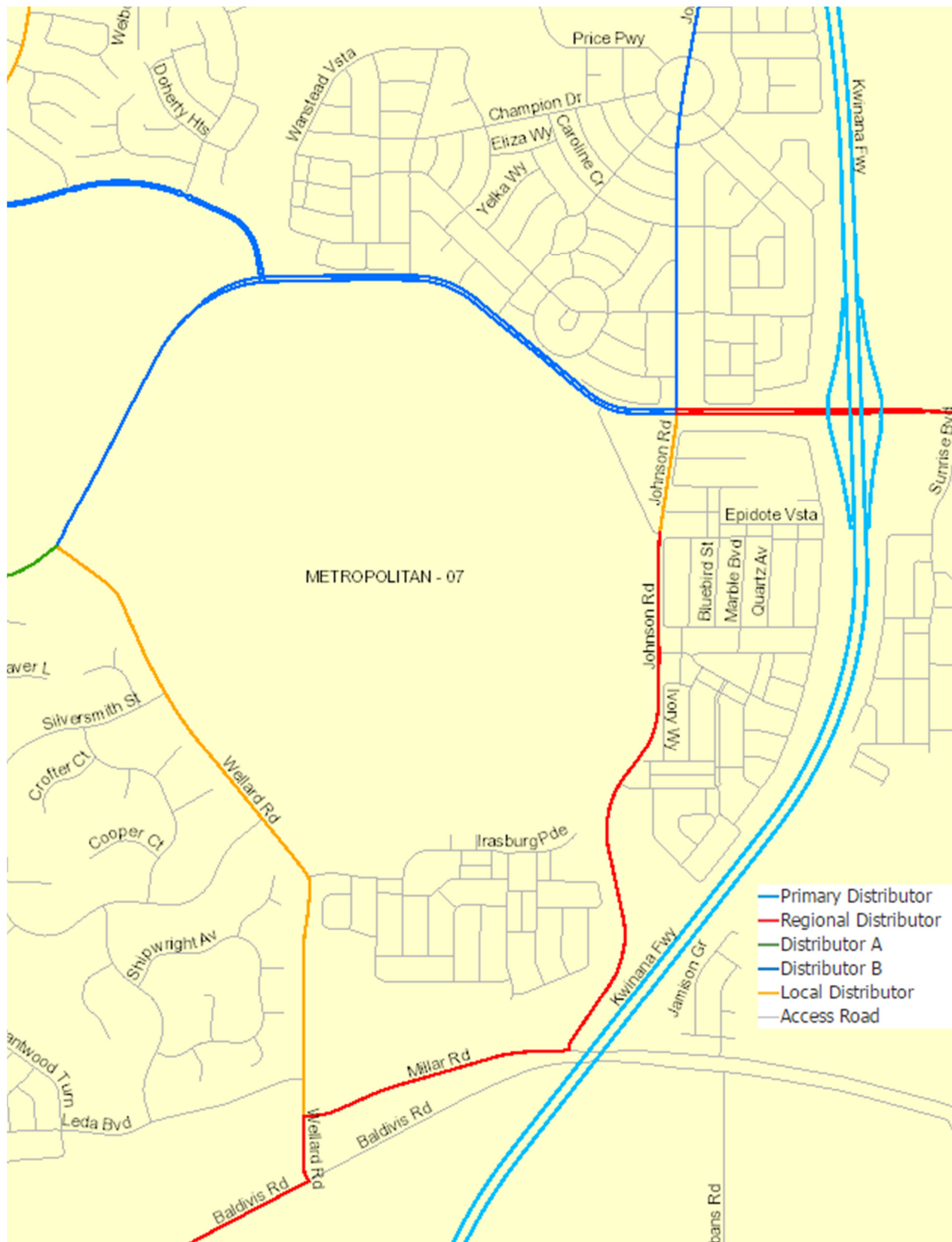
1 Introduction

Cardno have been engaged by the City of Kwinana to utilise the Kwinana municipal-wide traffic model to evaluate the likely impact of closing the existing Johnson Road (between Irasburg Parade and Millar Road) and the construction of New Johnson Road for the 2016 and 2026 scenario years, and the potential changes in traffic volumes on Irasburg Parade and Fairhaven Boulevard.

1.1 Johnson Road

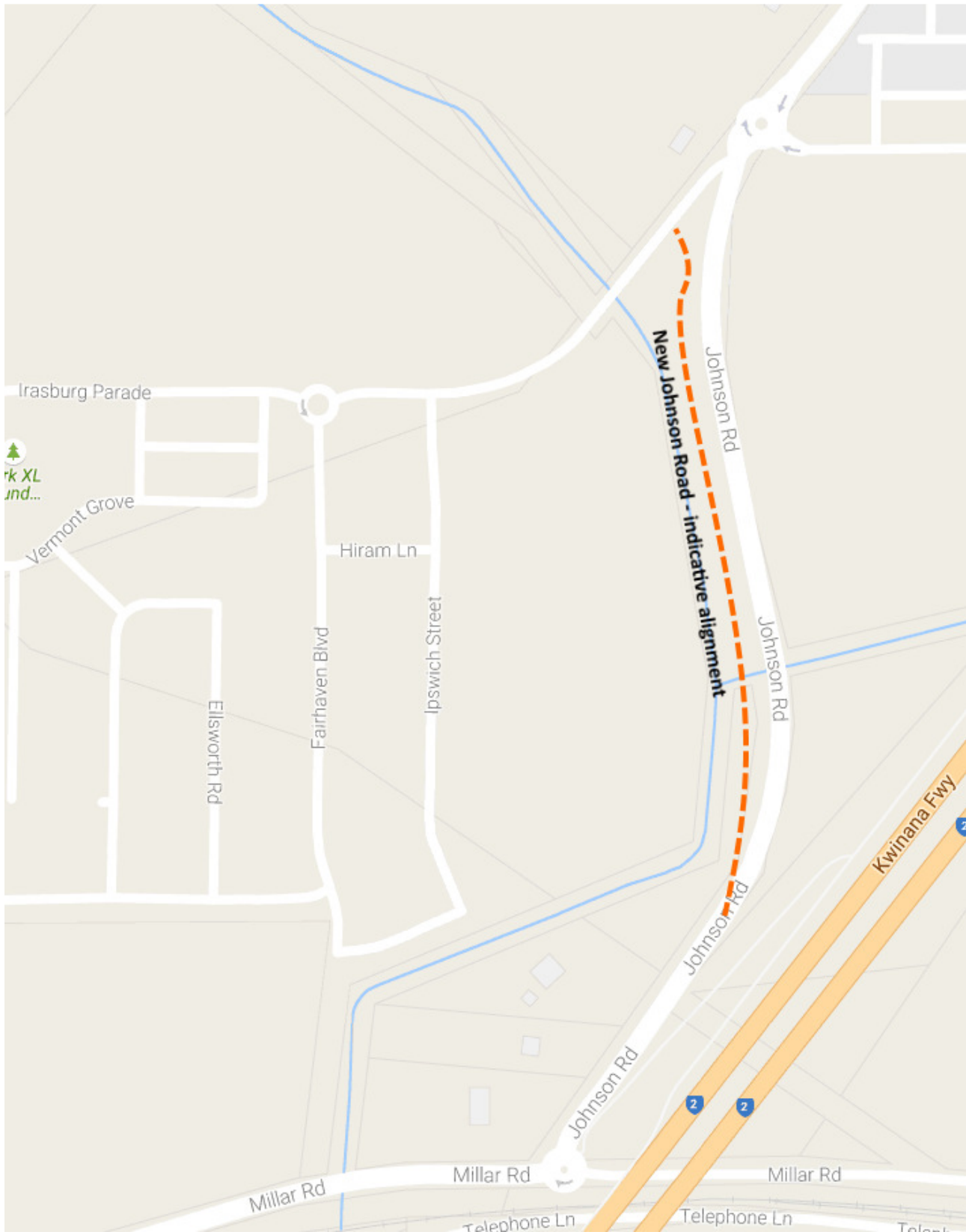
As shown in **Figure 1-1**, Johnson Road is currently classified as a Regional Distributor for section between Tamblyn Place and Millar Road in the Main Road Western Australia (MRWA) Functional Road Hierarchy, with a posted speed limit of 70 Km/h. It is noted that this classification of Johnson Road is likely reflective of its historic function and is not reflective of its existing (or future) function as urban development has intensified within the Wellard and Bertram localities.

Due to the land requirements for the proposed Wellard Primary School (refer **Section 4**), the existing Johnson Road (between Irasburg Parade and Millar Road) is proposed to be closed, with an alignment for the New Johnson Road located further to the west. The alignment for the existing Johnson Road and the indicative proposed alignment for the New Johnson are shown in **Figure 1-2**.

Figure 1-1 Johnson Road


Source: Road Information Mapping System, MRWA

Figure 1-2 Alignment of Existing Johnson Road and Indicative Alignment of New Johnson Road

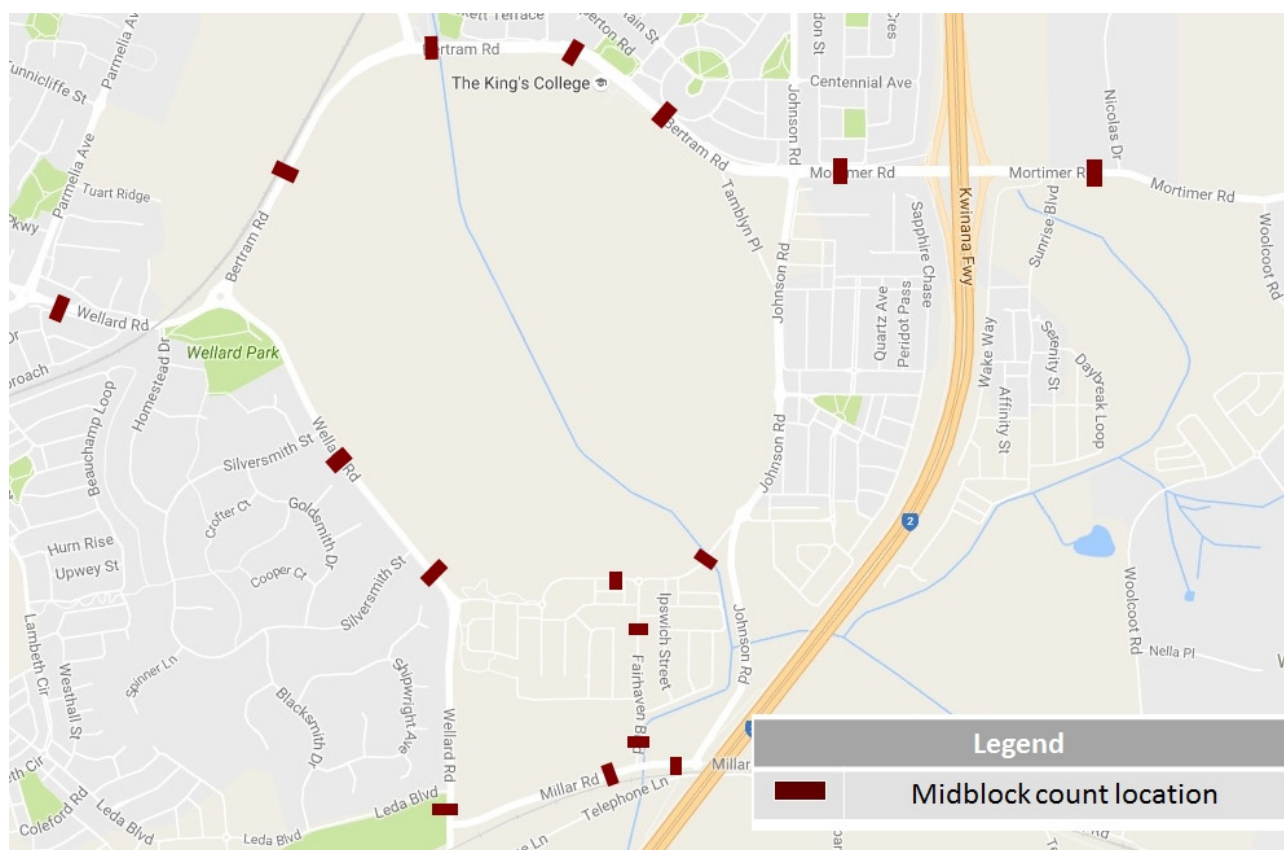


1.2 City of Kwinana SATURN Model

As Cardno have previously developed a municipal-wide SATURN traffic model for the City, this model was utilised as part of this study. The SATURN models were originally developed in 2012/13 and calibrated to reflect observed traffic data and travel patterns at the time. As part of this study, additional model calibration was undertaken for the roads within the study area shown in **Figure 1-3** based on data provided by the City.

The purpose of the model re-calibration exercise undertaken was to ensure that the local modelled traffic volumes are reflective of the latest observed traffic data provided by the City.

Figure 1-3 Traffic Data Locations



Both Fairhaven Boulevard and Irasburg Parade were also included in the updated “existing” model network. The model properties for Irasburg Parade and Fairhaven Boulevard were initially coded as Collector Roads. However, during the mode calibration process, these properties were adjusted to ensure that the modelled traffic volumes were reflective of the observed traffic volumes.

1.2.1 SATURN Traffic Assignment Algorithms

The traffic volumes are assigned to the network using the SATURN algorithms, which calculates the Generalised Travel Cost between all zones. The Generalised Travel Cost is a combination of the time taken for the journey and the distance travelled (i.e. based on maximum allowable free-flow travel speeds and road lengths). Traffic is assigned to the fastest path between their origin and destination, and as the Generalised Travel Cost increases on the links, traffic is re-routed to other links with a lower Generalised Travel Cost. This process is then iterated until the network reaches equilibrium.

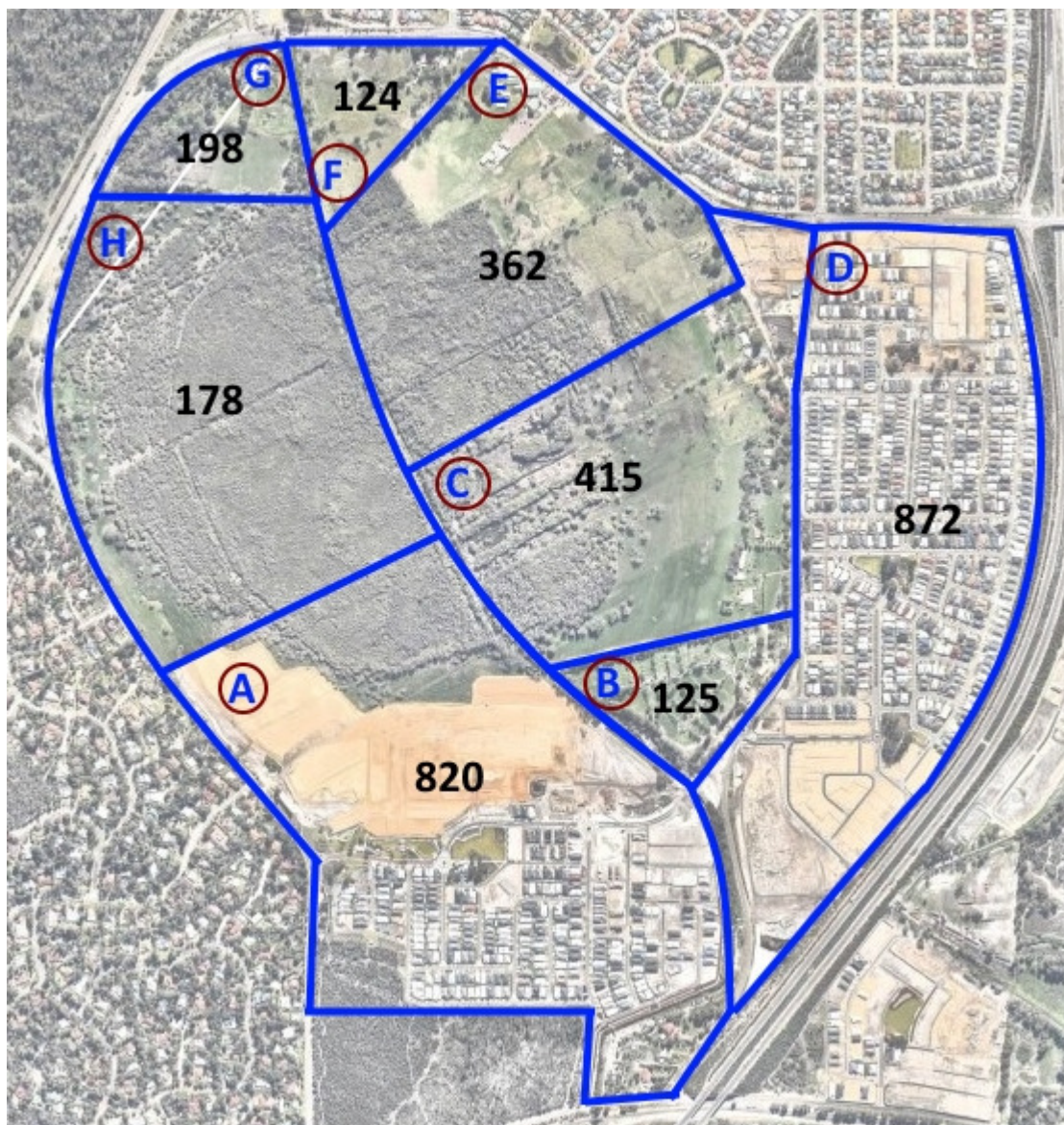
It is, however, noted that the model does not take in to account a number of external factors such as drivers familiarity with the area, signage, landscaping (and ‘views’) along any routes, as well as detailed intersection layouts (where some routes may not appear to be ‘obvious’ considering the drivers ultimate destination).

2 2026 Traffic Generation

In order to assess the potential traffic impacts associated with the Johnson Road closure, a traffic generation and distribution exercise was undertaken for the 2026 scenario year.

As shown in **Figure 2-1**, the ultimate potential development yields comprise approximately 3,094 residential dwellings. As advised by the City, the development areas shown in **Figure 2-1** have been assumed to be 80% developed for the 2026 scenario.

Figure 2-1 Ultimate Development Yields within Study Area



Trip generation rates have been sourced from ITE *Trip Generation Handbook* 7th edition and are summarised in **Table 2-1**.

Table 2-1 Trip Generation Rate and Directional Proportion Percentage

Land Use	ITE Generation Rate			AM Peak Hour		PM Peak Hour	
	Daily	AM Peak	PM Peak	IN	OUT	IN	OUT
Single Dwelling	9.57	0.77	1.02	26%	74%	64%	36%

Table 2-2 Future Trip Generation

Cells	Daily (vpd)		AM Peak (vph)		PM Peak (vph)	
	In	Out	In	Out	In	Out
A	3924	3924	164	467	535	301
B	598	598	25	71	82	46
C	1986	1986	83	236	271	152
D	4173	4173	175	497	569	320
E	1732	1732	72	206	236	133
F	593	593	25	71	81	46
G	947	947	40	113	129	73
H	852	852	36	101	116	65

3 Traffic Volume Plots

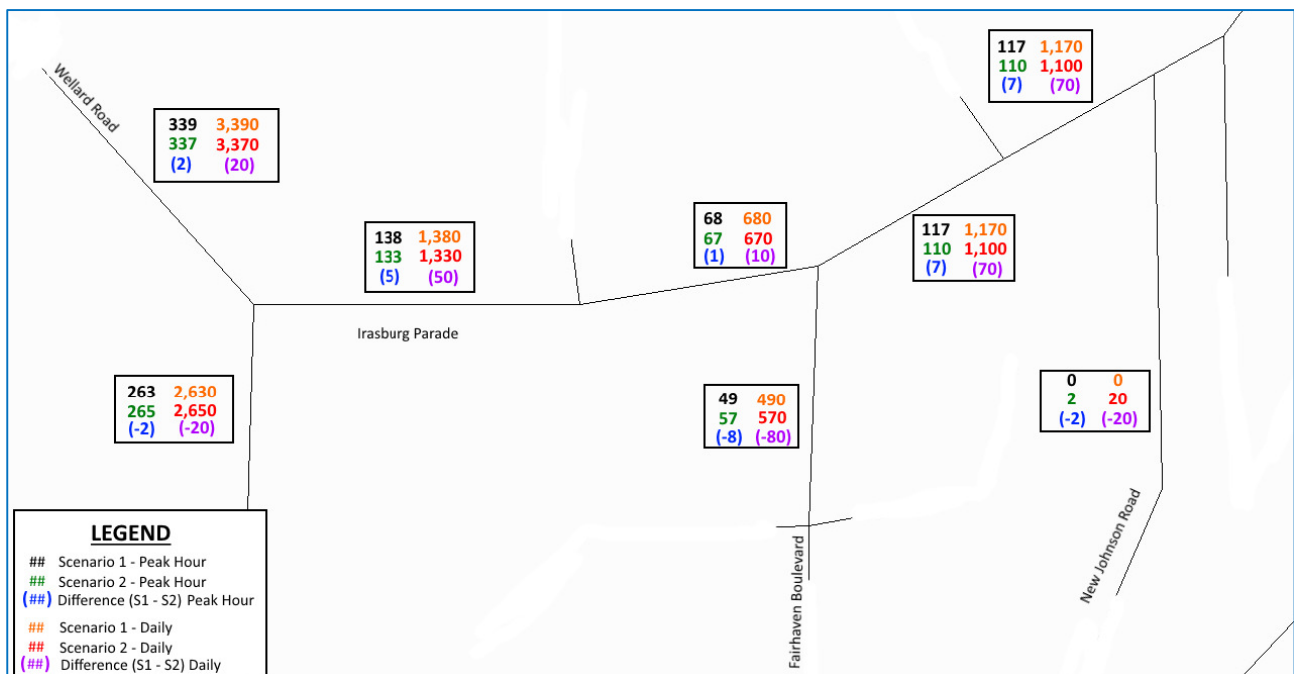
3.1 2016 Scenario

The 2-way modelled traffic volumes are shown in **Figure 3-1** for the 2016 AM peak hour period and in **Figure 3-2** for the PM peak hour period. It is noted that the modelled traffic volumes on Fairhaven Boulevard are considered relatively low for both scenarios and well within the capacity and function of the road.

An estimate of daily traffic volumes has also been included on both figures. It is noted that the daily traffic volumes included on these figures are estimates only and have been derived by multiplying the peak hour traffic volumes by a factor of 10 and should therefore be treated with caution*.

The average 2016 estimated daily traffic volumes are summarised in **Figure 3-3**. It is noted that as these traffic volumes have been estimated from peak hour traffic volumes, they are considered a reasonable estimate of the daily traffic volumes but should be treated with caution.

Figure 3-1 Estimated 2016 AM Peak Hour and Daily 2-Way Traffic Volumes



* Akcelik, R, 2000. *On the Validity of Some Traffic Engineering Folklore*, December 6-8, 2000: 22nd Conference of Australian Institutes of Transport Research (CAITR 2000), Canberra, ACT

Figure 3-2 Estimated 2016 PM Peak Hour and Daily 2-Way Traffic Volumes

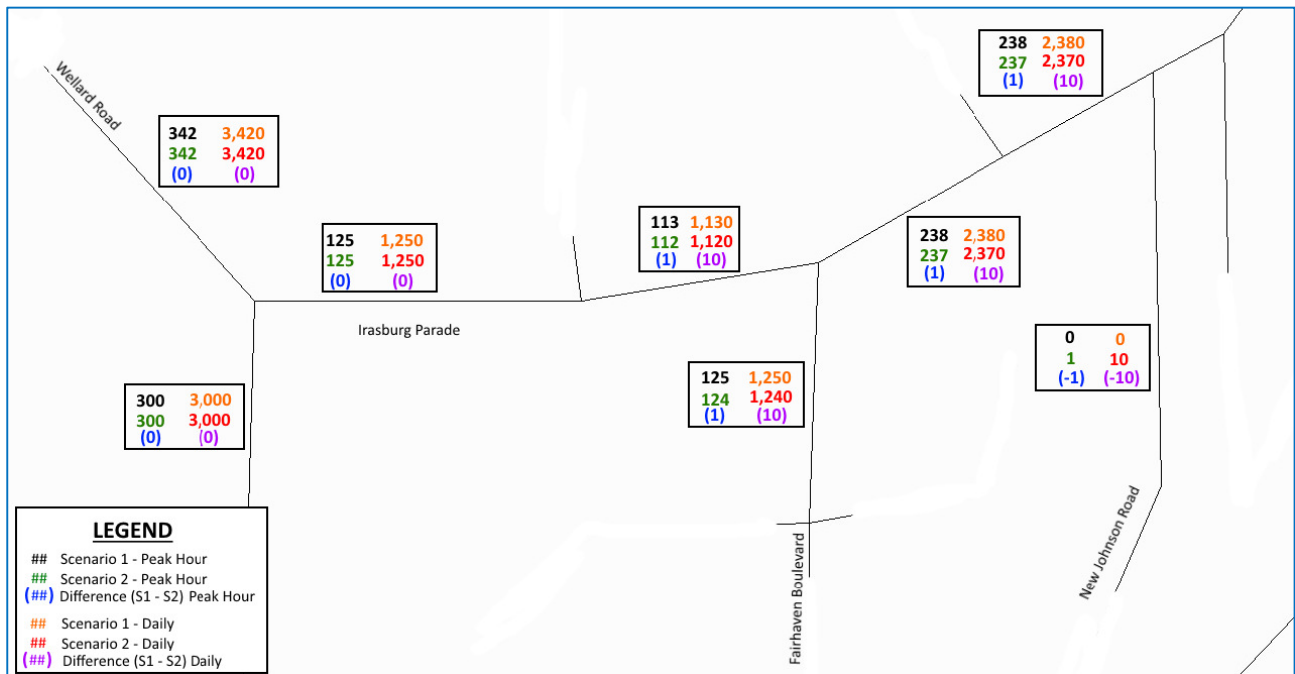


Figure 3-3 Average 2016 Estimated Daily Traffic Volumes



* Akcelik, R, 2000. *On the Validity of Some Traffic Engineering Folklore*, December 6-8, 2000: 22nd Conference of Australian Institutes of Transport Research (CAITR 2000), Canberra, ACT

3.2 2026 Scenario

The 2-way modelled traffic volumes are shown in **Figure 3-4** for the 2026 AM peak hour period and in **Figure 3-5** for the 2026 PM peak hour period. It is noted that the majority of traffic using Fairhaven Boulevard is re-distributed to New Johnson Road as a result of the introduction of this link. Without New Johnson Road, the modelled traffic volumes on Fairhaven Boulevard will be considered above the nominal capacity of function of this road. An estimate of daily traffic volumes has also been included on both figures. It is noted that the daily traffic volumes included on these figures are estimates only and have been derived by multiplying the peak hour traffic volumes by a factor of 10 and should therefore be treated with caution*.

The average 2026 estimated daily traffic volumes are summarised in **Figure 3-6**. It is noted that as these traffic volumes have been estimated from peak hour traffic volumes, they are considered a reasonable estimate of the daily traffic volumes but should be treated with caution.

It is noted that while this study focuses on traffic movements within and around the Wellard locality, the SATURN models used for this study cover all of the City of Kwinana LGA. As such, route choices are available for vehicles outside of the immediate study area. For the 2016 scenarios (refer **Section 3.1**), the routes within the study area are relatively uncongested and the route choice is therefore not greatly influenced by the New Johnson Road. For the 2026 scenarios, as a result of the additional development generated traffic, the New Johnson Road has a substantial impact on route choice and for Scenario 1, will likely result in traffic using routes outside of the study area.

However, as noted in **Section 1.2.1**, the model does not take in to account a number of external factors such as drivers familiarity with the area, signage, landscaping (and 'views') along any routes, as well as detailed intersection layouts (where some routes may not appear to be 'obvious' considering the drivers ultimate destination). "In real life", additional traffic distribution may take place if the capacity of Fairhaven Boulevard is exceeded.

Figure 3-4 Estimated 2026 AM Peak Hour and Daily 2-Way Traffic Volumes

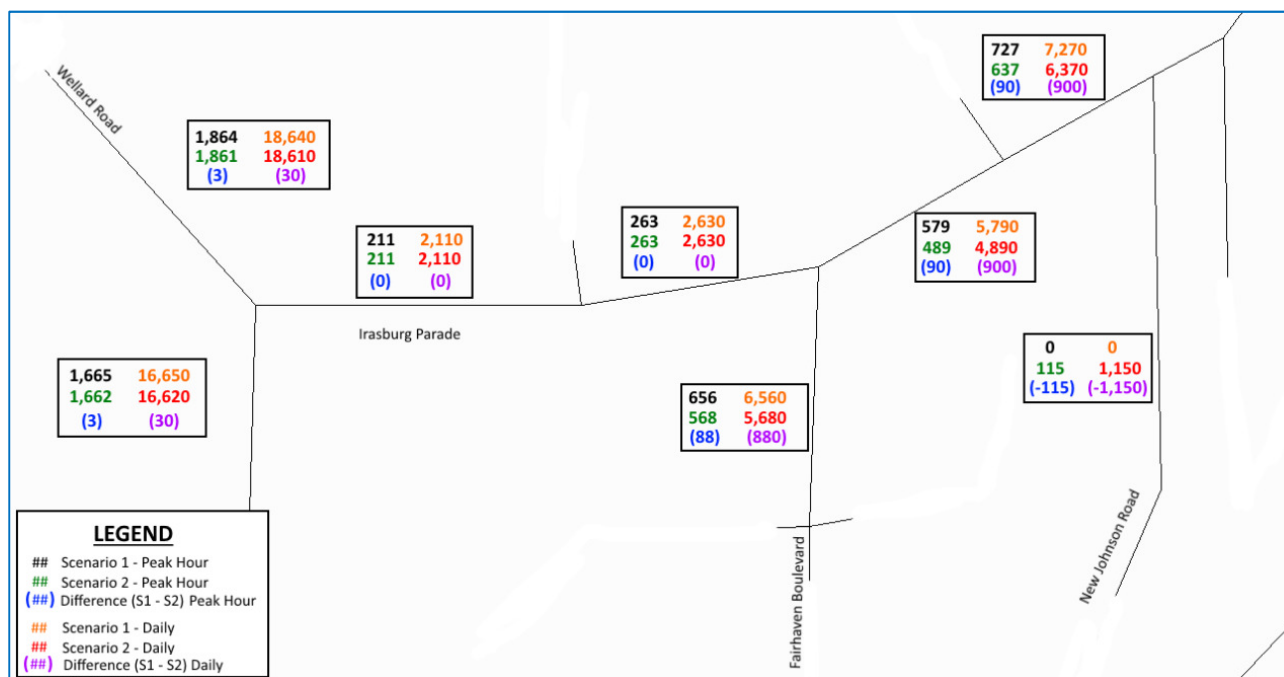


Figure 3-5 Estimated 2026 PM Peak Hour and Daily 2-Way Traffic Volumes

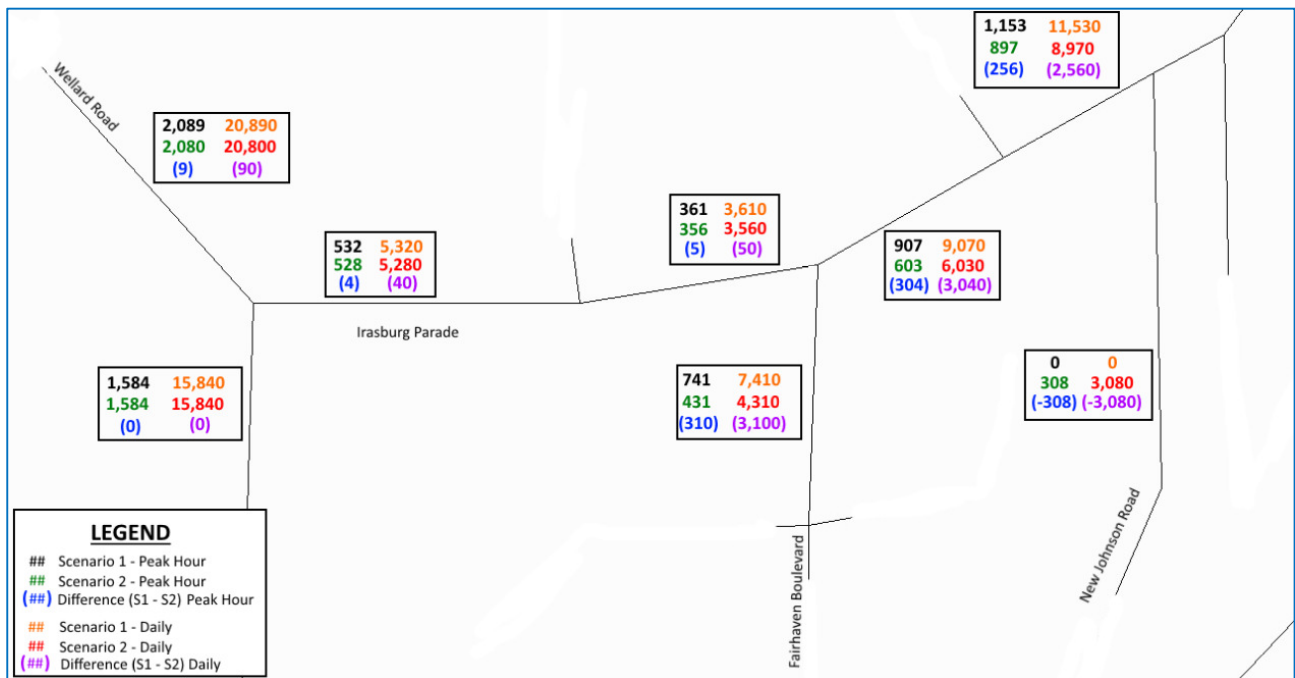


Figure 3-6 Average 2026 Estimated Daily Traffic Volumes



4 Access to Wellard Primary School (WPS)

A conceptual layout of the proposed Wellard Primary School (WPS) is shown in **Figure 4-1**, with advice from the City suggesting that the Wellard Primary School will open in 2018.

As shown in **Figure 4-1**, the majority of the parking areas within the school are accessed via Breccia Parade and Jasper Benda, while a number of smaller parking areas (including the ambulance access to the sports grounds) are proposed to be accessed via New Johnson Road.

Due to the proposed access arrangements described above, the construction of New Johnson Road in its entirety (i.e. between Irasburg Parade and Millar Road) is not considered essential to achieve a satisfactory access strategy for the school, although it is noted that school users going to the school from the south (via Wellard Road) will be required to drive a longer and less direct route without the New Johnson Road (refer **Figure 4-2**).

However, it is noted that if New Johnson Road is not constructed in its entirety, the proposed school parking areas to be accessed off New Johnson Road will require a connection between the parking areas and Irasburg Parade in order to be accessed by the school users (e.g. staff, parents, visitors, etc) and ambulance staff.

4.1 WPS and Playing Fields – Access and Circulation

It is also noted that without New Johnson Road, access to the playing fields associated with WPS is limited to Jasper Benda and Breccia Parade. For special events, this could result in a substantial amount of traffic limited to using these local roads for access and circulation to the WPS and the associated playing fields. Due to the proximity of New Johnson Road to the WPS playing fields, New Johnson Road would allow traffic associated with the special events to also be distributed along New Johnson Road, thus resulting in less traffic on Breccia Parade / Jasper Benda during these special events.

As per Liveable Neighbourhoods (2016 Draft), WPS will required to comply with following requirements:

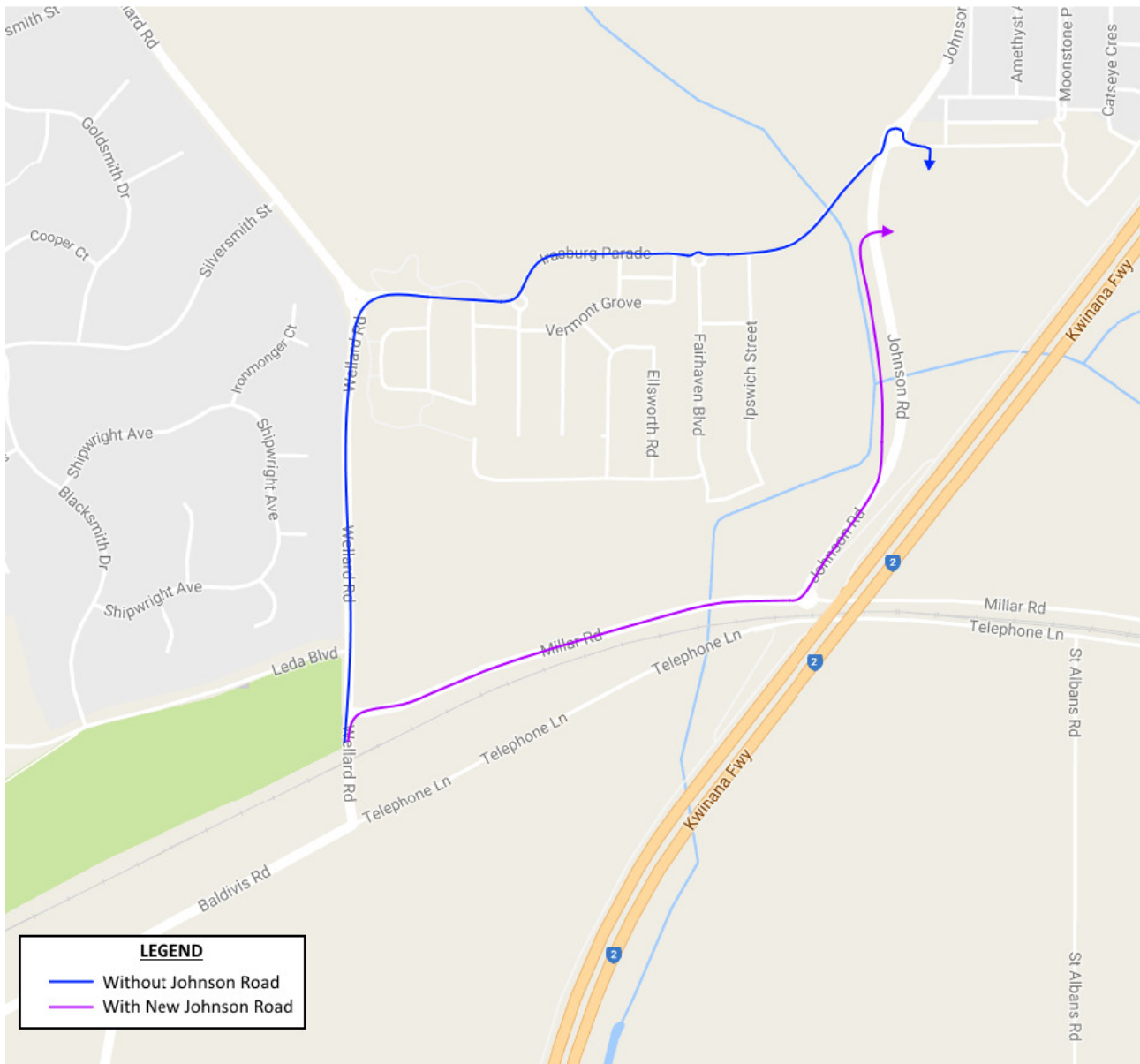
- All streets fronting educational facilities are to be through streets (no culs-de-sac) and designed to provide safe and adequate on-street embayment parking, preferably, on the school site side (11.2, page 118)
- Primary schools to be bounded by a minimum of three streets including not more than one neighbourhood connector and a minimum two local access streets, including an Access B street. If the school is not located on a neighbourhood then a shared path must be provided from the nearest neighbourhood connector to the school site (11.5, page 118).

Figure 4-1 Conceptual Layout of Proposed Wellard Primary School



Source: City of Kwinana, 2016

Figure 4-2 Indicative Routes to Wellard Primary School from Wellard Road



5 Summary and Recommendation

Cardno have been engaged by the City of Kwinana to utilize the Kwinana municipal-wide traffic model to evaluate the likely impact of closing the existing Johnson Road (between Irasburg Parade and Millar Road) and the construction of New Johnson Road for the 2016 and 2026 scenario years.

Based on the findings of this analysis undertaken for this study, Cardno suggests the following recommendations be considered by the City:

- The model results for the 2016 scenario year indicate that the closure of Johnson Road will not result in traffic volumes in excess of the capacity or function of Fairhaven Boulevard.
 - The construction of New Johnson Road in its entirety is not considered necessary upon closure of Johnson Road in the short term.
- The model results for the 2026 scenario year indicate that the closure of Johnson Road will result in a redistribution of traffic on Fairhaven Boulevard that is considered in excess of the capacity of function of the road.
 - It is therefore considered necessary that New Johnson Road be constructed in its entirety prior to 2026.
- The model Results suggests that the other major link such as Wellard Road and Bertram Road doesn't experience a significant impact with and without Johnson Road.
- As the Wellard Primary School is proposed to open in 2018, it is considered necessary that the section of New Johnson Road be constructed to provide access to at least the northern-most car park access off New Johnson Road.
 - This may present an opportunity for the City to have New Johnson Road constructed in its entirety to reduce the overall construction costs of the project.

About Cardno

Cardno is a professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world. Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

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15.6 Consideration of submissions – Road Closure of a portion of Johnson Road, Wellard

SUMMARY

Council considered the partial closure of the Johnson Road road reservation (proposal) at its Ordinary Meeting held on the 13 July 2016 and resolved to give local public notice of the proposal. The City published a local public notice in a newspaper circulating the district in accordance with the requirements of the Land Administration Act 1997 and wrote to nearby landowners advising of the proposal and inviting submissions. Two submissions and a petition containing 102 signatures were received objecting to the proposal. The purpose of this report is for Council to consider these submissions and to determine whether to formally request the Minister of Lands to close the subject portion of the road reservation.

Closure of this road reserve has long been contemplated and planned to incorporate the road reserve land into the adjacent Primary School site and Public Open Space (POS) for a local sports ground. The structure planning for the locality, in place for a number of years provided alternative access to Millar and Wellard Roads via a re-alignment of Johnson Road through the Providence Estate (using Irasburg Parade and Fairhaven Boulevard). These streets have been designed to accommodate the projected traffic volumes.

The proposal does not however entirely close Johnson Road but instead leaves a portion of the road reserve open to allow sufficient space for a road connection to Millar Road to be constructed. A separate report to Council on this Council Meeting agenda (Item 15.5) considers the funding and timing of such a new road. City Officers are recommending that an amended version of Johnson Road (Option B1) be retained to provide a through link to Millar Road and access to the school and POS.

Should this road reserve not be partially closed and the land amalgamated into the Primary School and POS sites, then this will severely impact the design of the already constrained school and POS sites.

City Officers have considered the objections received and are recommending that the partial closure of the road reserve as advertised be supported. As noted above, City Officers are also separately recommending that a re-alignment of Johnson Road (Option B1) take place which will provide a low order road link through to Millar Road. This would likely occur within 6 to 12 months funded from surplus funds from the 2015/16 financial year.

It is recommended that Council resolve to request that the Minister of Lands partially close the Johnson Road road reservation as per the attached road closure plan (Attachment C).

OFFICER RECOMMENDATION

That Council request the Minister of Lands close a portion of Johnson Road identified on Attachment C in accordance with s.58(2) of the Land Administration Act 1997

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

BACKGROUND

Draft Eastern Residential Intensification Concept District Structure Plan (ERIC)

ERIC was prepared and advertised during 2005 and showed the realignment of the southern portion of Johnson Road through the new urban area now being developed as the Providence Estate. There were two key reasons for this. Firstly, to provide a strong traffic pedestrian connection between the urban areas to the east and west of the Peel Main Drain Reserve for local traffic given the need for access to schools, POS and recreation, shops and the Kwinana Freeway. Secondly, it was to enable a then proposed 'half diamond' interchange of the Kwinana Freeway with Millar Road to allow northbound traffic to enter the Freeway from Millar Road, and for southbound traffic to exit to Millar Road from the Freeway. In February 2011 Main Roads WA advised that the proposed 'half diamond' interchange would not be constructed.

Wellard Residential Local Structure Plan (WRLSP)

The WRLSP was approved in 2012 and facilitated the realignment of the southern portion of Johnson Road through the WRLSP area (Providence Estate). Traffic modelling was undertaken with the local internal distributor roads constructed to the City's and Liveable Neighbourhood standards to facilitate the traffic movement projected by the realignment of Johnson Road. These roads have now been named as Irasburg Parade and Fairhaven Boulevard.

Wellard West Local Structure Plan (WWLSP)

The WWLSP was approved initially in 2008, however a 'major' amendment to the WWLSP was approved in 2014 (refer Attachment B). Of relevance to this discussion is the amendment showed the full closure of the Johnson Road reservation (southern portion) and the amalgamation of this land into the adjacent Primary School site and POS. It is noted that an access road was indicatively shown on the WWLSP to service the POS and future local sporting pavilion.

Wellard West Primary School and POS Master Plan (Master Plan)

The City, in conjunction with the Department of Education have prepared a Master Plan (Attachment D) for the primary school and adjacent POS. The POS will serve as a Local Sports Ground for the surrounding community and also be shared with the school for its use. In developing the Master Plan for the site, access to the school and POS was considered.

As mentioned above, the WWLSP proposed an access road to the POS and future local sporting pavilion, however this road terminated at the pavilion and did not provide full through access to Millar Road. The project team (comprising of officers from the Department of Education and the City) reviewed the access arrangements to the primary school, POS and future Local Sporting Pavilion and now consider that a through connection to Millar Road should be maintained – albeit via a lower order access road. The project team believed that this road will provide better circulation and access to the school and POS and will be designed and managed as a low speed access road. The main north-south traffic flow would continue to be via the redirected Johnson Road through Providence Estate.

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

Initiation of Johnson Road partial closure

At its Ordinary Meeting held 13 July 2016, Council resolved to give local public notice to the proposed partial road closure for a portion of Johnson Road south of the Breccia Parade intersection. The land subject to the partial road closure would then be amalgamated into the adjacent Primary School site and POS.

The remaining land within the road reservation is of sufficient width to construct a new access road (6 metre wide pavement, lighting, swale drainage and footpath) as indicated on the Master Plan. As discussed, the funding and timing of this construction is subject to a separate report to Council for this meeting agenda (Item 16.5). City Officers are recommending that an amended version of Johnson Road (Option B1) be retained to provide a through link to Millar Road and access to the school and POS.

COMMUNITY CONSULTATION

Section 58 of the *Land Administration Act 1997* requires the local government to advertise the motion to close a road in a local newspaper circulating the district inviting submissions.

The City published a notice in the *Weekend Courier* newspaper on 5 August 2016 in accordance with the requirements of the *Land Administration Act 1997* inviting submissions to be submitted to the City on the proposal no later than 9 September 2016 (35 days).

In addition, The City wrote directly to landowners within close proximity to the portion of road proposed to be closed, and also property owners on roads where re-directed traffic would travel including Cavendish Boulevard, Irasburg Parade and Fairhaven Boulevard. A map showing the properties the City wrote to, as well as the letter sent to all these properties, is shown in Attachment E. Finally, the City also placed public notices on the display at the City's Offices and on the City's website.

The City received two submissions (refer to Attachment G) and one petition containing 102 signatures during the advertising period objecting to the partial road closure. These raised the following issues:

- Concern about the increased volume of traffic along Fairhaven Boulevard and other streets within Providence Estate;
- Concern about amenity and safety impacts associated with increased traffic;
- Concern that there would be limited access to the Primary School and POS, resulting in congestion and vehicles being forced to park on surrounding streets;
- Comment that Johnson Road should remain open to maintain access to Millar Road as this would be in the best interests of all the surrounding estates and traffic travelling through the area; and
- Understand that a temporary closure of the road would be necessary to construct the 'new' Johnson Road.

In addition to the above comments, the petition and one submitter raised concern about the impact of increased traffic on house prices. Whilst this comment is reported for Council's benefit, a possible impact on land prices is not a planning consideration.

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

DISCUSSION

Each of the issues raised above are addressed separately as follows:

- *Concern about the increased volume of traffic along Fairhaven Boulevard and other streets within Providence Estate;*
- *Concern about amenity and safety impacts associated with increased traffic;*

As mentioned earlier in this report, the realignment of Johnson Road has been planned for a number of years. The roads through the Providence Estate were approved and constructed at a higher standard under City and State Government standards (Liveable Neighbourhoods) to cater for the projected local traffic volumes resulting from the full closure of Johnson Road. They, like other internal distributor roads across the City, are designed to address safety impacts associated with traffic.

It is worth noting that the realignment of Johnson Road was one part of a broader traffic strategy for the new urban areas around the Bollard Bulrush locality. Higher order district based traffic movement (or through traffic) is intended to use Bertram and Wellard Roads, and these roads have been (or are planned to be) upgraded to dual carriageway standard to cater for such traffic. Speed limits along these roads will be higher to deal with the district traffic functions.

In this context, the City's Engineering Department suggests that traffic movement through the Bollard Bulrush area is in transition at the moment and it will take some time for driver behaviour to change to use the district roads designated for that purpose (i.e. Bertram and Wellard Roads).

The temporary closure of Johnson Road in July 2016 resulted in 1192 vehicles per day (or 120 per peak hour) using Fairhaven Boulevard and 1773 vehicles per day on Irasburg Parade (180 per peak hour) . This equates to 2 vehicles per minute at the peak on Fairhaven and 3 vehicles per minute at the peak on Irasburg. This is well within the capacity of up to 5000 vehicles per day for Fairhaven Boulevard which has a wider road width within a wider road reserve to have the capacity to receive the higher traffic volumes safely and consists of 7.4m wide pavement with 6.3m wide verges on both sides. Irasburg Parade has a similar design approach, in this case to cater for 7000 vehicles per day but it also has a median strip constructed to manage traffic, and lot access onto busier sections of the road is not permitted. The intersection of Fairhaven Boulevard and Irasburg Parade is also controlled by a roundabout which has been constructed to manage future traffic through this intersection

Importantly however, the intent is to limit movement along Fairhaven Boulevard and Irasburg Parade to local traffic and discourage district traffic or the movements of trucks and other larger commercial vehicles which may wish to 'rat run' through the area. In this respect, the City has gained support from Main Roads to limit the local level speeds to 50kmph. The City's Engineers are also of the view that given the circuitous nature of the drive through the locality, driver behaviour will change and trucks and other 'rat running' vehicles will seek alternative routes. Trucks should also reduce in the locality with the gradual reduction of new dwellings being built and subdivision in the locality. It is not considered that traffic calming devices are appropriate but the City will monitor the situation and it is a tool which could be applied should the situation merit such an approach.

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

The City's Engineers take the view that the traffic modelling used in previous years is still sound and the City expects that Wellard and Bertram Roads will carry the vast majority of traffic through the broader area as intended.

Notwithstanding the above, the proposed partial road reservation closure still allows for construction of a 'new' lower order Johnson Road within the retained reservation. The City has commissioned traffic modelling that shows there will be a benefit to traffic circulation around the Primary School site and POS, as well as a moderate reduction in traffic volumes through Providence Estate in the medium to long term should the 'new' Johnson Road be constructed.

As mentioned above, the funding and timing of the 'new' Johnson Road are subject to another report to Council. City Officers are recommending in that report that an amended version of Johnson Road (Option B1) be retained to provide lower order road link through to Millar Road and access to the school and POS.

- *Concern that there would be limited access to the Primary School and POS, resulting in congestion and vehicles being forced to park on surrounding streets;*
- *Comment that Johnson Road should remain open to maintain access to Millar Road as this would be in the best interests of all the surrounding estates and traffic travelling through the area; and*
- *Understand that a temporary closure of the road would be necessary to construct the 'new' Johnson Road.*

The recently prepared Master Plan for the Primary School and POS land allowed sufficient land for a 'new' Johnson Road connection through to Millar Road to assist in traffic circulation and access, particularly during peak drop off and pick up times, or during events at the POS. The traffic modelling commissioned by the City also identified benefits in providing a through connection to Millar Road.

The proposal retains sufficient land for a 'new' Johnson Road to be constructed, subject to funding and timing consideration by Council. As mentioned earlier, these matters are discussed in a separate report to Council with City Officers recommending an option which retains a low order link through to Millar Road with access to the school and POS. It is intended that this link be provided within 6 to 12 months (i.e. mid to late 2017) and is to be partially funded from surplus funds from the 2015/16 financial year (also subject to a separate report on this Council Meeting agenda – Item 16.8). However, even if the funding and construction of a portion of the 'new' Johnson Road is approved by Council, there will be a period during 2017 where the existing pavement of Johnson Road is removed to allow for either the construction of the POS, or the 'new' Johnson Road. This will require the through connection to Millar Road to be temporarily closed while the portion of 'new' Johnson Road is constructed.

SUMMARY

The proposed partial road reservation closure is one of the final stages of many years of planning for the Primary School site, POS and urban development within the Wellard West area. The surplus land from the road reservation is to be amalgamated into the Primary School site and POS, which is considered an efficient use of land. The proposal retains sufficient land for the construction of a 'new' Johnson Road connection through to Millar Road, which will benefit traffic circulation around the Primary School site and POS, as well as have longer term benefits to the roads through Providence Estate in terms of providing an alternative route.

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

The proposal was advertised in accordance with the *Land Administration Act 1997* and two objecting submissions were received along with a 102 signature petition. The matters raised by the submitters have been considered as part of this report and the matter considered as part of a separate report to Council as a part of the Council Meeting agenda. That report recommends that an amended version of Johnson Road (Option B1) be retained to provide lower order road link through to Millar Road and access to the school and POS. City Officers are recommending that Council adopt the partial road reservation closure as advertised.

LEGAL/POLICY IMPLICATIONS:**Land Administration Act 1997****58. Closing roads**

- (3) *A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.*

FINANCIAL/BUDGET IMPLICATIONS:

The preparation and advertising of the partial road reservation closure has been funded by the operational budget. As mentioned previously, the funding and timing of a 'new' Johnson Road is the subject of a separate report to Council.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications identified as a direct result of this report. However, the City will take on management responsibilities of the new road once that is constructed.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified as a result of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

The formal closure of the road reservation is an important step in delivering the primary school and POS by 2018. This action is consistent with the objectives of the City's Strategic Community Plan 2015-2025, specifically:

- 2.2 *The community has a choice of quality public and private facilities to meet their education and training needs through their lifetime.*
- 4.2 *The community has easy access to well equipped, quality parks and public open spaces.*

15.6 CONSIDERATION OF SUBMISSIONS – ROAD CLOSURE OF A PORTION OF JOHNSON ROAD, WELLARD

RISK IMPLICATIONS:

Should Council resolve not to formally request that the Minister of Lands close the subject portion of Johnson Road, as per Section 58 of the Land Administration Act 1997, the closure process cannot proceed. This would also have significant ramifications on the design of the Primary School and POS which would require review and may affect the capacity to deliver the currently proposed range of school and recreational services.

COUNCIL DECISION

374

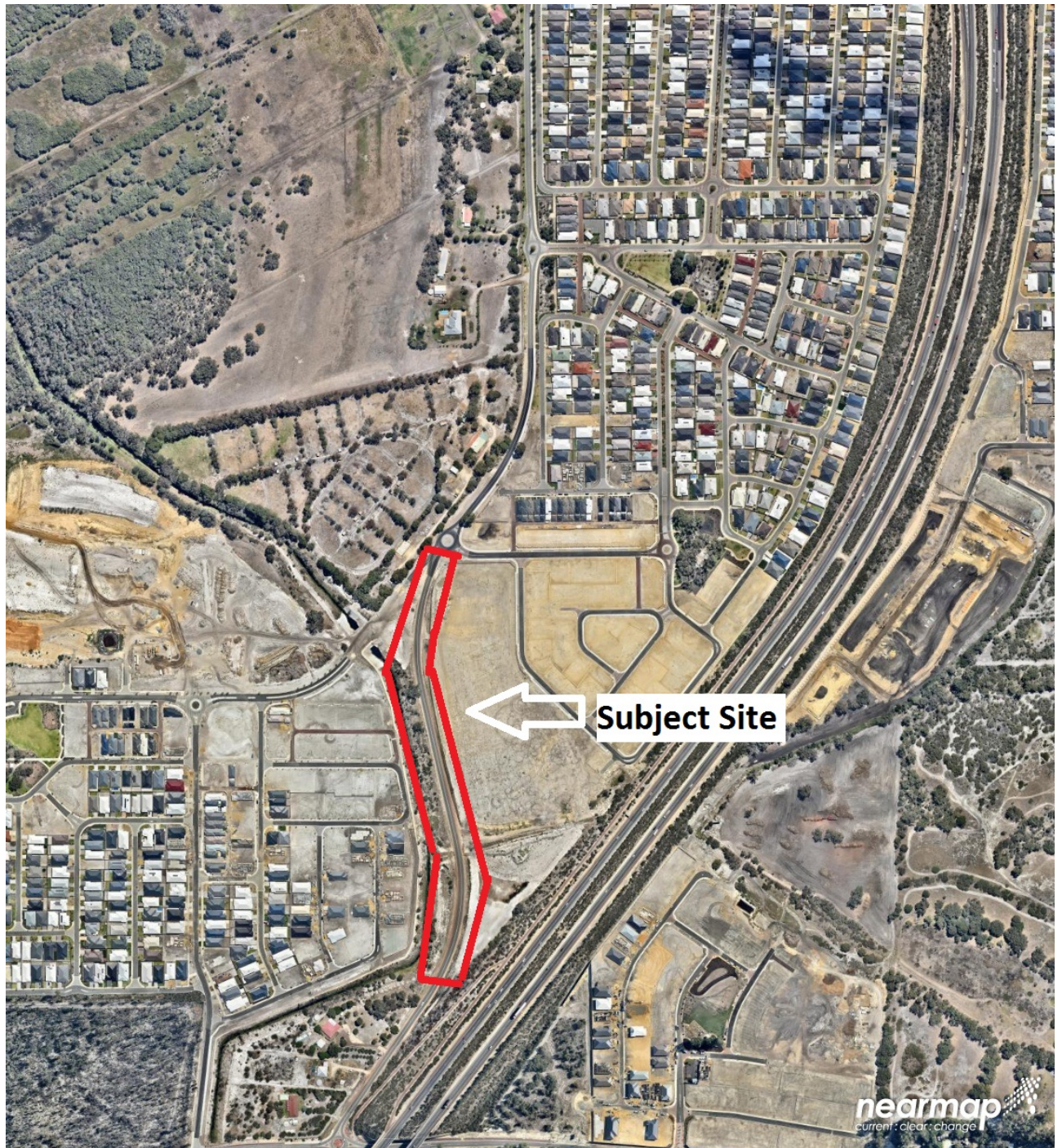
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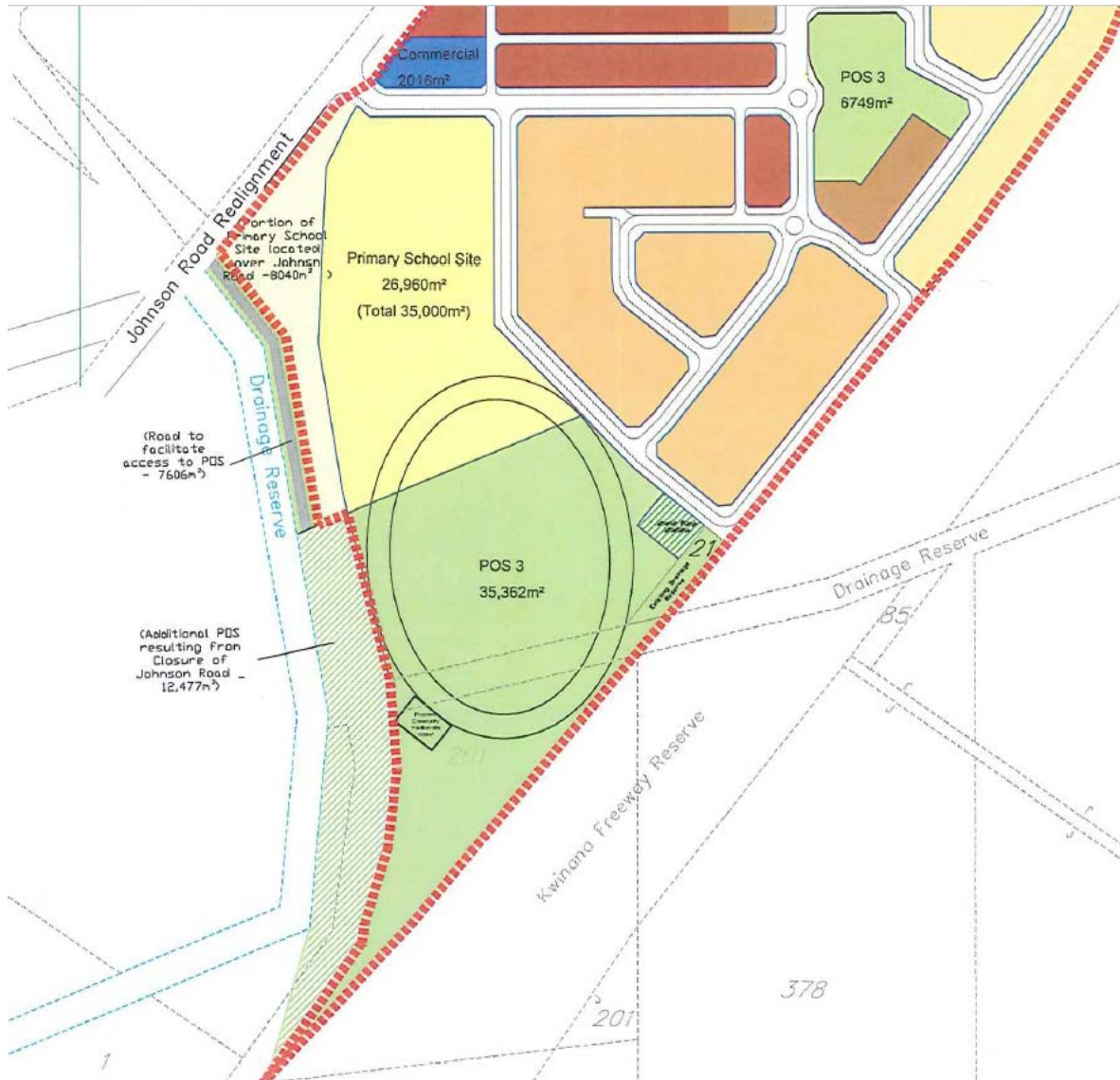
That Council request the Minister of Lands close a portion of Johnson Road identified on Attachment C in accordance with s.58(2) of the Land Administration Act 1997

**CARRIED
7/0**

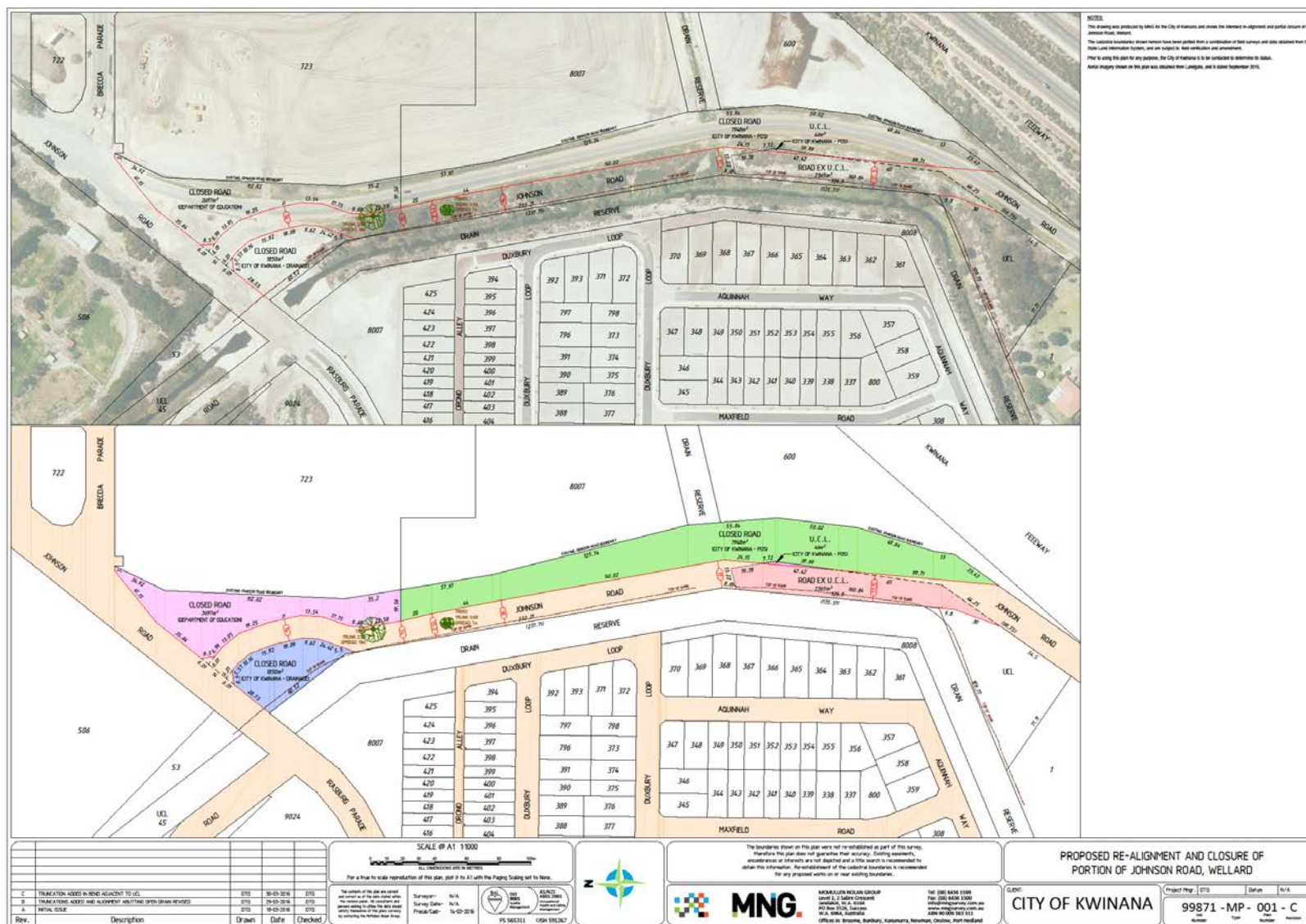
Attachment A – Location Plan



Attachment B – Approved Local Structure Plan



Attachment C – Proposed Road Closure



Attachment D – Proposed Master Plan of Primary School and Shared Use POS



Attachment E – Map showing location of landowners written to as part of Road Closure Advertising



4 August 2016

Our Ref: ENG05-02

Dear Sir/Madam

NOTICE OF PARTIAL ROAD CLOSURE – PORTION OF JOHNSON ROAD, WELLARD

In accordance with section 58 of the *Land Administration Act 1997*, the City of Kwinana intends to make an order to partially close the following road:

Portion of Johnson Road, Wellard

This closure relates to a portion of Johnson Road south of the Breccia Parade intersection, adjacent to the currently undeveloped primary school and public open space sites (see enclosed map). This closure is proposed to reduce the width of the Johnson Road reserve and incorporate the excess road reserve land into the adjacent proposed Wellard West Primary School and Public Open Space. Plans are endorsed showing the area which is subject to the closure.

The City has identified the need to close this portion of Johnson Road for some time. In 2005 the City prepared the Eastern Residential Intensification Concept (ERIC) District Structure Plan which identified the total closure of Johnson Road. In 2014 the City adopted an amendment to the Wellard West Local Structure Plan which required the road reserve be incorporated into the Wellard West Primary School and POS sites.

To assist traffic circulation for the proposed primary school, the City now identifies the need to maintain a through road connection to Millar Road. As a result a portion of the Johnson Road reserve has been kept open to allow for a lower order road to be constructed in the future. The Council will consider the timing of this road construction at an upcoming Council meeting.

Plans and documents setting out and explaining the proposed road closure have been deposited at the City of Kwinana Administration Offices and on the City's website at <http://www.kwinana.wa.gov.au/publicnotices>.

Should you wish to make a submission on this proposal, submissions are required to be made in writing to PO Box 21, Kwinana, WA 6966, addressed to the Chief Executive Officer and to be received no later than 5pm, 9 September 2016.

If you have any queries regarding this correspondence, please don't hesitate to contact me on 9439 0204.

Yours faithfully



Mr Janni Curtis
PLANNING OFFICER

Attachments:

1. Location Plan
2. Proposed Road Closure Plan
3. Road Closure Survey Plan

ATTACHMENT G – SCHEDULE OF SUBMISSIONS AND MAP

Submitter	Summary of Submission	Officer Response
Resident A Fairhaven Boulevard, Providence Estate	Objects to the permanent closure of Johnson Road. 1. House prices will depreciate due to busier roads.	Objection is noted Potential impact on housing prices is not a planning consideration.
	2. Traffic noise, pollution and litter.	Irasburg Parade and Fairhaven Boulevard have been designed for the projected traffic volumes with appropriate street widths, construction standards and speed limits (50kmph). Traffic noise, pollution (perceived or otherwise) and litter are general matters relevant to any urban area. Submission noted.
	3. The dramatic increase in volume of traffic along Fairhaven Boulevard along with other streets in the estate. Surrounding subdivisions at Oakabella and Wellard Glen are not fully developed and once completed will add thousands more cars to the traffic issue.	As discussed in the report, the observed and projected traffic volumes on Irasburg Parade and Fairhaven Boulevard are consistent with the traffic modelling undertaken as part of the structure planning for the area. Recent traffic modelling indicates that a 'new' Johnson Road will have some effect in reducing the traffic volumes on Irasburg Parade and Fairhaven Boulevard in the medium to longer term, which is why officers are recommending the retention of a 'through connection' to Millar Road. Submission noted.
	4. Without the use of Johnson Road traffic will be diverted through a private estate.	Providence Estate was never intended to be a 'private estate' with the Johnson Road realignment being a long contemplated and planned proposal. Submission noted.
	5. A large number of cars now pass through Providence and the majority are speeding causing danger to kids, pets and vehicles reversing out of driveways.	As mentioned previously, the recently observed and projected traffic volumes are consistent with the traffic modelling undertaken as part of Providence Estate structure plan. The roads through Providence Estate have been constructed to this appropriate standard and a local speed limit applies (50

		<p>kmph). The City will monitor this situation, as it does with all local roads, to determine whether any additional traffic management measures are necessary.</p> <p>Submission noted.</p>
	<p>6. Without Johnson Road there will be limited access to the future school and pavilion/oval and cars will be forced to park on the street within the estates.</p>	<p>The recent traffic modelling report commissioned by the City states that a 'new' Johnson Road will benefit the Primary School and POS, particularly during special events. This is the main factor in recommending that a portion of the current Johnson Road reservation be kept open to allow for the future construction of a 'new' Johnson Road.</p> <p>Submission noted.</p>
	<p>7. The entirety of Johnson Road should remain open to maintain access to Millar Road as this would be in the best interests of all the surrounding estates.</p>	<p>This report recommends that a portion of the Johnson Road reserve be kept open to allow for the construction of a 'new' Johnson Road.</p> <p>Submission supported.</p>
	<p>8. We understand that Johnson Road may need to close temporarily in the future due to development projects, and may even need to be realigned, however we believe removing it completely will have a lasting negative impact.</p>	<p>A separate report to Council on this agenda recommends that Council construct a portion of the 'new' Johnson Road during 2017 to maintain a 'through connection' to Millar Road. Traffic interruptions will occur during the construction of this 'new' Johnson Road however these will be temporary.</p> <p>Submission noted.</p>
<p>Resident B</p> <p>Rockport Ridge, Providence Estate</p>	<p>Supports the end of Johnson Road being kept open for the following reasons.</p> <p>1. Once the primary school, oval and child care centre are developed there will a lot of traffic congestion during peak hours, especially in the Providence estate and some parts of the Emerald Park estate. The conjunction would occur of the closing of Johnson Road.</p>	<p>The recent traffic modelling report commissioned by the City states that a 'new' Johnson Road will benefit the Primary School and POS, particularly during special events. This is the main factor in recommending that a portion of the current Johnson Road reservation be kept open to allow for the future construction of a 'new' Johnson Road.</p> <p>Submission noted.</p>

	<p>2. Concerns regarding traffic congestion near the school and potential for fatal injuries of children walking to school.</p>	<p>As discussed above, the construction of 'new' Johnson Road will have some benefit in traffic circulation and access around the Primary School and POS.</p> <p>Submission noted.</p>
	<p>3. Concerns that if the road is closed it will be difficult for residents of the Wellard Glen estate and others further south.</p>	<p>Wellard Glen Estate will be connected to a north-south connector road within Wellard East that links Millar Road to Mortimer Road in the medium term and therefore it is not projected that notable traffic volumes from Wellard Glen will need to cross under the Freeway at Millar Road to travel north.</p> <p>Fairhaven Boulevard and Irasburg Parade have been designed to accommodate traffic volumes higher than those generated only by the Providence Estate as part of a broader strategy for the Bollard Bulrush area. This strategy included the realignment of Johnson Road through Providence Estate. Whilst most district level traffic will use the higher order (and faster) roads of Bertram Road and Wellard Road, there will be some non-local traffic that travels north-south through Providence Estate.</p> <p>The recent traffic modelling indicates that a 'new' Johnson Road will impact on the traffic volumes travelling through Providence Estate by 2026 by reducing these numbers.</p> <p>Submission noted.</p>

Resident A

15.7 TENDER - 605KWN16 - Kwinana Outdoor Youth Space - Detailed Design and Construction

SUMMARY:

The City of Kwinana invited tenders from suitably qualified and experienced contractors for the detailed design and construction of the Kwinana Outdoor Youth Space located at Calista Oval.

The Request for Tender was advertised in "The Weekend West" newspaper on Saturday 25 June 2016.

The request for tender closed on Tuesday, 19 July 2016 with three submissions received by:

- Carving Concrete Construction and Enlocus
- Convic Pty Ltd
- Menchetti Consolidated Pty Ltd (MG Group)

OFFICER RECOMMENDATION:

That Council:

- a) Award the contract for 605KWN16 – Kwinana Outdoor Youth Space, Detailed Design and Construction to Convic Pty Ltd, for the Alternative Tender lump sum price of \$1,498,713.28 excluding GST, in accordance with the special and general conditions of contract, specifications and their tender submission, clarifications and schedule of rates.
- b) authorises the Chief Executive Officer to negotiate and accept proposed cost savings where identified by Convic Pty Ltd and the City of Kwinana, on the basis that the overall vision and outcomes of the Kwinana Outdoor Youth Space are not compromised.

DISCUSSION:

The evaluation panel comprised the Procurement Officer, Landscape Architect, Development Engineer and Facilities Manager. Additional consultation included Manager Contracts and Procurement, Corporate Lawyer and Manager Engineering Services. The panel evaluated the tender submissions in accordance with the documented compliance and qualitative criteria (refer to Confidential Attachment A). The evaluation recommendation report is under confidential cover as it contains commercial-in-confidence information.

LEGAL/POLICY IMPLICATIONS:

Local Government (Functions and General) Regulations 1996

15.7 TENDER - 605KWN16 - KWINANA OUTDOOR YOUTH SPACE - DETAILED DESIGN AND CONSTRUCTION

FINANCIAL/BUDGET IMPLICATIONS:

The tender lump sum price of \$1,498,713.28, pending the additional funds requested in item 16.8 of this Council agenda, is within the budget allocated.

Further financial implications are identified in the Confidential Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

The Kwinana Outdoor Youth Space will be a new asset to the City and the maintenance will need to be funded and incorporated into the Long Term Financial Plan.

ENVIRONMENTAL IMPLICATIONS:

This project involves the minimal clearing of trees and the protection of significant vegetation. More trees and native vegetation will be planted on the site.

STRATEGIC/SOCIAL IMPLICATIONS:

The Kwinana Outdoor Youth Space will assist the City deliver its Strategic Community Plan aspiration 'It's All Here' and the objective to provide the community with easy access to well-equipped, quality parks and open spaces.

RISK IMPLICATIONS:

Failure to award this tender in a timely manner may result in the withdrawal of external funding for this project.

The total expenditure for 605KWN16 for Kwinana Outdoor Youth Space, Detailed Design and Construct exceeds the \$150,000 tender threshold as determined by the Local Government (Function and General) Regulations 1996. Failure to procure this requirement by means other than undertaking a tender process will be in breach of the tender regulations.

15.7 TENDER - 605KWN16 - KWINANA OUTDOOR YOUTH SPACE - DETAILED DESIGN AND CONSTRUCTION

COUNCIL DECISION

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That Council:

- a) **Award the contract for 605KWN16 – Kwinana Outdoor Youth Space, Detailed Design and Construction to Convic Pty Ltd, for the Alternative Tender lump sum price of \$1,498,713.28 excluding GST, in accordance with the special and general conditions of contract, specifications and their tender submission, clarifications and schedule of rates.**
- b) **authorises the Chief Executive Officer to negotiate and accept proposed cost savings where identified by Convic Pty Ltd and the City of Kwinana, on the basis that the overall vision and outcomes of the Kwinana Outdoor Youth Space are not compromised.**

**CARRIED
7/0**

15.8 Memorandum of Understanding between the City of Kwinana and Main Roads WA - 36.5m Long Road Train Trial along Kwinana Beach Road

SUMMARY:

Main Roads Western Australia (MRWA) is seeking approval from the City of Kwinana to extend the trial of 36.5 metre long combination road trains in the Kwinana Industrial Area (KIA) for a period of four to six months and agree to a memorandum of understanding between the City and Main Roads Western Australia (MRWA), as detailed in Attachment B. The proposed trial is in response to a joint application made to the Minister for Transport by the Kwinana Industries Council, CSBP, Coogee Chemicals and Toll Transport, seeking approval for 36.5m road train access into KIA. The proposed trial route consists of Kwinana Freeway-Thomas Road-Rockingham Road-Patterson Road and Kwinana Beach Road, see Attachment A.

The proposed route is mainly within MRWA controlled road network except Kwinana Beach Road, which is under the care and control of the City of Kwinana. The proposed route impacts specifically the initial 500 metres of Kwinana Beach Road between Patterson Rd and Coogee Chemicals' entrance.

It is anticipated that the use of 36.5m road trains will result in a 50% reduction in the number of heavy vehicle movements transporting goods to/from Coogee Chemicals and CSBP.

The trial vehicles will be monitored and controlled by MRWA for route compliance using the Intelligent Access Program (IAP). This program will also provide data on the number of vehicle movements.

The trial period will be four to six months starting in December 2016, with the possibility to extend the duration if the trial is successful.

OFFICER RECOMMENDATION:

That Council:

1. Approve the use of Kwinana Beach Road for the proposed trial of 36.5m long road trains to access Coogee Chemicals and CSBP in Kwinana Beach, as detailed in Attachment A.
2. Authorise the Chief Executive Officer to sign the Memorandum of Understanding as detailed in Confidential Attachment B.

DISCUSSION:

Road train access to KIA is currently controlled by the Restricted Access Vehicle (RAV) 4 scheme which is managed by MRWA. In accordance with the RAV4 scheme, heavy freight vehicles up to 27.5 metres in length are permitted to access the KIA subject to approval from MRWA, and where the City of Kwinana owned roads are being used, the City of Kwinana approval is also required.

15.8 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KWINANA AND MAIN ROADS WA - 36.5M LONG ROAD TRAIN TRIAL ALONG KWINANA BEACH ROAD

In an attempt to reduce the number of truck movements and increase operating efficiencies, the Kwinana Industries Council, CSBP, Coogee Chemicals and Toll Transport have applied to the Department of Transport for a permit to use 36.5 metre long combination of road trains to access KIA. The proposed travel route will consist of Kwinana Freeway-Thomas Road- Rockingham Road-Patterson Road and Kwinana Beach Road.

There are 50 vehicles participating in stage one of the trial, travelling up to 60 trips per week, and Main Roads WA is expecting the same number of trips during the proposed stage 2. There are no compliance issues or accidents recorded during stage one of this trial according to the information provided by Main Roads WA.

Part of stage 2 of the trial is to introduce a maintenance contribution fee to the operators; this fee will be calculated using the data provided by monitoring devices installed (using the IAP) on the vehicles.

Main Roads Heavy Vehicle Service and the City of Kwinana communicated with Main Roads Traffic Operations to improve the signal timing on Thomas Road-Gilmore Avenue, Thomas Road-Paterson Road and Thomas Road- Johnson Road intersections and the additional time for vehicles for each traffic signal appears to be running smoothly.

The benefits achieved during stage one of this trial are; productivity savings including the vehicle operating cost savings and labour costs. Moreover there is a number of direct safety, environmental and economic benefits.

LEGAL/POLICY IMPLICATIONS:

There are no legal/policy implications identified.

FINANCIAL/BUDGET IMPLICATIONS:

Heavy vehicle operators will be paying an accelerated depreciation fee to the City of Kwinana as per the methodology set out by MRWA. In accordance with the Memorandum of Understanding, all revenue received by the City must be spent on the section of Kwinana Beach Road that is being used by the operators.

ASSET MANAGEMENT IMPLICATIONS:

The number of truck movements will decrease by 50% as a result of the trial; however the total tonnage of cargo transported will remain unchanged. Accordingly, the trial is not anticipated to cause any excessive deterioration of Kwinana Beach Road pavement.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified.

15.8 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KWINANA AND MAIN ROADS WA - 36.5M LONG ROAD TRAIN TRIAL ALONG KWINANA BEACH ROAD

STRATEGIC/SOCIAL IMPLICATIONS:

Use of 36.5m long road trains instead of 27.5m long road trains will reduce the number of truck movements by up to 50% which should result in noise reduction along Thomas Rd where some Medina residents are adversely affected by freight traffic. This can be considered as a positive impact on residential areas of Medina adjacent to Thomas Rd.

RISK IMPLICATIONS:

In preparation for the trial, MRWA have undertaken an assessment of the road geometry and condition and found the roads to be suitable for the trial. MRWA have not identified any risk associated with the movement of 36.5m road trains. No accident or complaints issues had been recorded during stage one of the trial.

COUNCIL DECISION

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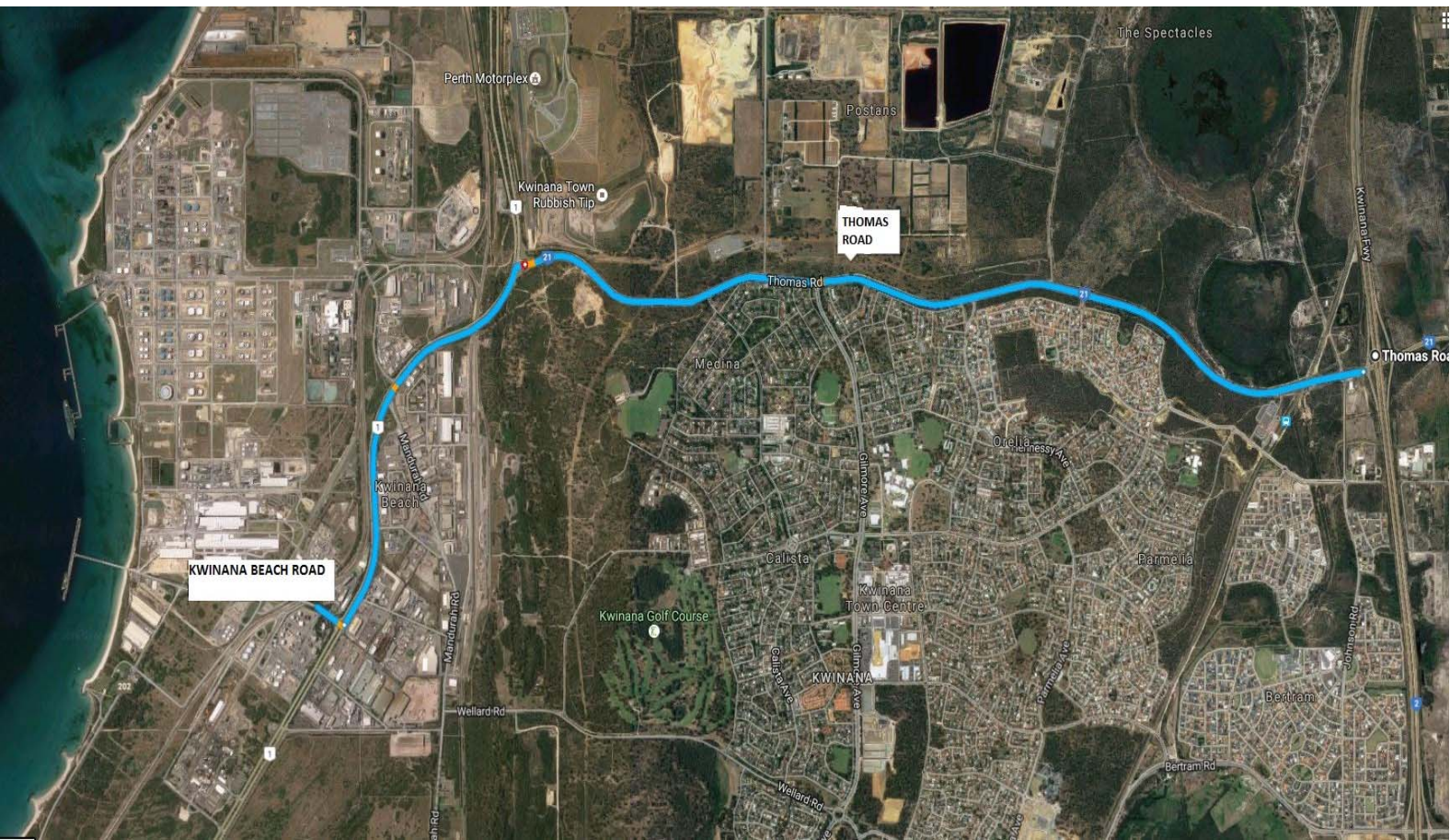
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That Council:

- 1. Approve the use of Kwinana Beach Road for the proposed trial of 36.5m long road trains to access Coogee Chemicals and CSBP in Kwinana Beach, as detailed in Attachment A.**
- 2. Authorise the Chief Executive Officer to sign the Memorandum of Understanding as detailed in Confidential Attachment B.**

**CARRIED
7/0**

Attachment A



15.9 Report on submissions and final adoption of Amendment No. 100A to Town Planning Scheme No. 2 – Development Contribution Plans 2-7 for Standard Infrastructure

SUMMARY:

On 24 June 2015, Council resolved to initiate Amendment 100A to Town Planning Scheme No. 2 (TPS2). Amendment 100A introduces development contribution plans (DCPs) and areas (DCAs) into TPS2 to require cost contributions from developers for items of standard infrastructure, in order to coordinate and share the cost of providing such infrastructure. Infrastructure covered by Amendment 100A includes roads, drainage and public open space (POS). Attachment 1 to this report is a map showing the location of the proposed DCAs.

Amendment 100A was advertised between 16 October 2015 and 30 November 2015 though the City accepted submissions until 24 December 2015. A total of 26 written submissions were received on Amendment 100A. A number of issues were raised that have resulted in the City recommending modifications to the advertised version of Amendment 100A. These modifications are discussed at length in the body of this report.

Whilst there are a number of modifications to Amendment 100A recommended by the City, all of the modifications, except two minor corrections, are in response to the submissions and therefore it is not considered necessary to re-advertise Amendment 100A prior to adopting the amendment and forwarding it to the Western Australian Planning Commission (WAPC) for assessment. However, re-advertising of the amendment is an option available to Council under the recently gazetted *Planning and Development (Local Planning Schemes) Regulations 2015*. Council should also be aware that the Minister for Planning can direct the City to re-advertise the amendment; however the City does not consider there are grounds for this to occur in this instance.

The majority of submissions also raised matters about the costing of infrastructure, the right to review these costs, and further details about the DCP Reports. In response, the City is recommending that a formal advertising process is undertaken after Amendment 100A is gazetted, but prior to the adoption of the DCP Reports and Cost Apportionment Schedules to allow landowners the opportunity to review and comment on these details. The City is also recommending that Council include in its resolution a number of specific matters to be addressed during the preparation of the DCP Reports and Cost Apportionment Schedules up to and after the gazettal of Amendment 100A. This part of the recommendation provides a clear response to the submitters and certainty that these matters have been considered.

The finalisation of Amendment 100A is critical to coordinating development within the City's new urban areas, particularly given that a number of developers have interim arrangements with the City for provisional development contribution payments. These arrangements cannot be finalised until Amendment 100A is gazetted and the cost apportionment of infrastructure costs settled, which prevents developers from finalising their subdivisions and also places the City at some financial and reputational risk.

City Officers recommend that Council:

1. Consider the submissions received on Amendment 100 and resolve to either support, not support, or note the submission as detailed Attachment 1 to this report; and
2. Adopt Amendment 100A with the modifications detailed in the Officer Recommendation.
3. Determine not to re-advertise the modifications to Amendment 100A.

15.9 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 100A TO TOWN PLANNING SCHEME NO. 2 – DEVELOPMENT CONTRIBUTION PLANS 2-7 FOR STANDARD INFRASTRUCTURE

OFFICER RECOMMENDATION:

That Council:

1. Pursuant to Regulation 41(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 considers the submissions in Attachment 2 – Schedule of Submissions;
2. Pursuant to Section 75 of the Planning and Development Act 2005 and Regulation 41(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to adopt with modification Amendment 100A to Town Planning Scheme No. 2 (TPS2) as per Attachment 3 – Amendment 100A to TPS2;
3. Authorise the Mayor and the Chief Executive Officer to execute Amendment 100A Report (Attachment 5) and affix the common seal of the City of Kwinana on the documentation; and
4. Request that the Minister for Planning grants final consent to Amendment 100A to Town Planning Scheme No. 2 as referred to in (2) above.
5. Note the following matters to be addressed in the Development Contribution Plan (DCP) Reports and Cost Apportionment Schedules prior to adoption of these documents following gazettal of Amendment 100A:
 - a) That an appropriate process is included that commits the City to consult with landowners prior to the adoption or review of the DCP report and cost apportionment schedule, including the estimate costs of infrastructure.
 - b) That the DCP Reports clarify that infrastructure costs are initial capital costs only, not on-going maintenance costs.
 - c) That further detail be provided in the DCP Reports as to the scope and costs of public open space improvements within each applicable DCA.
 - d) That Peel Sub N2 Drain is to be included in DCP2 Report.
 - e) That the Peel Sub Drain costs are further refined and independently verified as required by TPS2.
 - f) That cost apportionment schedules be updated to show crediting for works undertaken.
 - g) That the land area for the Wandi Playing Fields is clarified.
 - h) That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup.

BACKGROUND:

The Jandakot District Structure Plan was adopted by the WAPC in 2007 and has since formed the basis for large areas of former rural land to be rezoned for urban purposes under the Metropolitan Region Scheme (MRS). The more intensive use of this land necessitates the need for the upgrading or construction of new infrastructure in the area.

15.9 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 100A TO TOWN PLANNING SCHEME NO. 2 – DEVELOPMENT CONTRIBUTION PLANS 2-7 FOR STANDARD INFRASTRUCTURE

On 23 July 2008, Council resolved to initiate Amendment 100 (Amendment 100) to Town Planning Scheme No. 2 (TPS2). Amendment 100 was prepared to provide a planning framework where the provision of standard items of infrastructure, such as roads, drainage and public open space, could be coordinated by the City of Kwinana (City) but funded either partially or wholly by developers of the new urban areas within the City (Mandogalup, Wandi, Anketell, Casuarina and Wellard East). Public comment was sought on Amendment 100 during 2009 and 16 submissions were received, mainly from landowners within the area affected by Amendment 100.

On 24 June 2015, Council resolved to initiate Amendment 100A to TPS2. Amendment 100A is a new amendment with the same purpose as Amendment 100 – that being to introduce DCPs and DCAs into TPS2 to require cost contributions from developers for items of standard infrastructure, in order to coordinate and share the cost of providing such infrastructure. Infrastructure covered by Amendment 100A includes roads, drainage and public open space.

CONSULTATION:

Public advertising of Amendment 100A occurred between 16 October 2015 and 30 November 2015 (45 days), though the City accepted submissions until 24 December 2015.

Advertising consisted of the following:

- Public notice published in the local newspaper, Weekend Courier, on 16 October 2015 and 23 October 2015.
- Public notice displayed on the City's website.
- Publication of a dedicated 'Development Contributions' webpage. The website attracted 358 independent visits during the advertising period – an average of 12 visits per business day.
- Letters to service providers, government agencies and authorities.
- Letter to community groups.
- Letters to landowners and occupiers affected by the Amendment.

A total of 26 written submissions were received on Amendment 100A. The general nature of the submissions is summarised in the table below:

Submission	Support with comments	Neutral / not stated	Object	Total
Landowner (or on behalf of landowner)	5	1	10	16
Government agency or service provider		9		9
Industry representative group		1		1
Total	5	11	10	26

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Attachment 2 to this report is the Schedule of Submissions. The Schedule of Submissions summarises each of the issues raised by the submitters and provides a recommended response to these issues. There are a number of common issues, or more complicated matters, that are discussed further in the next section of this report. These issues are:

	Issue	DCP	Locality
1	Upgrades to Millar Road	2	Wellard East
2	Portion of internal collector road	2	Wellard East
3	Status of structure planning and uncertainty	3	Casuarina
4	Upgrades to Anketell and Thomas Roads	3, 4 & 5	Casuarina, Anketell and Wandi
5	District sporting ground (land acquisition and improvement costs)	2-7	All
6	Lyon Road	5	Wandi
7	Wandi Playing Fields	5	Wandi
8	Conservation Category Wetlands (CCW)	5	Wandi
9	Public open space	5	Wandi
10	District community facilities	4, 5 & 6	Anketell (North only), Wandi and Mandogalup
11	Contribution area and infrastructure items	6	Mandogalup
12	DCP Reports and Cost Apportionment Schedules	All	All

The map shown in Attachment 1 details the location of the DCPs.

DISCUSSION:

The section considers the points raised by submitters on the key issues identified above, and provides a recommended response as to whether the amendment should be modified or not. A summary of recommendations is also provided following the discussion for the reader's benefit.

1. Upgrades to Millar Road – DCP2 – Wellard East

Submissions

One submitter (No. 12) objected to Millar Road being included in DCP2 whilst Woolcoot Road is not included. The submitter referred to predicted traffic volumes that indicated Woolcoot Road will be used by a comparable number of vehicles as that on Millar Road. The submitter also contended that some development within DCA2 was unlikely to use Millar Road, thereby questioning the need and nexus between the item and the contributing landowners.

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Discussion

Millar Road has been included as a DCP infrastructure item as traffic modelling indicates it will be used by all traffic generated by development within DCA2, thereby providing a clear need and nexus. This is not the case with Woolcoot Road. Millar Road provides westwards access to Wellard Road and to further facilities such as the Wellard train station and shops. Woolcoot Road does not serve this broader function and therefore its upgrades are not required by all development within the DCA2 area.

Recommendation

No change to the Millar Road upgrade item.

2. Portion of Internal Collector Road – DCP2 – Wellard East

Submissions

Two submitters (Nos 12 and 20) objected to the inclusion of this item in DCP2 on the grounds that its inclusion was inconsistent with the other items excluded from the DCP – i.e. the rest of the internal collector road. One submitter (No. 12) also noted that not all landowners within DCP2 would use the internal collector road, particularly the development that fronts Woolcoot Road.

One submitter (No. 20) requested that the item be deleted from the DCP, or amended to include the full portion of the internal collector road.

Discussion

This item was included in the DCP due to insufficient development potential of Lot 28 Mortimer Road for the road to be provided by way of subdivision of the land. Secondly, the current full intersection of Sunrise Boulevard and Mortimer Road was given temporary approval by Main Roads WA, with the long term objective being the intersection into DCA2 to be provided further east from the Kwinana Freeway.

The current intersection with Mortimer Road is functioning satisfactorily and there is nothing to indicate that this will require modification in the immediate term, even taking into account the future southern extension of the Sunrise Estate. Even if traffic volumes increased substantially to warrant modification of the current intersection, then the intersection will not be closed entirely, rather will be modified to a left in / left out arrangement. Whilst traffic access will still be available to the Sunrise Estate and broader DCA2, access to the main north-south connector road in this fashion is less than desirable.

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The Wellard East Local Structure Plan conceptually shows development of Lot 28 Mortimer Road over approximately 1.35 ha (excluding conservation category wetland and buffer area). Lot 28 would likely yield between 25 and 30 dwellings and would be required to construct the internal section of road to connect to Sunrise Boulevard and/or the road connection on Lot 59 Mortimer Road (eastern adjoining lot) to an 'Access Street C' standard as per *Liveable Neighbourhoods* (15.4m wide reservation with 6m wide road pavement). Discussions with the Department of Planning have further confirmed that development of Lot 28 is likely to be supported, subject to further detailed investigation. The potential yield of the land makes development likely however there is still the issue of timing, as there is a possibility that Main Roads WA will require the closure of the full access intersection of Sunrise Boulevard and Mortimer Road prior to the subdivision and development of Lot 28.

Similarly, the adjoining Lot 59 Mortimer Road (Lot 59) has development potential and is likely to provide the top section of the north-south internal collector road as part of its subdivision works. However the subdivision of Lot 59, on its own, would only require the construction of an Access Street C road to serve the subdivision of that land. There is also the issue of timing, in that there is no guarantee that Lot 59 will be subdivided and developed prior to Main Roads WA requiring the modifications to the Sunrise Boulevard and Mortimer Road intersection. This is despite the City currently considering a proposed local structure plan for Lot 59.

Recommendation

It is proposed that the portion of internal collector road be retained as an infrastructure item under DCP2 to enable the City to construct the item if the need arises and to recoup these costs through the DCP. However the item is proposed to be broken down into three components that are apportioned differently, as outlined in the table below:

	Infrastructure item	Apportionment
1.3(a)	Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road	Lot 28 Mortimer Rd to pay 100% of these costs.
1.3(b)	Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road	Lot 59 Mortimer Road to pay 100% of these costs.
1.3(c)	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B on Lots 28 and 59 Mortimer Road	All landholdings within DCA2

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Under this approach, the need and responsibility for constructing an Access Street C road for the subdivision of Lots 28 and 59 are attributed to the landowners of Lots 28 and 59. However the costs associated with constructing the road to a standard above and beyond what would be required only by the subdivision of Lots 28 and 59 (i.e. to a Neighbourhood Connector B standard) would be an infrastructure item to be funded by all landholdings within DCA2. This is to ensure that the standard of road is provided consistent with the broader function of a Neighbourhood Connector B – consistent with the rest of Sunrise Boulevard.

In order to be consistent with the apportionment of road infrastructure costs across all DCPs proposed by Amendment 100A, all landholdings within DCA2 are proposed to contribute to infrastructure item 1.3(c).

The timing of these infrastructure item will be the earliest of either:

1. Upon advice of Main Roads WA that the interim full movement intersection of Sunrise Boulevard and Mortimer Road is to be modified to left in / left out movement; or
2. The subdivision and development of Lot 28 and Lot 59 Mortimer Road.

3. Status of Structure Planning and Uncertainty – DCP3 – Casuarina

Submissions

One submitter (No. 11) recommended that DCA3 be held in abeyance until structure planning for Casuarina is further advanced. The submitter contended that the draft cost apportionment schedule was based on out of date structure planning for Casuarina that shouldn't be relied upon.

The submission also objected to the cost apportionment of development contributions within DCA3, particularly the infrastructure items that are apportioned to two or more DCAs – eg. Mortimer Road (DCAs 2 and 3) and Thomas Road (DCAs 3 and 4). The submitter contended that landowners in DCA3 are bearing too much of the costs based on the land area apportionment and that traffic modelling should be used.

Discussion

There is no adopted structure plan over Casuarina and the draft cost apportionment schedule has estimated a developable area within Casuarina based on draft structure planning. Amendment 100A is however, set up to be the 'head of power' in TPS2 to collect and coordinate funds for infrastructure delivery and to determine the methodology of apportioning contributions, rather than to determine exact contributions. The precise apportionment of costs will occur after the gazettal of Amendment 100A through the DCP Report and Cost Apportionment Schedule, and these costs will require the adoption of Council.

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The infrastructure items proposed by Amendment 100A are highly likely to be required by the urban development of Casuarina, regardless of the final configuration of land uses within Casuarina. Amendment 100A is also likely to take at least another 4-5 months to be assessed by the Department of Planning and considered by the WAPC Statutory Planning Committee and Minister for Planning. As the City is actively working on a structure plan for Casuarina, it is anticipated there is time for further refinement and apportionment of costs to occur between now and the adoption of a cost apportionment schedule for DCA3, following gazettal of Amendment 100A.

Recommendation

No change to DCP3 as advertised.

4. Upgrades to Anketell and Thomas Roads – DCPs 3, 4 and 5 – Casuarina, Anketell and Wandi

Submissions

10 submissions (Nos. 1, 10, 15 – 22) were received that commented on Anketell Road and 9 submissions on Thomas Road (Nos. 1, 10, 11, 15 – 20). The comments received included:

- Upgrade works should be only for single carriageway, not dual carriageway;
- Upgrade works should only relate to the demand generated by the urban development within the DCAs;
- Grade separated pedestrian crossing should be removed from the upgrade item as this is only required as part of the ultimate freight network design;
- Upgrades should be a State government responsibility due to regional status of the roads; and
- Land acquisition.

Discussion

Scope of upgrade works

Amendment 100A, as advertised, proposed dual carriageway upgrades to both Anketell Road and Thomas Road. Upon review, this is inconsistent with SPP3.6 that states that road upgrades should be for single carriageway only, to satisfy the traffic demand generated by the subdivisions within the DCA. The scope for Anketell Road upgrades is recommended to be modified to single carriageway only.

However, Thomas Road is already dual carriageway as it crosses the Kwinana Freeway from the west and Main Roads WA require a 4 way roundabout intersection of Thomas Road with the north-south internal collector for Anketell Road and Casuarina. Due to technical and safety requirements, there is insufficient distance for Thomas Road to reduce from a dual carriageway to single carriageway and then widen again to the 4 way roundabout. Consequently, this section of Thomas Road is required to be dual carriageway to serve the urban development of DCAs 4 and 5 regardless of the ultimate freight route intentions for Thomas Road. It is recommended that Thomas Road be improved to an urban standard as approved and required by Main Roads.

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Both Anketell Road and Thomas Road are designated by the State Government as part of the future freight network to serve the Western Trade Coast industrial area and future outer harbour. Extensive upgrades, particularly to Anketell Road, will occur to both roads to enable regional freight movement. These upgrades will be undertaken and funded by Main Roads WA and are anticipated to occur by approximately 2050 (according to the draft *Perth Transport Plan*). The proposed infrastructure upgrades of Anketell Road and Thomas Road by Amendment 100A is to facilitate urban development only. The designs of the upgrades proposed by Amendment 100A will be compatible with the 'ultimate' freight upgrade however will not be to freight route standard. These future freight route upgrades to the 'ultimate' function of the roads are not a development contribution item for urban development, as clearly outlined in SPP3.6.

Grade separated pedestrian crossing

The grade separate pedestrian crossing of Anketell Road was included in the advertised Amendment 100A based on the advice of Department of Planning (DoP) at the time. Since then, the DoP has advised that the need for the grade separated pedestrian crossing will likely arise upon the ultimate upgrade of Anketell Road as a freight route. The WAPC recently adopted the Anketell North Local Structure Plan which specifically stated '*Grade separated crossings to Anketell Road will need to be addressed as part of the Anketell Road ultimate upgrade by MRWA*' (Main Roads WA). It is recommended that the grade separated pedestrian crossing be removed from the DCP infrastructure item description.

Land acquisition

Land acquisition was not included in the advertised DCPs as Thomas Road is a regional road under the MRS and Anketell Road is a proposed regional road under the MRS (MRS Omnibus Amendment 1297/57). According to the Department of Planning, land reserved under the MRS is acquired by the state government upon application by the landowner. Discussions with Department of Planning officers have confirmed this, as has the recently released draft '*Guidelines to accompany State Planning Policy 3.6: Development Contributions for Infrastructure*'. It is therefore recommended that land acquisition not be included in the DCP as part of these infrastructure items.

Recommendation

1. That the description of Anketell Road be modified to:
 - a. Change 'dual carriageway' to 'single carriageway';
 - b. Remove grade separated pedestrian and cycling crossing from the item.
2. That the description of Thomas Road be modified to:
 - a. Change 'dual carriageway' to an 'urban standard as approved and required by Main Roads WA'.
 - b. Clarify the extent of the upgrade works – to the Urban boundary near Bombay Boulevard.

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5. District Sporting Ground (land acquisition and improvement costs) – DCPs 2-7

Submissions

5 submissions (Nos. 15 – 19) objected to the inclusion of the District Sporting Ground, 5 submissions Nos. 12, 13, 24, 25 and 26) supported the item and 2 submissions (Nos. 2 and 23) were neutral but provided comment. The reasons for objecting to the item are:

- The item duplicates sporting facilities already planned for within the Districts;
- There is an inequitable cost apportionment of sporting facilities across the DCPs;
- Suggests that the Wandi Playing Fields should be considered a 'district' level facility and costs apportioned accordingly across the District;
- Querying the land costs used in the draft cost apportionment schedules.

One submission requested that the cost of the item be apportioned in a similar way to the actual District Sporting Ground infrastructure proposed by Amendment 145 – that is on a per dwelling basis.

Discussion

The District Sporting Ground is proposed as a 3 hectare (ha) multi purpose hard court facility to serve Districts A and B, as designated in the draft Revised Community Infrastructure Plan. This area correlates to DCAs 2-7 under the standard infrastructure DCP Amendment 100A.

Cost apportionment

Consistent with the cost apportioning of other infrastructure items proposed by Amendment 100A, the land acquisition and improvement costs for the District Sporting Ground have been apportioned on a 'gross subdivisible area' land area basis. This differs from the apportioning of costs for community infrastructure by DCPs 8-15 which are apportioned on a per dwelling/lot basis. Nonetheless, apportioning by land area is considered the simplest method in these circumstances.

Justification for Item

Earlier district structure planning (ERIC and Jandakot Structure Plan) envisaged two District Sporting Grounds for the new urban areas within the City – one in Mandogalup and one in Casuarina. A District Sporting Ground is no longer required in Mandogalup due to a reduction in the projected population. Whilst a District Sporting Ground is still required to serve the projected population of District B, it isn't feasible to provide a large scale District Sporting Ground in Casuarina due to other land constraints. The City's revised Community Infrastructure Plan has instead sought to make better use of local sporting grounds, either to be shared with future school sites or as stand alone. However, there is still a need for a grouping of multi purpose hard courts for district sporting purposes.

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Costing of Item

The land acquisition costs for a 3ha site are based on englobo land values for urban land within the Casuarina area. This value was prepared by a licensed valuer for the City in September 2015 and will be revised annually as part of the review of the cost apportionment schedule once the amendment is gazetted.

The land improvement costs are estimated costs for a 3 ha facility. These costs will be further refined by an independent qualified person prior to the adoption of the cost apportionment schedule. The land improvement costs will be for basic improvements such as site works and servicing, rather than works associated with the District Sporting Ground pavilion that are collected for by the community infrastructure DCPs. It is recommended that these improvements be clarified in the description of the infrastructure item.

Recommendation

1. That the description be changed from 'improvement of land' to 'site works and basic servicing of land'.

6. Lyon Road – DCP5 – Wandi

Submissions

Two submissions (Nos 18 and 19) objected to the inclusion of Lyon Road in the DCP, arguing that the works are not necessary for the DCP5 as the upgrades do not benefit the whole of DCP5. The submissions request that the extent of Lyon Road included in the DCP be amended to only include the intersection with Anketell Road and the section of Lyon Road between Rowley Road and the Honeywood Avenue intersection.

Three submissions (Nos. 24, 25 and 26) supported the item.

Discussion

The full extent of Lyon Road was originally proposed by Amendment 100 and was carried over into Amendment 100A. Traffic modelling showed an increased in the traffic on Lyon Road due to the development of the Wandi cell and on this basis, the improvements to Lyon Road are considered to warrant inclusion in the DCP, as well as for consistency with the previous Amendment 100. It is also noted that portions of Lyon Road, specifically those portions adjacent to the Conservation Category Wetland (CCW) would not be improved by standard conditions of subdivision.

Recommendation

No change is recommended to the Lyon Road infrastructure item.

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7. Wandi Playing Fields – DCP5 – Wandi

Submissions

Four submissions were received specifically on the Wandi Playing Fields, two in support (Nos. 24 and 25) and two raising objections (Nos. 18 and 19), though it is noted that the objecting submissions (Nos. 15, 16 and 17) received on the District Sporting Ground provided comments that relate to the Wandi Playing Fields.

The objecting comments included:

- Land provided is excessive;
- Lot 9026 is not required for the delivery of standard sporting facilities. The inclusion of this land is unnecessary and unjustified;
- No clear need and nexus between the playground and amenities on Lot 9026 and infrastructure required to support urban development;
- Wandi Playing Fields acquisition could be reduced from 6.26ha to 4.63ha;
- DCA4 and DCA6 should contribute to the item as the sporting grounds in those DCAs do not have pavilions, and it is likely those residents will use the Wandi Playing Fields;
- Improvement costs are excessive; and
- Standard of the facilities is beyond the normal subdivider requirements for POS improvements. If subdivider seeks to provide a higher level of service, this should not be funded through DCPs.

Discussion

The Wandi Playing Fields were to be included in the credited public open space for the Wandi cell, as intended by ERIC. However the WAPC did not agree to this approach when approving Wandi North and South Local Structure Plans. Notwithstanding, the Wandi Playing Fields have been shown on both of these LSPs and are required as a community facility for Wandi as well as to provide playing fields for the adjacent primary school. In addition, the WAPC has required that land for a portion of the playing fields be ceded free of cost as a condition of subdivision (approximately 2.1 hectares) (WAPC144305). The subdivision approval further referenced the proposed Development Contribution Plan as a mechanism for acquiring or reimbursing the land.

The City has been working with the main developer within Wandi and Department of Education for a number of years to refine the design for the Wandi Playing Fields. Due to site constraints, namely the significant difference in levels between Lyon Road and Honeywood Avenue, and the characteristics required for a senior sized playing surface, the Wandi Playing Fields occupy a reasonable portion of land. Furthermore, the improvement costs for the facility are above what would normally be expected if the site was flat and rectangular, such as the sites suggested by some of the submitters.

The City's Community Infrastructure Plan standards require a playground to also be provided for a local sporting ground. Due to the site's characteristics, the best location for the playground is on Lot 9026. This location provides sufficient space for a playground associated with a local sporting ground as well as makes use of existing mature trees on the site.

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The Wandi Playing Fields provide a level of service consistent with a local sports ground, rather than a District Sporting Ground, as detailed in the City's Community Infrastructure Plan, and therefore have not been apportioned as such. The suggestion that DCAs 4 and 6 also contribute to the item is not supported as both of these DCAs will also provide local sporting grounds for their projected population.

Recommendation

No change to the DCP5 item description, however clarification in the DCP Report and Cost Apportionment Schedule as to the exact land area required and cost improvement costs.

8. Conservation Category Wetlands – DCPs 2 – Wellard East, 3 – Casuarina, and 5 – Wandi

Submissions

DCA2:

One submission (No. 20) supported the inclusion of the CCW item in DCP2 and whilst one submission (No. 12) supported the item, they suggested that the improvements could be achieved through standard conditions of subdivision.

DCA5:

Three submissions (Nos. 24, 25 and 26) supporting the inclusion of this item in DCP5, whilst two submission objected (Nos. 18 and 19).

The comments made by the objecting submissions included:

- Not regarded as a standard infrastructure item;
- Rehabilitation is usually the responsibility of the adjoining subdivider;
- Alternative funding sources are available for these works – grants, funding, volunteer resources;
- No critical need for the item to facilitate urban development;
- Clear need and nexus has not been demonstrated; and
- Minister for Planning has resolved on other occasions not to include wetland cores in DCPs (acquisition and/or rehabilitation).

Discussion

The CCW item was included in Amendment 100A as it was considered that there is a broader community benefit to improving the core area of the CCW and that those costs should be shared across the relevant urban area. However, upon review, the City acknowledges that the item is not a typical infrastructure item funded through DCPs and that the WAPC have generally not supported CCW works being included in the Scheme. Most recently, the WAPC indicated it did not support a strategic conservation management plan being included in the proposed DCP for DCA1, proposed by Amendment 132.

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As noted by the submissions, these works are required by conditions of subdivision for development on the adjacent land and therefore will be undertaken by these landowners.

Whilst not specifically raised by the submissions, it is recommended that the CCW item be removed from the Casuarina DCP3 as well, for consistency.

Recommendation

That the improvements to CCW core areas be removed as infrastructure items from DCPs 2, 3 and 5.

9. Public Open Space – DCPs 3 – Casuarina, 4 – Anketell (North only), 5 – Wandí, and 6 – Mandogalup

Submissions

Five submissions were received that commented on the POS being included in the proposed DCP5 – Wandí. Two submissions supported POS being included in DCP5 (Nos. 24 and 25) whilst three submissions provided comments (Nos. 18, 19 and 26). The comments included:

- A POS network plan should be provided to clearly identify what POS relates to the DCP;
- The POS contribution should only relate to the standard 10% POS requirement, not land or improvements surplus to 10% (Nos. 18 and 19);
- Cost apportionment schedule should be updated to include POS credits;
- POS should be related to the adopted Wandí North and South Local Structure Plans that exceed the 10% POS provided.

Discussion

The advertised DCP5 text stated that *'100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adoption structure plans for the development contribution area, including land for community purposes.'*

Liveable Neighbourhoods states that *'a **minimum** contribution of 10 per cent of the gross subdivisible area must be given up free of cost by the subdivider for public open space ...'* (Element 4, R4) (bold emphasis added). In Wandí North LSP, greater than 10% POS was required due to the characteristics of the site, including a number of wetlands that required buffer areas to be provided as part of the POS. It is noted that the Wandí Playing Fields do not form part of the POS required by the Wandí North LSP, but are in addition to that POS.

It was the intent of the proposed DCP5 POS item that either 10% POS be a contribution item or that POS required by the applicable LSP apply. Upon review, it is recommended that this wording be clarified to some extent.

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POS required by the LSP that is in excess of 10% is recommended to remain in the DCP as there is a clear need and nexus between the POS within the DCA and the landowners, or future beneficiaries of the POS, and that *Liveable Neighbourhoods* requires a *minimum* 10% POS within subdivision thereby allowing for greater POS to be required in particular circumstances. However it is proposed that only 'creditable' POS be a contribution item within DCP5 (and the other DCPs where POS is a contribution item), with 'creditable' POS generally being all of the 'unrestricted' POS, and a maximum of 2% 'restricted' POS. Some land is encumbered by wetland areas where the buffer area can be classed as restricted POS. Up to 2% of this 'restricted' POS is classed as 'creditable', but not all due to its 'restricted' classification. This land is surplus to the required POS for the subdivision, but is provided by the subdivider due to the existing burden on the land (i.e. the wetland). Therefore it is not considered that there is clear need and nexus between the uncreditable (or 'surplus') POS land and the broader benefit of the DCA5.

The need to clarify the scope of the POS infrastructure item also applies to DCPs 3 – Casuarina, 4 – Anketell (North only) and 6 – Mandogalup. It is recommended that minor amendments are made to the advertised text of these DCPs for the POS infrastructure item to clarify the intent and scope of this infrastructure item. In particular, for DCP3 – Casuarina, additional words are recommended to be included to reference a POS Strategy as it is likely that structure plans won't be prepared over the entire DCP3 by the time of gazettal of Amendment 100A. The City is currently working on a POS Strategy for DCP3 that will guide POS allocation as part of structure planning, and importantly will consolidate POS to provide for the required local sporting ground.

Furthermore, the DCP Reports will be amended to provide detail on the scope and costs of POS improvements within the DCAs rather than applying a standard 'improvement' rate. These costs will be independently verified prior to the adoption of the cost apportionment schedule. Refer also to the discussion below on Development Contribution Plan Reports and Cost Apportionment Schedules.

Recommendation

That the wording of the POS contribution item is amended to:

1. Remove reference the '*... the required 10% ...*' so that the DCP item is POS as per the structure plan – applies to DCPs 5 and 6.
2. Change the POS description for DCP3 to '*... in accordance with the structure plan **or public open space strategy** ...*' as a POS strategy is likely to be prepared for DCP3 prior to structure plans.
3. State that only 'creditable' POS is a contribution item as per *Liveable Neighbourhoods*, rather than all the POS provided.

That greater detail is provided in the DCP Reports as to the scope and costs of POS improvements within each DCA.

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10. Community Facilities for Wandi District Centre – DCPs 4, 5 and 6 – Anketell North, Wandi and Mandogalup

Submissions

Four submissions (Nos. 13, 24, 25 and 26) were received that suggested the land required for the District Community Facilities in District A be included in Amendment 100A. The comments received included:

- Land acquisition for the Branch Library and Youth Centre should be included in Amendment 100A;
- Cost apportionment should be across District A for the Youth Centre (northern part of DCA4, DCA5 and DCA6) and Districts A and B for the Branch Library (DCAs 2-7);
- There is the opportunity to combine the community facilities within the Wandi District Centre and to utilize the power line easement land for car parking, thus reducing the land required to between 1 and 1.2ha; and
- Suggest the rate used for land acquisition is \$1,100,000/ha – the same as that for Urban residential land.

Discussion

The City's revised Community Infrastructure Plan includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

- Local Community Centre
 - o conceptual land requirement of 0.5ha
 - o serves the future population of Wandi and Anketell North only
- District Youth Centre
 - o Conceptual land requirement as a stand alone facility of 0.7ha
 - o Serves the population of District A only (Wandi, Anketell North and Mandogalup)
- Branch Library (serves Districts A and B)
 - o Conceptual land requirement as a stand alone facility of 0.8ha
 - o Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

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Whilst the City is in the process of engaging an architectural firm to design the combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
Total	2.0ha	100%	1.4ha

Estimate cost per DCP for land acquisition

The City's most recent englobo land valuation within Wandi valued land at \$1.1 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1.54 million.

The following tables indicate the additional cost contribution per gross subdivisible area and apportionment for each of the proposed DCPs affected by the proposed land acquisition for community facilities:

Local Community Centre				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$385,000 (0.35ha @ \$1.1 million per ha)	Cost per ha
Anketell North (part of DCP4)	81.931	40.60%	\$156,309.61	\$1,907.82
Wandi (DCP5)	119.87	59.40%	\$228,690.39	\$1,907.82
Total	201.801	100.00%	\$385,000.00	

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District Youth Centre				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$539,000 (0.49ha @ \$1.1 million per ha)	Cost per ha
Mandogalup (DCP6)	96.46	32.34%	\$174,316.92	\$1,807.14
Anketell North (part of DCP4)	81.931	27.47%	\$148,060.96	\$1,807.14
Wandi (DCP5)	119.87	40.19%	\$216,622.12	\$1,807.14
Total	298.261	100.00%	\$539,000.00	

Branch Library (serves Districts A and B)				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$616,000 (0.56ha @ \$1.1 million per ha)	Cost per ha
Mandogalup (DCP6)	96.46	10.43%	\$64,255.00	\$666.13
Anketell North and South (DCP4)	105.032	11.36%	\$69,965.07	\$666.13
Wandi (DCP5)	119.87	12.96%	\$79,849.13	\$666.13
Casuarina (DCP3)	109.09	11.80%	\$72,668.23	\$666.13
Wellard East (DCP2)	95.16	10.29%	\$63,389.03	\$666.13
Wellard West and Bertram (DCP7)	399.131	43.16%	\$265,873.54	\$666.13
Total	924.743	100.00%	\$616,000.00	

The total additional costs per DCP per hectare of gross subdivisible area for the three community facilities are shown in the table below. For illustrative purposes only, the cost per hectare has been calculated as a per lot rate, based on 22 lots per hectare of gross subdivisible area (current Liveable Neighbourhoods density target):

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Development Contribution Area	Cost per ha of GSA	Indicative per lot cost
Wellard East DCP2	\$666.13	\$30.28
Casuarina DCP3	\$666.13	\$30.28
Anketell DCP4 (South)	\$666.13	\$30.28
Anketell DCP4 (North)	\$4,381.09	\$199.14
Wandi DCP5	\$4,381.09	\$199.14
Mandogalup DCP6	\$2,473.27	\$112.42
Wellard West and Bertram DCP7	\$666.13	\$30.28

Recommendation

That, in response to the matters raised by submitters, land acquisition be included as an infrastructure item for the applicable DCP for the community facilities to be located within the future Wandi District Centre and apportioned as follows:

- Local Community Centre
 - o Contribution area is DCP5 (Wandi) and DCP4 (Anketell – northern portion only)
 - o Approximately 0.35ha of land to be acquired – to be detailed in the DCP Report and subject to a combined facility design
- District Youth Centre
 - o Contribution area is DCP6 (Mandogalup), DCP5 (Wandi) and DCP4 (Anketell – northern portion only)
 - o Approximately 0.49ha of land to be acquired – to be detail in the DCP Report and subject to a combined facility design
- Branch Library (serves Districts A and B)
 - o Contribution area is DCP6 (Mandogalup), DCP5 (Wandi), DCP4 (Anketell – northern and southern portions), DCP3 (Casuarina), DCP2 (Wellard East) and DCP7 (Wellard West and Bertram)
 - o Approximately 0.56ha of land to be acquired – to be detailed in the DCP Report and subject to a combined facility design

11. Mandogalup Contribution Area and Infrastructure Items – DCP6 – Mandogalup

Submissions

Submissions were received from two landowners within proposed DCA6. One submitter generally supported the proposed DCP however offered a number of comments (No. 13). One submitter (No. 14) opposed the proposed DCP and proposed that the infrastructure and cost sharing issues be dealt with over two timeframes – Interim (existing Urban land) and Ultimate (finalisation of Perth and Peel @ 3.5 million and associated rezoning).

Comments made by the submitters include:

- Lot 11 Hoffman Road should be included in the DCA.
- Lots 2 and Part Lot 10 are shown in the draft Cost Apportionment Schedule however no costs are afforded to these lots.
- Land acquisition costs for Frankland Avenue (Other Regional Road reservation) are not supported. These should be met through standard WAPC process.
- Intersection costs with Rowley Road should not be included. These will be part of the Rowley Road upgrade to be funded by Main Roads WA.

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- Landholdings west of Frankland Road should also contribute to the upgrade – proposal that 50% of costs apportioned to these landholdings with one submitter suggesting 80%.
- Lot 2 should contribute to the internal connector road to Frankland Road.
- Suggest that entire length of the internal connector road is included as DCP item, but not land acquisition.
- Land for a local community site should be included in the land acquisition item for POS.
- Land for District Community Facilities should be included in DCP6.
- Costs can be managed through the LSP and subdivision process without the need for a DCP.
- A junior oval would be sufficient for the projected population of Mandogalup. Should additional land be available that increases the projected population over 5000 persons, the junior oval can be expanded. A DCP would be introduced to reimburse subdividers of the junior oval costs.
- The whole of District Development Contributions should include an allowance for the ultimate development in the wider Mandogalup cell so that the cost of these items is reduced for the existing landowners with zoned land.

Discussion

Contribution Area

Amendment 100A was initiated with DCA6 including all land within Mandogalup outside of the 1.5km Air Quality Buffer area. This included land currently zoned Urban under the MRS, but also land that is considered likely to be zoned for Urban purposes within the foreseeable future – as proposed by State planning documents *Perth and Peel @ 3.5 million*, and more recently the *Western Trade Coast Protection Area legislation* and *Perth Transport Plan*. This includes Lot 2 and Part Lot 10 Rowley Road and Lot 11 Hoffman Road. However the advertised draft cost apportionment schedule only apportioned costs to MRS Urban zoned land as there was limited information on the development scenarios for the lots currently zoned Rural.

The area within the 1.5km Air Quality Buffer area will likely be rezoned for greater development potential in the medium-long term – whether that be light industrial, commercial or residential. However at this stage, there is considerable uncertainty as to the future zoning and land uses in this area as well as timing and therefore it is not considered appropriate to include this land within the proposed DCA. What is known with some degree of certainty is the development potential of the land within the proposed DCA6 and particularly, the likely need to construct the Frankland Road extension and Internal Connector Road to service the residential development in Mandogalup once Rowley Road is constructed.

Once future zoning and development potential is known with greater certainty, then the City will review DCP6 with a view to including additional land that will benefit from the infrastructure coordinated and funded by DCP6, particularly the Frankland Road extension and Internal Connector Road. However at this time, it is considered premature to include additional land.

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The cost apportionment schedule will be revised to apportion costs to Lots 2 and Part Lot 10 Rowley Road on the basis that this land is more than likely to be rezoned Urban within the foreseeable future. Part Lot 11 Hoffman Road will also be included in the cost apportionment schedule as this lot is part of proposed Mandogalup East Local Structure Plan. This will occur following adoption of Amendment 100A by the Council for the purposes of calculating provisional DCP contributions, but the costs won't be finalized until after the gazettal of Amendment 100A and the adoption of the cost apportionment schedule.

Infrastructure items

Frankland Road and Internal Connector Road

Land acquisition for Frankland Road and the Internal Connector Road has been included due to the potential need for the City to acquire the land and construct the road to allow continued access to the residential development within Mandogalup once Rowley Road has been constructed (and the interim connection to Mandogalup is closed).

Upon review, land acquisition for Frankland Road is not required to form part of the DCP as land reserved under the MRS is acquired by the State Government. However, the land acquisition component for the Internal Connector Road is proposed to remain in the DCP due to the uncertainty of timing for development of Lot 2 (No. 10) Rowley Road, and the possibility that the City may need to construct this portion of road when Rowley Road is upgraded to its ultimate purpose and the connection to the Mandogalup cell is reduced.

Intersection costs with Rowley Road will also be removed from the item description for Frankland Avenue as noted in the submissions. These works will form part of the Rowley Road upgrades by Main Roads WA.

Public Open Space

The inclusion of POS in the proposed DCP enables the coordination of POS within the DCA and cost allocation to support this. If the developers within the DCA are able to reach a separate agreement on the provision of POS within the DCA without the need for the City to administer POS as a contribution item, then the City would consider removing the item from the DCP. However at this point in time, it is considered appropriate that POS remain included in the proposed DCP.

Size of the oval within Mandogalup – junior oval or senior oval

This matter will be addressed through the local structure plan approval process rather than through this Amendment. The DCP will collect and administer contributions for POS consistent with the amount approved by the local structure plan.

Recommendation

1. Change references to 'Franklin Road' to 'Frankland Avenue'.
2. Include land acquisition and associated costs for community infrastructure items as part of a combined community facility at Wandi District Centre (referred to in discussion point 10 above).

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3. Remove land acquisition reference from Frankland Avenue item.
4. That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup in the draft Cost Apportionment Schedule for provisional DCP contributions.

12. Development Contribution Plan Reports and Cost Apportionment Schedules – All DCPs

Submissions

Fourteen submitters (Nos. 2, 12, 13, 15-25) requested that either further detail is provided or consultation is undertaken on the infrastructure costs, DCP Reports and Cost Apportionment Schedule prior to Council adopting these documents. The submitters acknowledged that these details weren't able to be finalised prior to advertising of Amendment 100A, however would like the opportunity to review and comment prior to Council's adoption.

Secondly a number of submitters requested that infrastructure costs be independently reviewed by a Quantity Surveyor or otherwise.

Discussion

Landowners have the legal ability to request a review of the cost apportionment schedule and estimated costs of infrastructure once their DCP liability has been charged, under the provisions of TPS2, clause 6.16.5.11.6. However this process can be administratively burdensome and involves a review of the cost apportionment schedule as it applies to that particular landowner only, rather than a broader review. It would be preferable for the City to engage with landowners prior to adopting the DCP Reports and cost apportionment schedule and therefore these submissions are supported.

TPS2 already requires estimated costs to be *'independently certified by appropriate qualified persons and must provide such independent certification to an Owner when requested to do so,'* (cl. 6.16.5.11.3). This provision is considered appropriate as it does not restrict the review to a Quantity Surveyor, but also allows for other appropriately qualified persons – for example, engineers, landscape architects etc. The important point is that the estimated costs are already required to be independently verified. Coupled with the recommended consultation process for the adoption of the DCP Report and cost apportionment schedule, this will provide landowners with a transparent and accountable process for the infrastructure costs and methodology for the implementation of DCPs 2-7.

Recommendation

In response to the matters raised by submitters, it is recommended that Council resolve that the following specific matters are addressed in the DCP Reports and cost apportionment schedules during the preparation of these documents up to and following the gazettal of Amendment 100A:

- a) That an appropriate process is included that commits the City to consult with landowners prior to the adoption or review of the DCP Report and Cost Apportionment Schedule, including the estimate costs of infrastructure.
- b) That the DCP Reports clarify that infrastructure costs are initial capital costs only, not on-going maintenance costs.

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- c) That further detail be provided in the DCP Reports as to the scope and costs of POS improvements within each applicable DCA.
- d) That Peel Sub N2 Drain is to be included in DCP2 Report (refer to Attachment 1 – Submission No. 20).
- e) That the Peel Sub Drain costs are further refined and independently verified as required by TPS2 (refer to Attachment 1 – Submission No. 20).
- f) That cost apportionment schedules be updated to show crediting for works undertaken.
- g) That the land area for the Wandi Playing Fields is clarified.
- h) That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup.

With the exception of point (a), all of these points would be covered by the standard process for the preparation of the DCP Report and Cost Apportionment Schedule as required by SPP3.6 and TPS2. Nonetheless, it is recommended that Council specifically include the above points in the resolution to provide a clear response to these matters raised by the submitters.

SUMMARY OF RECOMMENDATIONS

The recommended modifications to Amendment 100A scheme map and text discussed in this report and in the schedule of submissions are summarized in the following table. Refer also to Attachment 4 to this report that is a 'tracked changes' version of the Amendment 100A scheme text.

	DCPs impacted	Infrastructure / subject	Recommended modification
1	DCP 2	Portion of Internal Collector Road	<p>Change item description and apportionment based on the following principles:</p> <ul style="list-style-type: none"> a) Access Street C standard on Lot 28 Mortimer Road – to be apportioned only to Lot 28 Mortimer Road. b) Access Street C standard on Lot 59 Mortimer Road – to be apportioned only to Lot 59 Mortimer Road. c) Difference between Access Street C standard and Neighbourhood Connector B standard – to be apportioned to all landholdings within DCA2.

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2	DCPs 4 and 5	Anketell Road	<ul style="list-style-type: none"> a) Change description from <i>'dual carriageway'</i> to <i>'single carriageway'</i> b) Delete <i>'grade separated pedestrian and cycling crossing'</i> from the description
3	DCPs 3 and 4	Thomas Road	<ul style="list-style-type: none"> a) Change description from <i>'dual carriageway'</i> to an <i>'urban standard as approved and required by Main Roads WA'</i> b) Clarify the extent of the upgrade – <i>'to the MRS Urban boundary near Bombay Boulevard'</i>
4	DCPs 2 – 7	District Sporting Ground	Change description from <i>'improvement of land'</i> to <i>'site works and basic servicing of land'</i>
5	DCPs 2, 3 and 5	Conservation Category Wetland improvements	Delete
6	DCPs 3, 4, 5 and 6	Public Open Space	<ul style="list-style-type: none"> a) In DCP3, include the terms <i>'or Public Open Space Strategy'</i> behind <i>'structure plan'</i> b) In DCP5 and DCP6, amend the description as follows: <i>'100% of the total cost of land and improvements for the required 10% public open space in accordance with the adopted structure plans'</i> c) For DCPs 3, 4, 5 and 6, include the wording <i>'only creditable public open space as per Liveable Neighbourhoods forms part of this infrastructure item.'</i>

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7	DCPs 4 – 5	Land acquisition and associated costs for Local Community Centre as part of a combined community facility	<ul style="list-style-type: none"> a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCP5 and DCP4 (northern portion of Anketell only)
8	DCPs 4, 5 and 6	Land acquisition and associated costs for District Youth Centre as part of a combined community facility	<ul style="list-style-type: none"> a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCPs 5, 6 and 4 (northern portion of Anketell only)
9	DCPs 2-7	Land acquisition and associated costs for Branch Library (serves Districts A and B) as part of a combined community facility	<ul style="list-style-type: none"> a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCPs 2 -7
11	DCP6	Frankland Avenue	<ul style="list-style-type: none"> a) Change references from 'Franklin Road' to 'Frankland Avenue' b) Remove land acquisition component from description
The following modifications are considered minor modifications that have been addressed in the Schedule of Submissions:			
12	n/a	Proposed clause 5.6.14.2	Change the Amendment text to reference 'clause 6.16.5.13.2' instead of 'clause 5.6.14.2'. This modification addresses a typographical error.
13	DCP4	Treeby Road	Include 'additional land acquisition' in the description of the item to ensure that the land component outside of the current road reservation is included as a DCP item.

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14	DCPs 2 and 3	Mortimer Road	Include 'land acquisition' in the description of the item to ensure that the small areas of land required for intersection designs outside of the current reservation are included in the scope of the DCP item.
15	DCPs 2-7	Definition of 'developable area'	Change the definition of 'developable area' as follows: <i>'Developable area is defined as the total site area less areas for school, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas conservation category wetland areas, transmission and infrastructure corridors, and land for regional roads.'</i> [bold indicates recommended included terms]
16	DCP2	Peel Sub N2 Drain	Amend typographical errors by correctly referring to Peel Sub N2 Drain, rather than Peel Sub N Drain.
17*	All	Reference to 'developers of'	Change the references to '... developers of DCAs ...' to '... Owners in DCAs ...' to be consistent with the existing DCP clauses in TPS2.
18*	DCP7	Administration costs	SPP3.6 details 'Administration costs' as a standard item for DCPs. Administration costs as a specific infrastructure item for DCP7 was inadvertently missed in the advertised DCP and is recommended to be included.

* Minor corrections not raised by submitters but recommended as modifications

POTENTIAL FOR RE-ADVERTISING

The 2015 Regulations introduced the ability for local governments to advertise modifications to scheme amendments at the local government's discretion. This is an option that Council may wish to consider, particularly due to the number of modifications to Amendment 100A recommended by the City. However, whilst a number of modifications to the amendment are recommended, the City does not recommend further advertising of the amendment as the modifications have arisen from comments made by the submitters and are not considered to materially alter the overall purpose of the amendment.

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It should be noted that whilst the City is not recommending re-advertising of the amendment, the Minister for Planning does have the ability to direct the City to re-advertise. This has recently happened with Amendment 132 (Development Contribution Area 1) for a number of reasons, including that the DCP is to be reformatted as per SPP3.6 structure, and that infrastructure costs are prepared and advertised. Amendment 100A was prepared and advertised in the format required by SPP3.6 and estimated costs of infrastructure and draft cost apportionment schedules were included in the advertised material. Therefore it is not anticipated that the Minister for Planning will direct re-advertising, but ultimately this is a decision for the Minister for Planning, on the advice of the WAPC.

LEGAL/POLICY IMPLICATIONS:**Acts and Regulations**

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Strategies

State Planning Strategy

Directions 2031 and Beyond

Schemes

Metropolitan Region Scheme

City of Kwinana Town Planning Scheme No.2

Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

FINANCIAL/BUDGET IMPLICATIONS:

Further processing of Amendment 100A will be financed within the existing operational budget. Implementation of the standard infrastructure items of Amendment 100A will impact on future budgeting decisions of the City as there will be a need for the City to prefund some items.

The preparation of a Capital Expenditure Plan (CEP) is not required by SPP3.6 for DCPs related to standard infrastructure. Notwithstanding the City has begun preparation of a CEP for standard infrastructure to inform the City's future budgeting, in particular the Long Term Financial Plan.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

15.9 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 100A TO TOWN PLANNING SCHEME NO. 2 – DEVELOPMENT CONTRIBUTION PLANS 2-7 FOR STANDARD INFRASTRUCTURE

STRATEGIC/SOCIAL IMPLICATIONS:

Finalisation of Amendment 100A will provide certainty to the development industry which in turn assists in development decisions that contribute to the City's growth.

The finalisation of the DCPs proposed by Amendment 100A is related to the following actions from the City's Corporate Business Plan 2016-21:

4.1.1.2 Ensure Developer Contribution Schemes are aligned with the Community Infrastructure Plan

10.1.1.2 Review infrastructure costs for DCAs

10.1.1.3 Undertake regular reviews of the City's Developer Contribution Schemes in accordance with State Planning Policy 3.6 and the City's Scheme

RISK IMPLICATIONS:

Proposed Amendment 100A establishes a planning framework to provide for the equitable sharing of costs of infrastructure between subdividing landowners. This is vital given the number of upgrades and the provision of new infrastructure identified across the future urban cells.

It is critical that Amendment 100A be finalised from a reputation risk perspective. The City has arrangements with a number of developers for development contributions proposed by Amendment 100A that cannot be finalised until the gazettal of Amendment 100A and the adoption of the cost apportionment schedule. Secondly, landowners and prospective developers need to have a high degree of certainty of their development contribution liabilities to factor into investment or development decisions.

COUNCIL DECISION

377

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

That Council:

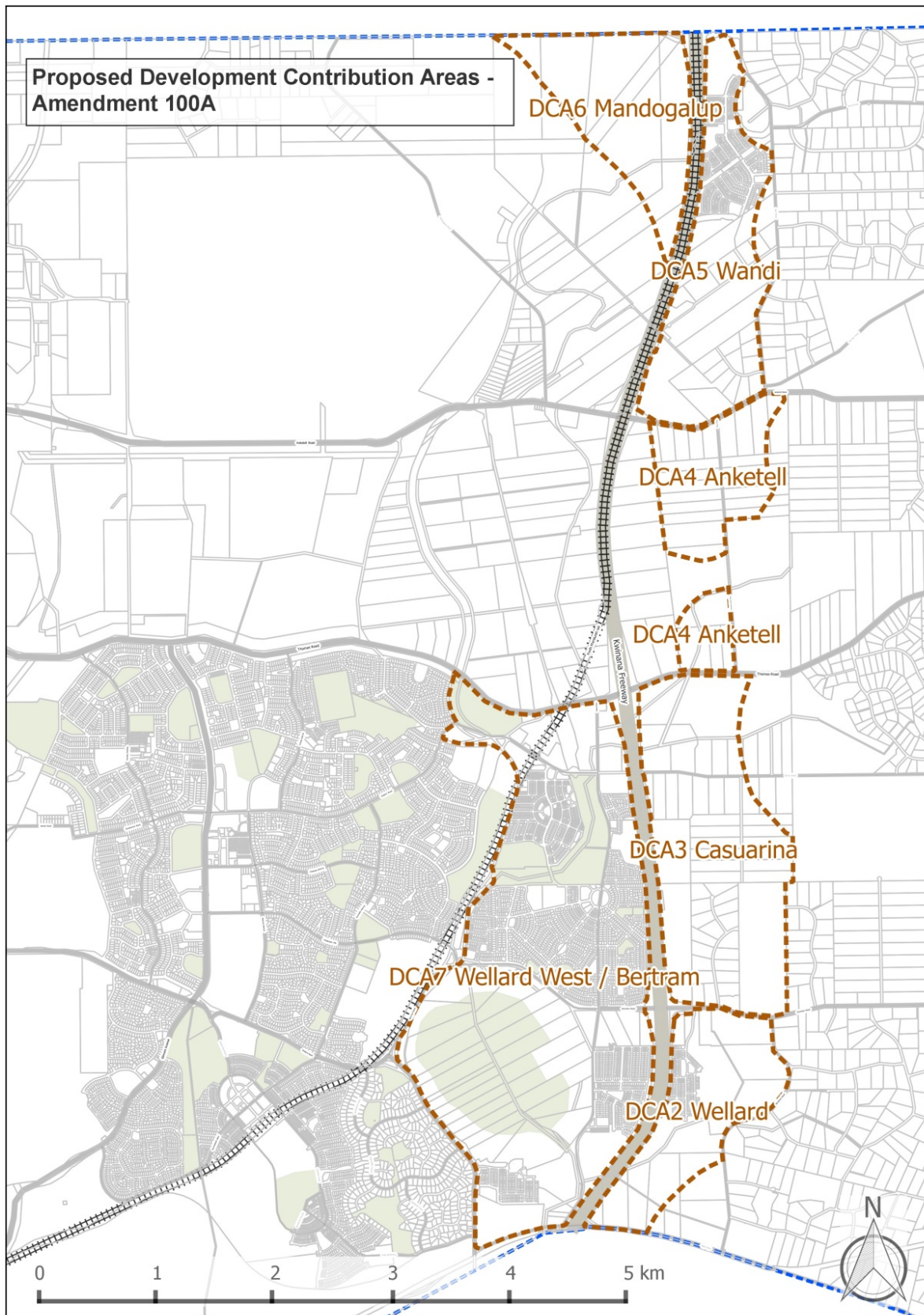
- 1. Pursuant to Regulation 41(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 considers the submissions in Attachment 2 – Schedule of Submissions;**
- 2. Pursuant to Section 75 of the Planning and Development Act 2005 and Regulation 41(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to adopt with modification Amendment 100A to Town Planning Scheme No. 2 (TPS2) as per Attachment 3 – Amendment 100A to TPS2;**
- 3. Authorise the Mayor and the Chief Executive Officer to execute Amendment 100A Report (Attachment 5) and affix the common seal of the City of Kwinana on the documentation; and**

15.9 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 100A TO TOWN PLANNING SCHEME NO. 2 – DEVELOPMENT CONTRIBUTION PLANS 2-7 FOR STANDARD INFRASTRUCTURE

- 4. Request that the Minister for Planning grants final consent to Amendment 100A to Town Planning Scheme No. 2 as referred to in (2) above.**
- 5. Note the following matters to be addressed in the Development Contribution Plan (DCP) Reports and Cost Apportionment Schedules prior to adoption of these documents following gazettal of Amendment 100A:**
 - a) That an appropriate process is included that commits the City to consult with landowners prior to the adoption or review of the DCP report and cost apportionment schedule, including the estimate costs of infrastructure.**
 - b) That the DCP Reports clarify that infrastructure costs are initial capital costs only, not on-going maintenance costs.**
 - c) That further detail be provided in the DCP Reports as to the scope and costs of public open space improvements within each applicable DCA.**
 - d) That Peel Sub N2 Drain is to be included in DCP2 Report.**
 - e) That the Peel Sub Drain costs are further refined and independently verified as required by TPS2.**
 - f) That cost apportionment schedules be updated to show crediting for works undertaken.**
 - g) That the land area for the Wandi Playing Fields is clarified.**
 - h) That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup.**

**CARRIED
7/0**

ATTACHMENT 1 – MAP SHOWING PROPOSED DEVELOPMENT CONTRIBUTION AREAS



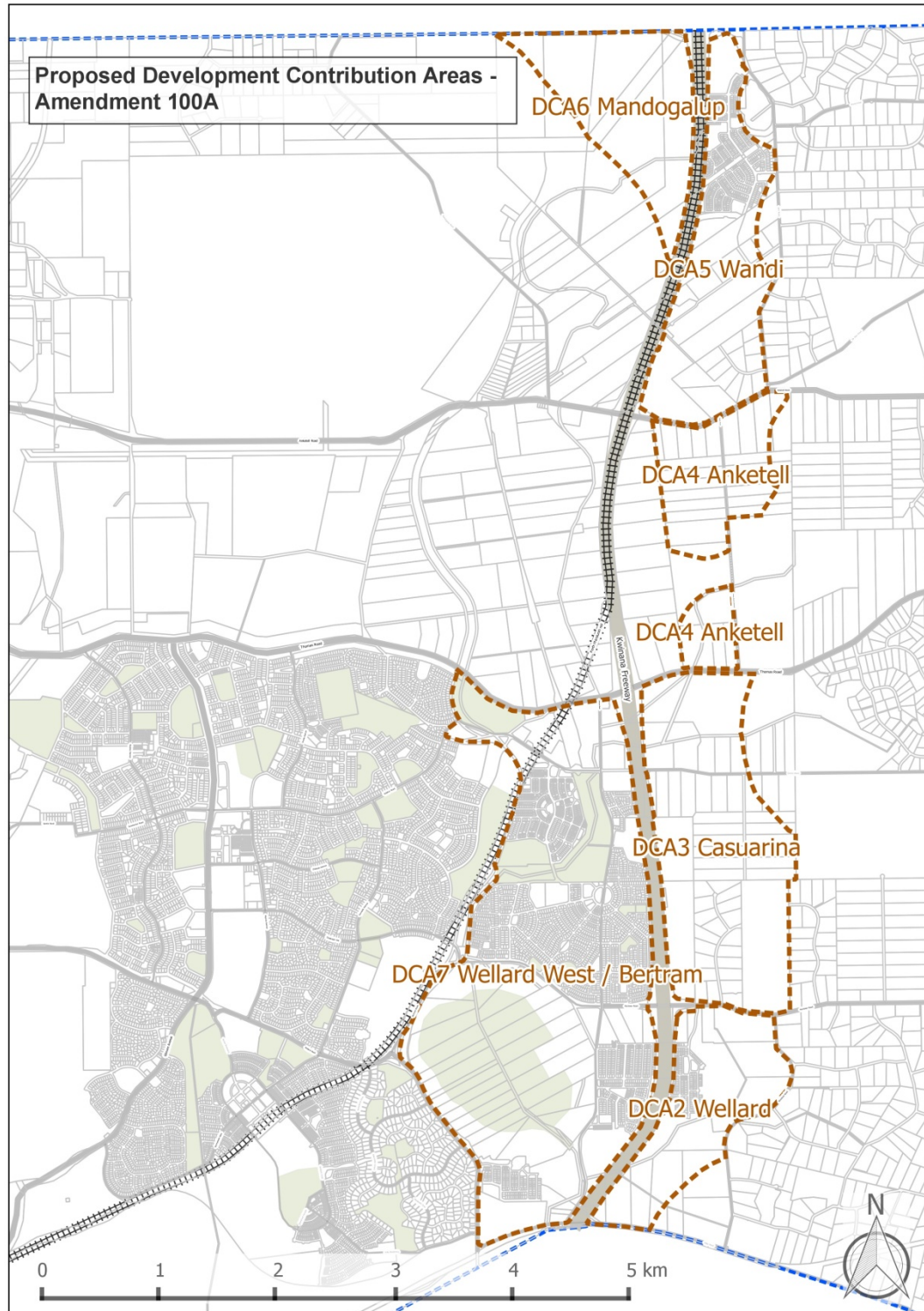
ATTACHMENT 2 - SCHEDULE OF SUBMISSIONS
Amendment 100A to Town Planning Scheme No. 2 – Development Contribution Plans 2-7

	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
1	Ho Lee Ng Director of Naarah P/L PO Box 5123 Dalkeith WA 6009 Property affected by amendment: Lot 33 Treeby Road, Anketell	Object	Anketell and Thomas Roads are State roads with heavy traffic. Upgrading should be State responsibility.	Refer to report discussion on Anketell and Thomas Roads. Submission partly supported.
2	Eastcourt Property Group 756 Canning Highway Applecross WA 6153 Property affected by amendment: Providence Estate, Lot 506 Johnson Road, Wellard	Object	1. Infrastructure proposed by Amendment 100A over the subject land could be included in either Amendment 132 DCPs or Amendment 145 DCPs for a simpler approach.	Amendment 132 was advertised in 2012 and has recently been considered by the WAPC Statutory Planning Committee. This amendment is too far progressed to modify further to include additional items. In developing its DCPs in 2008, the City deliberately separated the land and building components for community infrastructure as it was anticipated that most community infrastructure would be provided on the standard 10% public open space required by subdivision. Land (through the POS mechanism) would be administered by standard infrastructure DCPs, whilst buildings would be through community infrastructure DCPs. This same separation has been applied for the District Sporting Ground item. Notwithstanding, modification to the apportionment of the District Sporting Ground land is discussed and proposed in the report – refer to discussion on District Sporting Ground. Submission not supported.
			2. District Sporting Ground for DCP7 is a 'soft ' infrastructure item and is apportioned on land area, as opposed to dwelling yield. A single uniformed allocation should be used for all sort and hard infrastructure.	Refer to report discussion on District Sporting Ground. Submission not supported.
			3. Explanation of the improvements required for the District Sporting Ground as the rate of \$500,000 appears extremely high.	Refer to report discussion on District Sporting Ground. Submission noted.
			4. Explanation on how the \$650,000/ha has been calculated for the land acquisition. Confirmation that no POS credits will be provided to the site within the overarching structure plan.	The \$650,000 per hectare rate used is from a land valuation commissioned by the City by a licensed valuer in September 2015. Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules. The land acquisition is required as the City does not expect that facility can be delivered through the standard POS mechanisms as this POS will be required for local and neighbourhood parks. On this basis there will be no POS credits for the site. Submission noted.
			5. Justification that there is no double up of infrastructure items and/or costs between Amendment 145 and 100A, specifically the District Sporting Ground in Casuarina.	There is no double up of infrastructure items and/or costs. Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.

ATTACHMENT 3 AMENDMENT 100A SCHEME MAP AND TEXT, AS MODIFIED

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the City of Kwinana Town Planning Scheme No. 2 by:

1. Introducing Development Contribution Areas 2 to 7 inclusive into the Fifth Schedule of the Scheme.



2. Introducing Development Contribution Plans 2 to 7 inclusive into the Fifth Schedule of the Scheme:

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard East – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcott Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road:</p> <p>a) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between</p>

	<p>Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by <i>Liveable Neighbourhoods</i> less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p>
	<p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p>
	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>

Method for calculating contributions:	<p>Contributions for items 1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</p> <p>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</p> <p>Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard</p>

	<p>between Kwinana Freeway to Woolcott Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis</p>
	<p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p>
	<p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p>
	<p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>

	<p>5. Community Facilities</p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandí District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Administration costs</p> <p>4.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 6 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning	The development contribution plan generally aligns with the district and/or local structure plans prepared for the

instruments:	development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>

	<p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1, 1.2 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>Contributions for items 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of Development Contribution Area only (between Anketell Road and Bush Forever site 270)</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when

	considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.
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	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandí – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>2.3 100% of the total cost of the land, design and construction of the Wandí Playing Fields (as per the adopted Wandí North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p>

	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause</p>

	6.16.5.10.1.
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Frankland Avenue Extension – 100% of the full cost of design and construction of Frankland Avenue Extension Road to a single carriageway urban standard for a distance of approximately 600m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Frankland Avenue Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p>

	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p>
	<p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1, 1.2 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5

	years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.
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	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	1. District Sporting Ground 1.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.
	2. Community Facilities 2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.
	3. Administration costs 3.1 Administration costs associated with administering the development contribution plan.
Method for calculating contributions:	Contributions for items 1, 2 and 3 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission. The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having

	regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.
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3. Modifying the Scheme Map by introducing the Development Contribution Areas 2 to 7 inclusive.
4. Modifying clause 6.16.5.13.2 to insert a new paragraph (a) as follows, and to reletter the subsequent paragraphs of clause 6.16.5.13.2 from (a)–(d) to (b)–(e) accordingly:
 - ‘(a) the Local Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner’s land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with;’

ATTACHMENT 2 - SCHEDULE OF SUBMISSIONS
Amendment 100A to Town Planning Scheme No. 2 – Development Contribution Plans 2-7

				Submission noted.
			6. Total site area for Providence Estate is incorrect. Draft Cost Apportionment Schedule requires revision.	The site area used was taken from the adopted LSP for Providence Estate. Notwithstanding, the land areas will be updated prior to adoption of the Cost Apportionment Schedule. Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.
			7. Confirmation the City will contribute for existing dwellings that exist prior to Amendment 100A being gazetted.	The City will contribute for lots already created and/or for lots with an existing conditional subdivision approval where no condition relevant to Amendment 100 and/or 100A has been imposed. As Amendment 100A is 'seriously entertained', the City will request the WAPC impose a condition of future subdivisions requiring subdividers to make necessary arrangements to contribute to Amendment 100A.
				Submission noted.
3	Public Transport Authority PO Box 8125 Perth Business Centre 6849 Property affected by amendment: Nil	Not stated	A fundamental consideration in ensuring the success of future development within the City of Kwinana is efficient and effective public transport. Therefore, Transperth requests the City of Kwinana to consider extending developer contribution items to include public transport infrastructure. To operate bus route services Transperth requires road modifications such as bus priority (e.g. queue jump and bus lanes), bus terminus locations, turnarounds and embayments. Improved bus services will encourage public transport use within the City of Kwinana and will reduce the reliance on private car travel. Further, developer contributions could support operating costs enabling increased service frequencies. Increased service frequencies benefit landowners due to reduced car parking requirements and their ability to develop to a higher density. Therefore, it is justified the project landowners contribute funding toward the provision of public transport infrastructure.	Local structure plans identify public bus transport routes and require road infrastructure to accommodate buses during subdivision approvals and works. SPP3.6 does not enable development contributions to cover operating costs. Submission noted and not supported.
4	State Heritage Office PO Box 7479 Cloisters Square PO Property affected by Amendment: Not applicable	Neutral (no objection)	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.	Submission noted.
5	Department of Health PO Box 8172 Perth Business Centre WA 6849 Property affected by Amendment: Nil	Neutral (no objection)	The Department of Health has no objection to either amendment (Amendment 145 and 100A).	Submission noted.
6	Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892 Property affected by Amendment: Not applicable	Neutral	I can confirm that the Amendments are not within the boundary of sites under the <i>Aboriginal Heritage Act 1972</i> (AHA) as currently mapped on the Register of Aboriginal Sites (the Register). However there is one place within DCA14 where a decision under section 5 of the AHA is yet to be made: <i>DAA 4350 Wellard / Bertram Roads</i> . DCPs 2, 3, 5 and 6 are within heritage places that have been assessed by the Aboriginal Cultural Material Committee as not, or no longer, meeting the criteria of section of the AHA and therefore are not sites under the AHA. These sites are retained on the Register as stored data only:	Amendment 100A does not in itself propose any development, rather sets a framework for the funding of infrastructure items. Where applicable, the development assessment process for the infrastructure outlined by Amendment 100A will consider the issues raised in this submission. Submission noted.

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			<p><i>DAA 3554 Woolcoot Road Swamp</i> <i>DAA 3627 Mortimer/Woolcoot, Wellard</i> <i>DAA 3427 Mandogalup Swamp/Spectacles</i></p> <p>As the AHA protects all Aboriginal heritage sites whether or not they are known to the DAA, future developers will need to ensure their works comply with the ADA, and that they do not inadvertently impact Aboriginal heritage sites that may be present in the Amendments areas that have not been previously recorded. To assist developers minimise risk to Aboriginal heritage the State has published the '<i>Aboriginal Heritage Due Diligence Guidelines</i>.' These are available at the link below and I ask that you make these available to prospective developers: http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</p>	
7	<p>Department of State Development Level 6, 1 Adelaide Terrace East Perth WA 6004</p> <p>Property affected by Amendment: Not applicable</p>	Neutral	The Department has reviewed the proposals and has no comment to make at this time.	Submission noted.
8	<p>Department of Transport Level 8, 140 William Street Perth WA 6000</p> <p>Property affected by Amendment: Not applicable</p>	Neutral	The Department of Transport has not comment to provide.	Submission noted.
9	<p>ATCO Gas 81 Prinsep Road Jandakot WA 6164</p> <p>Property affected by Amendment: Not applicable</p>	Neutral	ATCO Gas has no objection to the proposed amendments.	Submission noted.
10	<p>Fred Ferrante PO Box 6913 East Perth WA 6892</p> <p>Property affected by Amendment: Lot 13 & 100 Treeby Road, Anketell (DCP4)</p>	Neutral	<p>1. Definition of 'full cost' of designing and constructing roads within DCP4 area should be expanded to include the land cost associated with widening the applicable roads (i.e. Thomas Road, Treeby Road and Anketell Road).</p>	<p>Submission not supported for Anketell and Thomas Roads.</p> <p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Land acquisition for Treeby Road is recommended to be included in the DCP as this is a direct cost associated with providing the road required by the urban development.</p>
			<p>2. Land cost for widening Treeby Road to 25m width (item 1.3 of DCP4) should be included – i.e. additional 5.0m of widening abutting Lot 13.</p> <p>Reference to this road being a single carriageway should also be amended/corrected to reflect the approved road design (i.e. single carriageway divided by central median).</p>	<p>The description of Treeby Road is recommended to be modified to include land acquisition. The specific design details will be included in the Development Contribution Plan Report.</p> <p>Submission partly supported.</p>
			<p>3. Full cost of design and constructing (including land acquisition) Thomas and Anketell Roads should only be to an 'urban' standard generated by the adjoining urban areas and should ignore any regional freight route design requirements.</p> <p>Any additional requirements generated by Main Roads designation of these roads as 'freight routes' for heavy vehicles should not be levied onto DCP3, 4 or 5. Any freight</p>	<p>Refer to report discussion on Thomas and Anketell Roads.</p> <p>Submission partly supported.</p>

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			route costs should be borne by the State Government (i.e. Main Roads, WAPC etc).	
11	Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915 Property affected by Amendment: Lot 123 Mortimer Road, Casuarina (DCP3)	Object	1. The extremely high contribution amount of \$191,183.46 / ha will make subdivision unviable.	Assuming a development yield within DCA3 of 2400 lots, the estimated DCP rate is approximately \$9,500 / lot). This rate is comparable with other DCPs in Perth that include public open space (eg. Byford DCP - \$13,429 / lot). Submission noted.
			2. The DCP is based on outdated and/or conceptual structure plans as the district structure plan covering DCA3 is currently being prepared and not finalised. The infrastructure requirements and subsequent costings are therefore inaccurate. It is recommended that Amendment 100A be held in abeyance until the district structure plan for DCA3 is completed.	Refer to report discussion on Development Contribution Plan 3 – Casuarina. Submission noted.
			3. The DCP apportions a higher percentage to DCA3 for the upgrade of Mortimer Road and Thomas Road. The apportionment should not be based on land area. As a district structure plan has not been completed there is no traffic modelling to determine the use of future residents in DCA3 of Thomas and Mortimer Roads. DCA3 should not be required to contribute such a high proportion towards the upgrade of Mortimer Road as it is likely that most traffic movements from DCA3 will be to the north via Thomas Road.	Refer to report discussion on Development Contribution Plan 3 – Casuarina. Submission noted.
			4. The DCP does not detail the upgrade requirements for Mortimer Road however it mentions realignment and roundabouts at the junctions of Woolcoot Road and a neighbourhood connector. It is not clear if the Neighbourhood connector mentioned relates to the extension of Landgren Road through Lot 123. If the Neighbourhood Connector mentioned is not the extension of Landgren Road then this needs to be incorporated into the DCP so the owner of Lot 123 does not have to bear the full cost of this intersection treatment. Similarly if the mentioned realignment requires the resumption of some of Lot 123 then this needs to be incorporated into DCP if it has not already been factored in.	In the absence of an approved structure plan for DCA3 Casuarina, the City's design for upgrades to Mortimer Road have included a roundabout intersection with Nicholas Drive. Furthermore some land acquisition will be required for Mortimer Road. These details are recommended to be included in the DCP3 description of Mortimer Road. Submission partly supported.
12	Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003 Property affected by Amendment: Lot 64 Woolcoot Road, Wellard – DCA2	General support, however comments provided	<u>Summary comments</u> <ul style="list-style-type: none"> - Object to the inclusion of Millar Road within DCA2, given the exclusion of Woolcoot Road. Woolcoot Road is projected to carry higher volumes than Millar Road and as such, both roads should be upgraded as conditions of subdivision approval to the adjoining properties. - Should Millar Road remain as an item within DCA2, we suggest Woolcoot Road should similarly be included for consistency amongst all landowners within DCA2. - Suggest corrections to the documentation regarding Sub Drain N2 as well as further clarification regarding drain crossings to be included within the scope of the item. - Object to the inclusion of the Internal Collector Road connection to Mortimer Road given the subdivision potential of Lot 28 Mortimer Road and the ability to deliver this connection as a condition of subdivision approval consistent with existing development. We would however support the inclusion of the intersection treatment of this road with Mortimer Road within the Mortimer Road item. 	Refer to individual points below.
			<u>Millar Road</u> <ul style="list-style-type: none"> - Inclusion of the item is inconsistent with the exclusion of other items, namely Woolcoot Road. - Lot 64 Woolcoot Road traffic report identifies traffic volumes estimated at 2,200vpd whilst Millar Road to the west of Johnson Road 1,520vpd. - Acknowledge that Millar Road provides connection to Wellard Road, the volumes are similar nature to that of Woolcoot Road. Suggest that Millar Road is removed and provided in the same manner as Woolcoot Road – by adjoining subdividers. - Alternatively, Woolcoot Road should be included if Millar Road is included for a 	Refer to report discussion on Millar Road. Submission not supported.

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			consistent approach.	
			<u>Mortimer Road</u> <ul style="list-style-type: none"> - Estimated costs appear to be for a full reconstruction plus 30% contingency. If the existing pavement is satisfactory, then full reconstruction will not be required and re-sheeting with widening will be sufficient, thus the cost will be less than estimated. - This cost is assuming that we are just tying into the existing upgrade undertaken up to the Sunrise access point and not works to any lights at Mortimer Road / Freeway exchange. - Supported on the basis of the shared contribution arrangement with the Casuarina cell. 	<p>Independent design scope and cost estimates have been obtained for Mortimer Road. Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission noted.</p>
			<u>Internal Collector Road</u> <ul style="list-style-type: none"> - Do not support the item as it applies to Lot 64 Woolcoat Road on the basis of the site's physical separation from the internal connector and the limited demand / use for this item by Lot 64. - Lot 64 will utilise Woolcoat Road to access Mortimer Road. Even in an ultimate build out scenario, we do not consider the properties on Woolcoat Road generate any need for the internal connector, specifically considering in the short to medium term there is unlikely to be any connection between the Woolcoat Road properties to the existing portion of the Internal Collector Road. - We acknowledge the existing connection to Mortimer Road is temporary, but this connection allowed for the subdivision of the Sunrise estate. We suggest there is still a responsibility for the Sunrise development to delivery and facilitate this connection, with those other landowners along the Internal Collector Road. - We note DCP2 discussed the inability of Lot 28 Mortimer Road to deliver the final portion of the Internal Collector Road however this lot has been assessed as having urban development potential for the purpose of the DCA. We suggest that it is therefore appropriate to allow for the final connection to be delivered as a condition of subdivision as per the remaining owners' within the DCA2 area. - Given the ultimate subdivision potential of the site, it is also not considered appropriate for the land component to be the subject of the DCA. - Intersection treatment to Mortimer Road however could be included within the Mortimer Road item. 	<p>Refer to report discussion on Internal Collector Road – DCP2.</p> <p>Submission not supported.</p>
			<u>Peel Sub Drain</u> <ul style="list-style-type: none"> - Supported, however note the discrepancy between the Section 9.2.3 which stipulates Sub Drain N2 isn't to be funded under this item, however it is included in Appendix 1. - Confirm our support for the inclusion of Sub Drain N2 for consistency and suggest Section 9.2.3 be updated to reflect Appendix 1. - Discussions with the City indicate a minimum of 1 however potentially 2 crossings of the drain from Lot 64 to Sunrise Estate. This doesn't appear to have been included in the scope or cost of the item. We suggest the item scope to be updated to reflect discussions to date. - Section 9.2, second dot point reference, repeats Living Stream Treatment rather than Rock Pitching Treatment and should be updated accordingly. 	<p>The DCP2 report will be revised to include Peel Sub Drain N2, consistent with DCP2 Scheme text.</p> <p>Pedestrian crossings of the Peel Sub Drains will be provided where there are road crossings in the form of standard footpaths – for example within the Wellard Glen Estate and Sunrise Estate. A stand alone pedestrian crossing is considered necessary in the vicinity of the Lot 64 Woolcoat Road subdivision (Living Edge Estate) but it is considered that this crossing only benefits that particular subdivision, rather than providing a benefit to the entire DCA. On this basis, it is not considered there is a clear need and nexus argument to justify the stand along crossing and therefore it is not recommended that the crossing be included in the DCP. Submission not supported.</p>
			<u>Conservation Category Wetland</u> <ul style="list-style-type: none"> - Supported. 	<p>Submission noted.</p>

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			<u>District Sporting Ground</u> - Supported.	Submission noted.
13	Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003 Property affected by Amendment: Mandogalup landholdings – DCA6	General support, however comments provided	<u>General comments</u> <ul style="list-style-type: none"> - Lot 11 Hoffman should be identified as a contributing landowner. This area is likely to yield 4-5 lots. - DCA6 identifies Lot 2 and Part Lot 10 within the cost apportionment schedule however does not allocate any costs to the landholdings. These lots are identified for 'future residential' in the CoK draft Local Planning Strategy and therefore should be included in the DCP as contributing land. - 'Franklin Road' should be referenced as 'Frankland Avenue'. - The dwelling yields identified under the Community Infrastructure Plan slightly differ from the Amendment 145 dwelling yields, eg. District A under the CIP is estimated at 4,468 whilst Amendment 145 yield is 4,493. - We support the playing fields as proposed by the Mandogalup East and West Local Structure Plans. Our client strongly objects to the inclusion of the playing fields within the current Urban zone as it would further erode the population catchments. We also query the need for a facility of this nature given the reduced population projections for Mandogalup in the CIP. 	Refer to the report discussion on DCP6 – Mandogalup, Frankland Ave and the contribution area. Submission partly supported.
			<u>Frankland Avenue Extension</u> <ul style="list-style-type: none"> - Text should be amended to reflect the length of the extension (600m). - Land acquisition for both the road and intersections is not supported. Given the road will be reserved as an Other Regional Road, the land component will be subject of an MRS reservation process and any acquisition / compensation is to be resolved through the standard WAPC process. - Intersection with Rowley Road is anticipated to form part of the MRWA scope of works. It is noted the Frankland Road / Rowley Road intersection differs from other intersections in that it doesn't require initial 'urban upgrades' until such time as MRWA completes the ultimate Rowley Road upgrades. - Road upgrade scope should therefore extend to single carriageway to an urban standard including earthworks, carriageway, drainage, landscaping, undergrounding of power, lighting, kerbing and footpaths only. - Given the City's intention for the WTCPA under the Indian Ocean Gateway proposal, any road upgrade costs should be equally apportioned between the Mandogalup Urban area and the City to account for future intended uses to the west of Frankland Ave. - Submitter estimates the cost of the Frankland Ave extension at \$2,430,200 (Draft DCP6 estimates the cost at \$3,260,000). Main cost difference is the exclusion of land acquisition (estimated \$960,000). - 50% of cost to be apportioned to developers, 50% of costs to be apportioned to WTCPA - \$1,296,100 each. 	Refer to the report discussion on DCP6 – Mandogalup, Frankland Ave and the contribution area. Submission partly supported.
			<u>Internal collector road to Frankland Ave Extension</u> <ul style="list-style-type: none"> - Do not support the sole apportionment of costs to the SPG (Satterley Property Group) and Qube landholdings. - This represents an inconsistent approach to the apportionment of costs within DCA6. - Whilst acknowledging that Lot 2 and Part Lot 10 will develop later (due to current quarrying activity and zoning), Lot 2 will ultimately receive benefit from the Internal Collector Road given access to Rowley Road is restricted. Lots 2 and 10 should therefore contribute to costs, given their inclusion in the DCA6 area. - In regard to the staging and the requirement to deliver the Internal Collector Road upon the Rowley Road upgrade we acknowledge the City's concerns that the 	Refer to the report discussion on DCP6 – Mandogalup and the contribution area. Submission partly supported.

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			<p>delivery of this connection will be required irrespective of the development intent of Lot 2.</p> <ul style="list-style-type: none"> - In light of this, we suggest that as is the case of other DCAs the entire length of the Internal Collector Road is included as a contribution cost. This will allow the equitable apportionment of costs between landowners. - We do not however support the inclusion of the land area required for this extension. 	
			<p><u>Public open space</u></p> <ul style="list-style-type: none"> - DCA6 should utilise the POS amount proposed by the MWLSP and MELSP as it is anticipated POS will exceed the minimum standard 10%. - We note that in the instance of Lot 2 and Part Lot 10, the application of 10% is an appropriate estimate until structure planning has progressed for the site. - Amendment 145 identifies a local community centre for Mandogalup area, however we note the provision of this land area has not been accounted for in the land area identified in DCA6. We suggest this area also be included within the POS provision of DCA6 given it will be required in excess of the 10% POS requirement. <p><u>Local Playing Fields</u></p> <ul style="list-style-type: none"> - We support the inclusion of the playing fields within land currently zoned 'urban deferred' as reflected in the draft LSPs and represents a cost efficient approach to the provision of the site given the City's multipurpose field designs. - Our client would strongly object to the inclusion of the playing fields within the current Urban zone. Irrespective of consistency arguments in relation to the locations of playing fields within buffer areas, the inclusion of the playing fields within the Urban area would further erode the population catchments as discussed earlier. With the erosion of current catchment as identified under the CIP we would query the need for a facility of this nature. - Lots 2 and 10 should contribute to costs on the basis of their forecasted population and dwelling projections, and given their inclusion in the DCA6 area. - The land acquisition costs for Urban POS land is inconsistent with that for DCA5. DCA5 includes a rate of \$1.1 million per hectare for POS land, whereas DCA6 includes a rate of \$750,000 per hectare. The DCPs should reflect a consistent approach to land valuation. Given the inconsistencies, the per hectare value for the urban deferred land should also be reviewed for accuracy and amendments made as required. 	<p>Refer to report discussion on DCP6 – Mandogalup.</p> <p>Land for 'community purposes' has been included in the Scheme text for DCP6. The DCP Report will further clarify the land component for community purposes once local structure planning has been approved for DCA6.</p> <p>Refer to the report discussion on DCP6 – Mandogalup and the contribution area.</p> <p>The land acquisition rate estimated in the DCP6 Report was from an independent land valuation commissioned by the City in September 2015. The land acquisition rate will be updated during preparation and adoption of the DCP Report following gazettal of Amendment 100A. Refer also to the report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission noted.</p>
			<p><u>District Sporting Ground (serves Districts A and B)</u></p> <ul style="list-style-type: none"> - Supported, represents an efficient response given the reduction in yield to the Mandogalup cell. - Lots 2 and 10 should contribute to costs on the basis of their forecasted population and dwelling projections, and given their inclusion in the DCA6 area. 	<p>Refer to the report discussion on DCP6 – Mandogalup and the contribution area.</p> <p>Submission noted.</p>
			<p><u>District Community Facilities land component</u></p> <ul style="list-style-type: none"> - The district community facilities sites (Branch Library and Youth Centre) are currently not included within Amendment 100A. - Given these facilities are located within land ultimately zoned 'commercial' a cost share arrangement with the residential developers across the District A (Wandi, Anketell and Mandogalup cells) for the Youth Centre and District A and B for the Branch Library should be included to ensure the delivery and consistent apportionment of costs associated with the community site. - We note the District Centre Site (Lot 313 Anketell Road) includes residential 	<p>Refer to the report discussion on Community Facilities for Wandi District Centre.</p> <p>Submission supported.</p>

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			<p>development. The delivery of community facilities as POS should be encouraged to minimise the land component for the District A area.</p> <ul style="list-style-type: none"> - We note the opportunity for the City to combine the district facilities within a multipurpose site with the Wandi Local Community Centre, thereby potentially reducing the site area from a combined (2.2ha) to 1-1.2ha site. Furthermore, utilising the WP easement for parking will also support the delivery of an efficient multipurpose community centre. 	
14	<p>Qube Property Group Pty Ltd PO Box 8298 Subiaco East WA 6008</p> <p>Property affected by Amendment: Various landholdings – DCA6</p>	Object	<p><u>General comments</u></p> <ul style="list-style-type: none"> - Qube acquired ownership some time ago in various landholdings in Mandogalup on the basis of recommendations of the Jandakot Land Use and Water Management Strategy (DoP), ERIC (COK) and public advice from Alcoa. - Outcomes of those recommendations was that residential development would be permitted to within 1 km of the operation edge of the Aloca Residual Disposal Area, ultimately allowing full residential development of Qube's landholdings as the RDAs F and H receded and ultimately closed. - Qube's intention is to continue to seek to develop it's entire landholdings for residential purposes. - Qube supports the general intention for the orderly planning and shared costs of infrastructure. In accordance with SPP3.6, Qube's primary interests are to ensure: - the specified infrastructure is based on the appropriate needs of the population estimates for the existing Urban land and within the contribution timeframe; - the plan is set up to adapt to the ultimate development of the wider Mandogalup precinct over time; and - the sharing of those costs is over all owners that have existing and future development potential. - Qube is therefore opposed to the proposed items and structure of cost sharing contained in the Amendments. - It is Qube's preference that given the current ambiguity around the nature and timing of future land use that the infrastructure and cost sharing issues be dealt with over two clear timeframes and as follows: 	Refer to report discussion on DCP6 – Mandogalup.
			<p><u>Interim scenario (existing urban zoned land only):</u></p> <ul style="list-style-type: none"> - Costs can be managed through the LSP and subdivision process without the need for a specific DCP for Mandogalup at this time, consistent with the City's previous recommendation, which is supported by Qube. - Formal active recreation needs can be met by a smaller shared junior oval adjacent to the proposed Primary School, on the basis that the population projection is less than 5000. This provision would be shared pro-rata between the two current landowners, located within the urban deferred land, and be provided as part of a 10% POS contribution. - Contribution to the upgrade of Frankland Ave is limited to a fair portion of the overall Mandogalup catchment that will ultimate benefit from the full portion of both the western and eastern sides of Frankland Ave, between Rowley and Anketell Roads. - Calculation should recognise the ultimate development potential of land between Kwinana Freeway, Anketell Road, Rowley Road and the Alcoa RDAs (including the RDAs themselves). - It is completely inequitable to require the current two major developers to meet anywhere near the full cost of the upgrade, which should reflect a figure that is less than 20%, based on a pro-rata area calculation. This contribution could be established through a standard condition of subdivision. - There is no contribution to the connecting portion of road through Lot 2 to Frankland Ave on the basis it is not required in the planning timeframe, as Rowley Road will not 	<p>Refer to report discussion on DCP6 – Mandogalup.</p> <p>Submission noted.</p>

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			<p>be extended by this time. It is also an internal subdivision road that should be provided by the landowner at the time of development; and</p> <ul style="list-style-type: none"> - The whole of District Development Contributions should include an allowance for the ultimate development in the wider Mandogalup cell so that the cost of these items is reduced for the existing landowners with zoned land. 	
			<p><u>Ultimate scenario (upon finalisation of Perth and Peel @ 3.5m and associated rezoning)</u></p> <ul style="list-style-type: none"> - Any increase in residential land that meets the 5000 lot trigger for the provision of a Local Playing Field be met through an expansion of the interim shared junior oval space. At that time, the Developer Contribution Plan for Mandogalup should be re-introduced to ensure additional landowners reimburse Qube and other developers for the cost impact of this increase; and - The new DCP ensures all developers between Rowley Road, Anketell Road, Kwinana Freeway and the RDAs (including development of the RDAs) contribute to the balance cost of the Frankland Ave extension. <p>We believe this approach provides a pragmatic and fair resolution of the special circumstances at Mandogalup and meets the requirements of SPP3.6, particularly the key principles in relation to need, nexus and equity.</p>	<p>Refer to report discussion on DCP6 – Mandogalup.</p> <p>Submission noted.</p>
15	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Lot 7 (No. 734) Anketell Road, Anketell – DCA4</p>	Object	<p><u>Cost review by Quantity Surveyor</u></p> <ul style="list-style-type: none"> - Request that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule, based on concept designs for costing. This level of rigour should be provided for developers' level of comfort, as a Quantity Surveyor can potentially smooth out any sharp increases in contribution rates. - Request that section 7.2 in DCP4 be amended as follows: <p><i>“The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.”</i></p>	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Contributions not towards life maintenance and operating costs</u></p> <ul style="list-style-type: none"> - Suggested wording to section 7.5 of DCP4 to avoid confusion that infrastructure maintenance is included in infrastructure costs: <p><i>“Development contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure.”</i></p>	<p>Section 7.5 has been worded in accordance with Attachment 3.2 of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			<p><u>Estimated costs for infrastructure</u></p> <ul style="list-style-type: none"> - Requests the opportunity to review and comment on the methodology and workings used to estimate approximate infrastructure costs for the DCP4 cost apportionment schedule. - Request that consultation on design concepts and costs is undertaken prior to the final endorsement and gazettal of the Scheme Amendment. 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Thomas Road and Anketell Road</u></p> <ul style="list-style-type: none"> - Strong objection to: <ul style="list-style-type: none"> a) Construction to dual carriageway urban standard; and b) Provision of grade separated pedestrian/cyclist crossing (Anketell Road) c) Miscellaneous comments 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Submission partly supported.</p>

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			<p>a) Construction to dual carriageway urban standard <u>Anketell Road</u></p> <ul style="list-style-type: none"> - Disagrees with the requirement to construct roads to a 'dual carriageway urban standard'. - Inconsistent with WAPC policy DC1.7 'General Road Planning' that states '<i>The construction contributions for district distributor roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (two lanes) and associated drainage facilities.</i>' - Description Anketell Road upgrades should be changed to 'single carriageway'. - Standard of Anketell Road should be 'Integrator B' as per Liveable Neighbourhoods which is consistent with the projected traffic volumes generated by the residential development. - Freight road requirements should not be levied on the residential developers through the DCP as this is inconsistent with SPP3.6's principle of need and nexus. - Cost estimate to be amended. - Landowner requests opportunity to review the road design and cost estimates being provided to the City by Rowe Group for review of DCP4 costs. <p><u>Thomas Road</u></p> <ul style="list-style-type: none"> - Requirement for a dual carriageway for Thomas Road is a result of its regional road classification as a major transport route and has no relevance to the urbanisation of Casuarina and Anketell. It cannot be clearly demonstrated that dual carriageway urban standard level of service is a requirement to be met the demand created by the new urban development. - Requests that description and costs be adjusted to single carriageway only. 	
			<p>b) Provision of grade separated pedestrian / cyclist crossing (Anketell Road)</p> <ul style="list-style-type: none"> - Inclusion is considered unreasonable and unjustifiable. - Requirement for a grade separated road crossing is a direct result of the proposal for Anketell Road to become a future Primary Regional Road (designated high and wide load freight route). - For an Integrator B road, grade separated crossings would not be required. A median island is the standard requirement for such a road. - The anticipated traffic speed (50-60 kmph) and vehicle volumes do not justify a grade separated crossing. - Requirement for grade separation is due to the ultimate intention for freight transport and regional road network, not due to localised residential development. - Alternative funding should be sought for grade separation as part of the ultimate upgrade of Anketell Road. - ERIC showed a full signalised intersection which would provide for a safe pedestrian/cyclist crossing. An additional grade separate crossing is considered excessive and unnecessary. - Further it is understood there is no endorsed structure plan that identifies a grade separated crossing for this section of Anketell Road. - It is also noted that a primary reason for the grade separated crossing is due to the district centre and high school in DCA5 on the northern side of Anketell Road. It is therefore considered that DCP5 should contribute the majority towards a crossing (if it is included in the DCP). - Submitter proposes that DCP5 contribute 80% and DCP4 contribute 20% if item is to remain. However first preference is for the item to be deleted. 	<p>Refer to report discussion on Anketell and Thomas Road, particularly the discussion regarding the grade separated pedestrian / cyclist crossing.</p> <p>Submission supported.</p>
			<p>c) Miscellaneous comments</p>	<p>Refer to report discussion on Anketell and Thomas Road..</p>

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			<ul style="list-style-type: none"> - Unclear where the upgrades to Anketell and Thomas Road apply. The upgrades should only apply to land outside of the Primary Regional Road classification area. - Kwinana Freeway / Thomas Road and Kwinana Freeway / Anketell Road interchanges are both part of State Government public infrastructure and should not be funded by DCP4. - Landowner requests that DCP4 cost schedule be reviewed to ensure that the developer contributions will not be payable or apply for proposed road works within land reserved MRS Primary Regional Roads for both DCP4 Thomas Road and Anketell Road infrastructure upgrades. - Sale of road reserve land to offset DCA costs (relates to Anketell Road only) - Landowner requests that the City consult with Department of Lands regarding the use of [redundant road reserve land] funds to offset DCA4 land acquisition costs and/or construction costs for Anketell Road realignment. If agreement with DoL can be reached in this matter, then it is suggested that DCP4 cost schedule include a relevant notation that highlights potential DCP cost offset from the proceeds of redundant road reserve land disposal. 	Submission partly supported.
			<p><u>District Sporting Ground</u></p> <ul style="list-style-type: none"> - Strong objection from landowner. - DCP4 Anketell, DCP 5 Wandi and DCP6 Mandogalup should not have to contribute to this item as there is sufficient sporting facilities within each of the DCAs – 4 sporting ground facilities overall. - There is a duplication of recreation facilities for combined sporting ground and facilities being provided for in DCA4, DCA5 and DCA6. - There is an unequitable cost apportionment across DCPs. <p><i>Duplication of recreation facilities:</i></p> <ul style="list-style-type: none"> - The Wandi Playing Fields is essentially a district sized facility, both in terms of size, facilities and cost. - District Sporting Ground is a duplication of facilities which is inconsistent with the objectives and principles of SPP3.6. - Submitter provides examples of a Local Sports Ground design with pavilion, senior oval, shade and playground, carparking and landscaping which is provided within a much smaller area co-shared with a primary school site. The example is from the draft Local Structure Plan Precinct J – Oakford. - The Wandi Playing Fields are outside of the 10% POS contribution for Wandi and is beyond the normal 10% POS requirement, thus requiring DCP land acquisition and improvement costs. This is characteristic of District Open Space that is normally funded by DCPs. - The Wandi Playing Fields are closer to the Landowner than the Casuarina District Sporting Ground. It is more logical for the Landowner's DCP contribution to go towards the Wandi Playing Fields than the District Sporting Ground. - Landowner requests that Anketell North portion of DCA4 be excluded from the DCP contributions to the District Sporting Ground based on the availability of the Wandi Playing Fields to provide district level of service. - Submitter provides an example of the cost apportionment for the northern portion of DCA4 to be excluded from contributing to District Sporting Ground, and instead contribute towards the Wandi Playing Fields. Submitter also suggests that a similar approach be applied to DCA5 - Mandogalup – that is, DCA6 contribute towards the Wandi Playing Fields in lieu of the District Sporting Ground. <p>- Proponent requests that the District A (DCA4-6 inclusive) be amended by:</p>	<p>Refer to report discussion on the District Sporting Ground and Wandi Playing Fields.</p> <p>Submission not supported.</p>

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			<p>a) Removing the item <i>District Sporting Ground serves Districts A and B</i> from the DCA 4, 5 and 6 cost contributions for standard infrastructure, given that there is a duplication of district sporting infrastructure for District A.</p> <p>b) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA4 (Anketell North).</p> <p>c) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA6</p> <p>d) Following from (b) and (c) above, thus re-directing the amounts for DCA4 and DCA6 land acquisition and improvement cost DCP contributions to be applicable to Wandi Playing Fields, rather than for funding of the District Sporting Ground, for the reasons stated above.</p> <p>e) Consideration be given to reducing the size of the Wandi Playing Fields (i.e. make more efficient use of land) as the current Wandi Playing Fields land requirement is excessive.</p> <p><i>Unequitable cost apportionment across DCPs</i></p> <ul style="list-style-type: none"> - Submitter provides a table demonstrating the varying amounts per DCPs for local sporting facilities. The table shows DCP 8 and 9 (community infrastructure DCPs) contributing more per person than DCPS 10-14 on average. - DCPs for District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is an inequitable distribution and apportionment of cost for local sporting infrastructure within District A compared with District B. - The Landowner requires that the District A (DCA4 Anketell North – DCA6 inclusive) infrastructure be amended by: <ul style="list-style-type: none"> i) Re-directing DCA4 Anketell North (and DCA6) land acquisition and improvement cost DCP contributions to be applied to Wandi Playing Fields, rather than the District Sporting Ground serves District A and B (DCAs 2-7), for the reasons stated above. 	
16	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Lot 3 Anketell Road, Anketell – DCA4</p>	Object	<p><u>Cost review by Quantity Surveyor</u></p> <ul style="list-style-type: none"> - Request that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule, based on concept designs for costing. This level of rigour should be provided for developers' level of comfort, as a Quantity Surveyor can potentially smooth out any sharp increases in contribution rates. - Request that section 7.2 in DCP4 be amended as follows: <p><i>"The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available."</i></p>	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly held.</p>
			<p><u>Contributions not towards life maintenance and operating costs</u></p> <ul style="list-style-type: none"> - Suggested wording to section 7.5 of DCP4 to avoid confusion that infrastructure maintenance is included in infrastructure costs: <p><i>"Development contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure."</i></p>	<p>Section 7.5 has been worded in accordance with Attachment 3.2 of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			<p><u>Estimated costs for infrastructure</u></p> <ul style="list-style-type: none"> - Requests the opportunity to review and comment on the methodology and workings 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p>

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			<p>used to estimate approximate infrastructure costs for the DCP4 cost apportionment schedule.</p> <ul style="list-style-type: none"> - Request that consultation on design concepts and costs is undertaken prior to the final endorsement and gazettal of the Scheme Amendment. 	<p>Submission partly supported.</p>
			<p><u>Thomas Road and Anketell Road</u></p> <ul style="list-style-type: none"> - Strong objection to: <ul style="list-style-type: none"> a) Construction to dual carriageway urban standard; and b) Provision of grade separated pedestrian/cyclist crossing (Anketell Road) c) Miscellaneous comments a) Construction to dual carriageway urban standard <p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Disagrees with the requirement to construct roads to a 'dual carriageway urban standard'. - Inconsistent with WAPC policy DC1.7 'General Road Planning' that states '<i>The construction contributions for district distributor roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (two lanes) and associated drainage facilities.</i>' - Description Anketell Road upgrades should be changed to 'single carriageway'. - Standard of Anketell Road should be 'Integrator B' as per Liveable Neighbourhoods which is consistent with the projected traffic volumes generated by the residential development. - Freight road requirements should not be levied on the residential developers through the DCP as this is inconsistent with SPP3.6's principle of need and nexus. - Cost estimate to be amended. - Landowner requests opportunity to review the road design and cost estimates being provided to the City by Rowe Group for review of DCP4 costs. <p><u>Thomas Road</u></p> <ul style="list-style-type: none"> - Requirement for a dual carriageway for Thomas Road is a result of its regional road classification as a major transport route and has no relevance to the urbanisation of Casuarina and Anketell. It cannot be clearly demonstrated that dual carriageway urban standard level of service is a requirement to be met the demand created by the new urban development. - Requests that description and costs be adjusted to single carriageway only. 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Submission partly supported.</p>
			<ul style="list-style-type: none"> b) Provision of grade separated pedestrian / cyclist crossing (Anketell Road) <ul style="list-style-type: none"> - Inclusion is considered unreasonable and unjustifiable. - Requirement for a grade separated road crossing is a direct result of the proposal for Anketell Road to become a future Primary Regional Road (designated high and wide load freight route). - For an Integrator B road, grade separated crossings would not be required. A median island is the standard requirement for such a road. - The anticipated traffic speed (50-60 kmph) and vehicle volumes do not justify a grade separated crossing. - Requirement for grade separation is due to the ultimate intention for freight transport and regional road network, not due to localised residential development. - Alternative funding should be sought for grade separation as part of the ultimate upgrade of Anketell Road. - ERIC showed a full signalised intersection which would provide for a safe pedestrian/cyclist crossing. An additional grade separate crossing is considered excessive and unnecessary. 	<p>Refer to report discussion on Anketell and Thomas Road, particularly the discussion regarding the grade separated pedestrian / cyclist crossing.</p> <p>Submission supported.</p>

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			<ul style="list-style-type: none"> - Further it is understood there is no endorsed structure plan that identifies a grade separated crossing for this section of Anketell Road. - It is also noted that a primary reason for the grade separated crossing is due to the district centre and high school in DCA5 on the northern side of Anketell Road. It is therefore considered that DCP5 should contribute the majority towards a crossing (if it is included in the DCP). - Submitter proposes that DCP5 contribute 80% and DCP4 contribute 20% if item is to remain. However first preference is for the item to be deleted. 	
			<p>c) Miscellaneous comments</p> <ul style="list-style-type: none"> - Unclear where the upgrades to Anketell and Thomas Road apply. The upgrades should only apply to land outside of the Primary Regional Road classification area. - Kwinana Freeway / Thomas Road and Kwinana Freeway / Anketell Road interchanges are both part of State Government public infrastructure and should not be funded by DCP4. - Landowner requests that DCP4 cost schedule be reviewed to ensure that the developer contributions will not be payable or apply for proposed road works within land reserved MRS Primary Regional Roads for both DCP4 Thomas Road and Anketell Road infrastructure upgrades. - Sale of road reserve land to offset DCA costs (relates to Anketell Road only) - Landowner requests that the City consult with Department of Lands regarding the use of [redundant road reserve land] funds to offset DCA4 land acquisition costs and/or construction costs for Anketell Road realignment. If agreement with DoL can be reached in this matter, then it is suggested that DCP4 cost schedule include a relevant notation that highlights potential DCP cost offset from the proceeds of redundant road reserve land disposal. 	<p>Refer to report discussion on Anketell and Thomas Road..</p> <p>Submission partly supported.</p>
			<p><u>District Sporting Ground</u></p> <ul style="list-style-type: none"> - Strong objection from landowner. - DCP4 Anketell, DCP 5 Wandi and DCP6 Mandogalup should not have to contribute to this item as there is sufficient sporting facilities within each of the DCAs – 4 sporting ground facilities overall. - There is a duplication of recreation facilities for combined sporting ground and facilities being provided for in DCA4, DCA5 and DCA6. - There is an unequitable cost apportionment across DCPs. <p><i>Duplication of recreation facilities:</i></p> <ul style="list-style-type: none"> - The Wandi Playing Fields is essentially a district sized facility, both in terms of size, facilities and cost. - District Sporting Ground is a duplication of facilities which is inconsistent with the objectives and principles of SPP3.6. - Submitter provides examples of a Local Sports Ground design with pavilion, senior oval, shade and playground, carparking and landscaping which is provided within a much smaller area co-shared with a primary school site. The example is from the draft Local Structure Plan Precinct J – Oakford. - The Wandi Playing Fields are outside of the 10% POS contrirbtuino for Wandi and is beyond the normal 10% POS requiement, thus requiring DCP land acquisition and improvement costs. This is characteristic of District Open Space that is normally funded by DCPs. - The Wandi Playing Fields are closer to the Landowner that the Casuarina District Sporting Ground. It is more logical for the Landowner's DCP contribution to go towards the Wandi Playing Fields than the District Sporting Ground. 	<p>Refer to report discussion on the District Sporting Ground and Wandi Playing Fields.</p> <p>Submission not supported.</p>

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			<ul style="list-style-type: none"> - Landowner requests that Anketell North portion of DCA4 be excluded from the DCP contributions to the District Sporting Ground based on the available of the Wandi Playing Fields to provide district level of service. - Submitter provides an example of the cost apportionment for the norther portion of DCA4 to be excluded from contributing to District Sporting Ground, and instead contribute towards the Wandi Playing Fields. Submitter also suggests that a similar approach be applied to DC^ - Mandogalup – that is, DCA6 contribute towards the Wandi Playing Fields in lieu of the District Sporting Ground. - Proponent requests that the District A (DCA4-6 inclusive) be amended by: <ul style="list-style-type: none"> a) Removing the item <i>District Sporting Ground serves Districts A and B</i> from the DCA 4, 5 and 6 cost contributions for standard infrastructure, given that there is a duplication of district sporting infrastructure for District A. b) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA4 (Anketell North). c) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA6 d) Following from (b) and (c) above, thus re-directing the amounts for DCA4 and DCA6 land acquisition and improvement cost DCP contributions to be applicable to Wandi Playing Fields, rather than for funding of the District Sporting Ground, for the reasons stated above. e) Consideration be given to reducing the size of the Wandi Playing Fields (i.e. make more efficient use of land) as the current Wandi Playing Fields land requirement is excessive. - <i>Unequitable cost apportionment across DCPs</i> - Submitter provides a table demonstrating the varying amounts per DCPs for local sporting facilities. The table shows DCP 8 and 9 (community infrastructure DCPs) contributing more per person than DCPS 10-14 on average. - DCPs for District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is an inequitable distribution and apportionment of cost for local sporting infrastructure within District A compared with District B. - The Landowner requires that the District A (DCA4 Anketell North – DCA6 inclusive) infrastructure be amended by: <ul style="list-style-type: none"> i) Re-directing DCA4 Anketell North (and DCA6) land acquisition and improvement cost DCP contributions to be applied to Wandi Playing Fields, rather than the District Sporting Ground serves District A and B (DCAs 2-7), for the reasons stated above. 	
17	Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915 Property affected by Amendment: Lot 90 (No. 758) Anketell Road, Anketell – DCA4	Object	<u>Cost review by Quantity Surveyor</u> <ul style="list-style-type: none"> - Request that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule, based on concept designs for costing. This level of rigour should be provided for developers' level of comfort, as a Quantity Surveyor can potentially smooth out any sharp increases in contribution rates. - Request that section 7.2 in DCP4 be amended as follows: <i>"The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available."</i> 	Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules. Submission partly held.
			<u>Contributions not towards life maintenance and operating costs</u>	Section 7.5 has been worded in accordance with Attachment 3.2

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			<ul style="list-style-type: none"> - Suggested wording to section 7.5 of DCP4 to avoid confusion that infrastructure maintenance is included in infrastructure costs: <i>“Development contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure.”</i> 	<p>of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			<p><u>Estimated costs for infrastructure</u></p> <ul style="list-style-type: none"> - Requests the opportunity to review and comment on the methodology and workings used to estimate approximate infrastructure costs for the DCP4 cost apportionment schedule. - Request that consultation on design concepts and costs is undertaken prior to the final endorsement and gazettal of the Scheme Amendment. 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Thomas Road and Anketell Road</u></p> <ul style="list-style-type: none"> - Strong objection to: <ul style="list-style-type: none"> a) Construction to dual carriageway urban standard; and b) Provision of grade separated pedestrian/cyclist crossing (Anketell Road) c) Miscellaneous comments a) Construction to dual carriageway urban standard <p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Disagrees with the requirement to construct roads to a ‘dual carriageway urban standard’. - Inconsistent with WAPC policy DC1.7 ‘General Road Planning’ that states <i>‘The construction contributions for district distributor roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (two lanes) and associated drainage facilities.’</i> - Description Anketell Road upgrades should be changed to ‘single carriageway’. - Standard of Anketell Road should be ‘Integrator B’ as per Liveable Neighbourhoods which is consistent with the projected traffic volumes generated by the residential development. - Freight road requirements should not be levied on the residential developers through the DCP as this is inconsistent with SPP3.6’s principle of need and nexus. - Cost estimate to be amended. - Landowner requests opportunity to review the road design and cost estimates being provided to the City by Rowe Group for review of DCP4 costs. <p><u>Thomas Road</u></p> <ul style="list-style-type: none"> - Requirement for a dual carriageway for Thomas Road is a result of its regional road classification as a major transport route and has no relevance to the urbanisation of Casuarina and Anketell. It cannot be clearly demonstrated that dual carriageway urban standard level of service is a requirement to be meet the demand created by the new urban development. - Requests that description and costs be adjusted to single carriageway only. 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Submission partly supported.</p>

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			<p>b) Provision of grade separated pedestrian / cyclist crossing (Anketell Road)</p> <ul style="list-style-type: none"> - Inclusion is considered unreasonable and unjustifiable. - Requirement for a grade separated road crossing is a direct result of the proposal for Anketell Road to become a future Primary Regional Road (designated high and wide load freight route). - For an Integrator B road, grade separated crossings would not be required. A median island is the standard requirement for such a road. - The anticipated traffic speed (50-60 kmph) and vehicle volumes do not justify a grade separated crossing. - Requirement for grade separation is due to the ultimate intention for freight transport and regional road network, not due to localised residential development. - Alternative funding should be sought for grade separation as part of the ultimate upgrade of Anketell Road. - ERIC showed a full signalised intersection which would provide for a safe pedestrian/cyclist crossing. An additional grade separate crossing is considered excessive and unnecessary. - Further it is understood there is no endorsed structure plan that identifies a grade separated crossing for this section of Anketell Road. - It is also noted that a primary reason for the grade separated crossing is due to the district centre and high school in DCA5 on the northern side of Anketell Road. It is therefore considered that DCP5 should contribute the majority towards a crossing (if it is included in the DCP). - Submitter proposes that DCP5 contribute 80% and DCP4 contribute 20% if item is to remain. However first preference is for the item to be deleted. 	<p>Refer to report discussion on Anketell and Thomas Road, particularly the discussion regarding the grade separated pedestrian / cyclist crossing.</p> <p>Submission supported.</p>
			<p>c) Miscellaneous comments</p> <ul style="list-style-type: none"> - Unclear where the upgrades to Anketell and Thomas Road apply. The upgrades should only apply to land outside of the Primary Regional Road classification area. - Kwinana Freeway / Thomas Road and Kwinana Freeway / Anketell Road interchanges are both part of State Government public infrastructure and should not be funded by DCP4. - Landowner requests that DCP4 cost schedule be reviewed to ensure that the developer contributions will not be payable or apply for proposed road works within land reserved MRS Primary Regional Roads for both DCP4 Thomas Road and Anketell Road infrastructure upgrades. - Sale of road reserve land to offset DCA costs (relates to Anketell Road only) - Landowner requests that the City consult with Department of Lands regarding the use of [redundant road reserve land] funds to offset DCA4 land acquisition costs and/or construction costs for Anketell Road realignment. If agreement with DoL can be reached in this matter, then it is suggested that DCP4 cost schedule include a relevant notation that highlights potential DCP cost offset from the proceeds of redundant road reserve land disposal. 	<p>Refer to report discussion on Anketell and Thomas Road.</p> <p>Submission partly supported.</p>
			<p><u>District Sporting Ground</u></p> <ul style="list-style-type: none"> - Strong objection from landowner. - DCP4 Anketell, DCP 5 Wandi and DCP6 Mandogalup should not have to contribute to this item as there is sufficient sporting facilities within each of the DCAs – 4 sporting ground facilities overall. - There is a duplication of recreation facilities for combined sporting ground and facilities being provided for in DCA4, DCA5 and DCA6. - There is an unequitable cost apportionment across DCPs. 	<p>Refer to report discussion on the District Sporting Ground and Wandi Playing Fields.</p> <p>Submission not supported.</p>

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			<p><i>Duplication of recreation facilities:</i></p> <ul style="list-style-type: none"> - The Wandi Playing Fields is essentially a district sized facility, both in terms of size, facilities and cost. - District Sporting Ground is a duplication of facilities which is inconsistent with the objectives and principles of SPP3.6. - Submitter provides examples of a Local Sports Ground design with pavilion, senior oval, shade and playground, carparking and landscaping which is provided within a much smaller area co-shared with a primary school site. The example is from the draft Local Structure Plan Precinct J – Oakford. - The Wandi Playing Fields are outside of the 10% POS contribution for Wandi and is beyond the normal 10% POS requirement, thus requiring DCP land acquisition and improvement costs. This is characteristic of District Open Space that is normally funded by DCPs. - The Wandi Playing Fields are closer to the Landowner than the Casuarina District Sporting Ground. It is more logical for the Landowner's DCP contribution to go towards the Wandi Playing Fields than the District Sporting Ground. - Landowner requests that Anketell North portion of DCA4 be excluded from the DCP contributions to the District Sporting Ground based on the availability of the Wandi Playing Fields to provide district level of service. - Submitter provides an example of the cost apportionment for the northern portion of DCA4 to be excluded from contributing to District Sporting Ground, and instead contribute towards the Wandi Playing Fields. Submitter also suggests that a similar approach be applied to DCA6 - Mandogalup – that is, DCA6 contribute towards the Wandi Playing Fields in lieu of the District Sporting Ground. - Proponent requests that the District A (DCA4-6 inclusive) be amended by: <ul style="list-style-type: none"> a) Removing the item <i>District Sporting Ground serves Districts A and B</i> from the DCA 4, 5 and 6 cost contributions for standard infrastructure, given that there is a duplication of district sporting infrastructure for District A. b) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA4 (Anketell North). c) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA6 d) Following from (b) and (c) above, thus re-directing the amounts for DCA4 and DCA6 land acquisition and improvement cost DCP contributions to be applicable to Wandi Playing Fields, rather than for funding of the District Sporting Ground, for the reasons stated above. e) Consideration be given to reducing the size of the Wandi Playing Fields (i.e. make more efficient use of land) as the current Wandi Playing Fields land requirement is excessive. <p><i>Unequitable cost apportionment across DCPs</i></p> <ul style="list-style-type: none"> - Submitter provides a table demonstrating the varying amounts per DCPs for local sporting facilities. The table shows DCP 8 and 9 (community infrastructure DCPs) contributing more per person than DCPs 10-14 on average. - DCPs for District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is an inequitable distribution and apportionment of cost for local sporting infrastructure within District A compared with District B. - The Landowner requires that the District A (DCA4 Anketell North – DCA6 inclusive) infrastructure be amended by: <ul style="list-style-type: none"> i) Re-directing DCA4 Anketell North (and DCA6) land acquisition and 	
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			improvement cost DCP contributions to be applied to Wandi Playing Fields, rather than the District Sporting Ground serves District A and B (DCAs 2-7), for the reasons stated above.	
18	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Whistling Grove Estate (Honeywood Ave, Wandi) – DCA5</p>	Object	<p><u>Method of calculation</u></p> <ul style="list-style-type: none"> - Previous DCP schedules were provided on a per dwelling basis by the City and the proponent purchased and subdivided Lot 12 Honeywood Ave on this information. - Lot 12 has been subdivided at a relatively lower density than the rest of the Wandi area. - The change in apportionment from 'per dwelling' to 'land area' has increased the overall DCP liabilities an estimated \$253,155. - Apportionment on a per dwelling basis is potentially a more fair, equitable and reasonable cost method. - The dwelling yield for DCP5 can be predicted with a high degree of certainty as much of DCA5 is developed or under development. - Requests that the City consider a 'differential pro rata cost rate per hectare' methodology – similar to that applied in the 'Wungong Urban Water Masterplan' scheme. - Higher density areas have a higher differential rate contribution than lower areas. - Land area is an appropriate method in greenfields areas however the per dwelling method is better aligned to the SPP3.6 principle that the 'beneficiary pays'. - The proponent strongly request that: <ul style="list-style-type: none"> 1. A differential pro rata cost per hectare rate be applied to DCA5, which seeks to establish a higher contribution for higher density areas, mid-rate for medium density and lower rate for low density areas, rather than applying a <i>flat cost contribution rate per hectare</i> and that the DCP5 report and cost schedule be adjusted accordingly. 2. Alternatively, the cost method for DCA5 be based on <i>cost per dwelling</i> and <u>not</u> <i>cost per hectare</i> and that the DCP5 report and DCP5 cost schedule be amended accordingly. 	<p>The original Amendment 100 was initiated and advertised in 2008/09 with the Scheme text apportioning costs '<i>based on a pro rata of all gross subdivisible land</i>'. It is correct that a number of draft (and incomplete) cost apportionment schedules were prepared by the City between 2008 and 2012 that quoted development contribution liabilities on a 'per lot' basis and it is likely that these documents are those referred to by the Submitter. However these documents were not adopted by Council and are inconsistent with the adopted Scheme text.</p> <p>The proposed apportionment of costs is considered the most efficient and effective method for standard infrastructure development contribution plans – both in terms of calculating costs and in terms of accounting liabilities as development progresses and liabilities are extinguished.</p> <p>The suggested approach to apportionment is not considered appropriate for the standard infrastructure DCPs proposed by Amendment 100A, mainly due to the limited range of residential densities within each DCA and that applying this method would further complicate the cost apportionment.</p> <p>Submission not supported.</p>
			<p><u>Cost review by Quantity Surveyor</u></p> <ul style="list-style-type: none"> - Request that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule, based on concept designs for costing. This level of rigour should be provided for developers' level of comfort, as a Quantity Surveyor can potentially smooth out any sharp increases in contribution rates. - Request that section 7.2 in DCP4 be amended as follows: <p><i>"The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available."</i></p>	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Contributions not towards life maintenance and operating costs</u></p> <ul style="list-style-type: none"> - Suggested wording to section 7.5 of DCP4 to avoid confusion that infrastructure maintenance is included in infrastructure costs: <p><i>"Development contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure."</i></p>	<p>Section 7.5 has been worded in accordance with Attachment 3.2 of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			<u>Estimated costs for infrastructure</u>	Refer to report discussion on Development Contribution Plan

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			<ul style="list-style-type: none"> - Requests the opportunity to review and comment on the methodology and workings used to estimate approximate infrastructure costs for the DCP4 cost apportionment schedule. - Request that consultation on design concepts and costs is undertaken prior to the final endorsement and gazettal of the Scheme Amendment. 	<p>Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Thomas Road and Anketell Road</u></p> <ul style="list-style-type: none"> - Strong objection to: <ul style="list-style-type: none"> a) Construction to dual carriageway urban standard; and b) Provision of grade separated pedestrian/cyclist crossing (Anketell Road) c) Miscellaneous comments a) Construction to dual carriageway urban standard <p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Disagrees with the requirement to construct roads to a 'dual carriageway urban standard'. - Inconsistent with WAPC policy DC1.7 'General Road Planning' that states '<i>The construction contributions for district distributor roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (two lanes) and associated drainage facilities.</i>' - Description Anketell Road upgrades should be changed to 'single carriageway'. - Standard of Anketell Road should be 'Integrator B' as per Liveable Neighbourhoods which is consistent with the projected traffic volumes generated by the residential development. - Freight road requirements should not be levied on the residential developers through the DCP as this is inconsistent with SPP3.6's principle of need and nexus. - Cost estimate to be amended. - Landowner requests opportunity to review the road design and cost estimates being provided to the City by Rowe Group for review of DCP4 costs. <p><u>Thomas Road</u></p> <ul style="list-style-type: none"> - Requirement for a dual carriageway for Thomas Road is a result of its regional road classification as a major transport route and has no relevance to the urbanisation of Casuarina and Anketell. It cannot be clearly demonstrated that dual carriageway urban standard level of service is a requirement to be meet the demand created by the new urban development. - Requests that description and costs be adjusted to single carriageway only. 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Submission partly supported.</p>
			<ul style="list-style-type: none"> b) Provision of grade separated pedestrian / cyclist crossing (Anketell Road) <ul style="list-style-type: none"> - Inclusion is considered unreasonable and unjustifiable. - Requirement for a grade separated road crossing is a direct result of the proposal for Anketell Road to become a future Primary Regional Road (designated high and wide load freight route). - For an Integrator B road, grade separated crossings would not be required. A median island is the standard requirement for such a road. - The anticipated traffic speed (50-60 kmph) and vehicle volumes do not justify a grade separated crossing. - Requirement for grade separation is due to the ultimate intention for freight transport and regional road network, not due to localised residential development. - Alternative funding should be sought for grade separation as part of the ultimate upgrade of Anketell Road. - ERIC showed a full signalised intersection which would provide for a safe pedestrian/cyclist crossing. An additional grade separate crossing is considered 	<p>Refer to report discussion on Anketell and Thomas Road, particularly the discussion regarding the grade separated pedestrian / cyclist crossing.</p> <p>Submission supported.</p>

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			<p>excessive and unnecessary.</p> <ul style="list-style-type: none"> - Further it is understood there is no endorsed structure plan that identifies a grade separated crossing for this section of Anketell Road. - It is also noted that a primary reason for the grade separated crossing is due to the district centre and high school in DCA5 on the northern side of Anketell Road. It is therefore considered that DCP5 should contribute the majority towards a crossing (if it is included in the DCP). - Submitter proposes that DCP5 contribute 80% and DCP4 contribute 20% if item is to remain. However first preference is for the item to be deleted. 	
			<p>c) Miscellaneous comments</p> <ul style="list-style-type: none"> - Unclear where the upgrades to Anketell Road apply. The upgrades should only apply to land outside of the Primary Regional Road classification area. - Kwinana Freeway / Thomas Road and Kwinana Freeway / Anketell Road interchanges are both part of State Government public infrastructure and should not be funded by DCP4. - Landowner requests that DCP4 cost schedule be reviewed to ensure that the developer contributions will not be payable or apply for proposed road works within land reserved MRS Primary Regional Roads for both DCP4 Thomas Road and Anketell Road infrastructure upgrades. - Sale of road reserve land to offset DCA costs (relates to Anketell Road only) - Landowner requests that the City consult with Department of Lands regarding the use of [redundant road reserve land] funds to offset DCA4 land acquisition costs and/or construction costs for Anketell Road realignment. If agreement with DoL can be reached in this matter, then it is suggested that DCP4 cost schedule include a relevant notation that highlights potential DCP cost offset from the proceeds of redundant road reserve land disposal. 	<p>Refer to report discussion on Anketell and Thomas Road..</p> <p>Submission partly supported.</p>
			<p><u>Lyon Road</u></p> <ul style="list-style-type: none"> - Strong objection – upgrading Lyon Road to the extent proposed is unnecessary and unreasonable imposition to DCP5. - Upgrades have occurred due to standard conditions of subdivision required by the subdivider. - The item appears a carry over from Amendment 100 - There is not a clear need and nexus between the upgrades of the full length of Lyon Road with the entire development of DCP5, rather only with those lots fronting Lyon Road. - Subdivision conditions are the appropriate mechanism to upgrade this road, with the costs borne by the subdivider of the land fronting the road. - Proponent requests that only the northern portion of Lyon Road between the Honeywood Ave intersection and Rowley Road, and the intersection of Lyon Road and Anketell Road be included in the DCP. 	<p>Refer to report discussion on Lyon Road.</p> <p>Submission supported.</p>
			<p><u>Public open space</u></p> <ul style="list-style-type: none"> - A POS network plan should be provided to clearly show what POS relates to the DCP. - The DCP5 contribution should only be calculated on the 10% POS requirement. Any land acquisition and improvement costs surplus to the 10% POS requirement should not be an infrastructure cost borne by the DCP. - Request that the DCP5 cost contribution schedule be updated to include credits. 	<p>Refer to report discussion on Public Open Space.</p> <p>Submission partly supported.</p>
			<p><u>Public open space – Wandj Playing Fields</u></p> <ul style="list-style-type: none"> - Exact area for the playing fields needs to be confirmed – Submitter contends there is a shortfall in land accounted for in the DCP 	<p>Refer to report discussion on Wandj Playing Fields.</p> <p>Submission generally not supported.</p>

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			<ul style="list-style-type: none"> - Nonetheless, the land provided is considered significant and excessive. The playing fields do not need to have a land area of this size to perform its intended recreational function and the overall land area should be reduced for the purpose of DCP5 costing. - Lot 9026 (2.1 hectare) is not required for the delivery of standard sporting facilities associated with the local playing fields. The inclusion of this land, which has the effect of substantially increasing the costs for land acquisition and improvements, is considered unnecessary and unjustified. - There is not a clear 'need and nexus' between the playground and amenities on Lot 9026. The proposed additional acquisition of Lot 9026 is not critical to DCA5 to support new urban development. To say that the Lot 9026 park will generally benefit the DCA5 area is not sufficient to demonstrate need and nexus. The infrastructure needs to be essential for liveability in the new development and the additional POS is not warranted. - Submitter suggests that the Wandi Playing Fields land acquisition should be reduced to 4.63ha (from 6.26ha). - Amenities and playground could be located closer to the school and sporting facilities, making for more efficient use of land and concentrates amenities forming an activity hub. - Potentially the whole of Lot 9026 may not be required for land acquisition for the local playing fields. - Submitter provides examples of other shared facilities where a senior sized oval is provided, but with lesser land required. Eg. The future <i>Hilbert South West Sports Ground Playing Fields</i> – playing fields and primary school over 6.8ha total (compared with 10.26ha total for Wandi primary school). - The current stage of planning for the Wandi Playing Fields should not prejudice the rights of DCA5 landowners to make comment and submission in relation to the item. - Request that the City ensure that the final design of the Wandi Playing Fields should maximise all available land with a view to try and avoid any land acquisition of Lot 9026. - As a minimum only a small portion of Lot 9026 would need to be acquired. - DCA4 & DCA6 no longer have a pavilion for each of their local sporting grounds. The Wandi Playing Fields will provide the additional needed sporting and recreational facilities. - DCA4 and DCA6 should provide an equitable contribution towards the Wandi Playing Fields on a Gross Subdivisible Area basis. - Strong objection to the land improvement costs of the draft cost apportionment schedule – equivalent to approximately \$755,995 / ha. - DCPs are not intended to fund infrastructure level service which goes beyond and above the normal subdivider requirements to provide an adequate level of service to support new urban development. - Submitter highlights sections of SPP3.6 – '<i>... developers will only fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facilities which area reasonable and necessary to serve the development.</i>' - Proponent objects to any expenditure which is above the normal requirements of a subdivider in terms of improvement costs. If a subdivider (or the City) wants to provide [award winning facilities] and exceptional standards of service, these should not have to be funded by DCP contributions. - The Proponent therefore requests that: <ol style="list-style-type: none"> 1. At this stage, without any final designs to confirm land area requirements for more 	
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			<p>accurate DCP costings, that the DCP5 cost schedule be modified to show the land acquisition area for the Wandi Playing Fields being reduced from the current 6.26ha down to 4.86ha. It is also requested that emphasis be placed in the DCP5 report regarding the need to maximise and make efficient use of space to contain the local playing fields so that no land acquisition of Lot 9026 is required.</p> <p>2. The above should be set out more clearly in the DCP5 report and the DCP5 cost apportionment schedule should be adjusted accordingly to reflect a reduced land area for the playing fields.</p> <p>3. DCA4 – Anketell North and DCA6 – Mandgolup should provide an equitable contribution towards the provision of the Wandi Playing Fields on a 'Gross Subdivisible Area' basis. An equitable contribution could be to re-direct the DCA5 Infrastructure Item 3 'District Sports Ground' cost to DCA5 Infrastructure Item 2.2 'Public Open Space (Wandi Playing Fields)'. DCP5 – Wandi Playing Fields infrastructure item cost apportionment schedule should be re-calculated to include appropriate contributions from DCA4 and DCA6.</p> <p>4. The DCA5 cost contribution schedule apply the baseline improvements cost rate of \$500,000/ha rate to DCA5, which is consistent with the Improvements cost rate applied across all other DCAs 2-7.</p>	
			<p><u>District Sporting Ground (serves Districts A and B)</u></p> <ul style="list-style-type: none"> - New item which has not been include in the 'Provisional Contribution' which the Proponent has already paid. - There is a relatively close grouping of recreational playing fields and sporting facilities around DCA5. The CIP requires the delivery of the DCA5 local sporting facilities (including a Pavilion) in addition to a proportional 'Gross Subdivisible Area' contribution for the District Sporting Ground to be located in District B which is relatively some distance away. This is not considered to be equitable nor reasonable. - The sporting recreational infrastructure being proposed in District A well exceeds the necessary sporting infrastructure and level of service to support new urban growth and the ultimate forecast 2031 population in District A. - DCAs 4, 5 and 6 should not have to contribute to the District Sporting Ground as there are 4 sporting ground facilities within District A. - There is a duplication of recreation facilities for combined sporting ground and facilities being provided for in DCA4, DCA5 and DCA6. - There is an unequitable cost apportionment across DCPs. <p><i>Duplication of recreation facilities:</i></p> <ul style="list-style-type: none"> - The Wandi Playing Fields is essentially a district sized facility, both in terms of size, facilities and cost. - District Sporting Ground is a duplication of facilities which is inconsistent with the objectives and principles of SPP3.6. - Submitter provides examples of a Local Sports Ground design with pavilion, senior oval, shade and playground, carparking and landscaping which is provided within a much smaller area co-shared with a primary school site. The example is from the draft Local Structure Plan Precinct J – Oakford. - The Wandi Playing Fields are outside of the 10% POS contribution for Wandi and is beyond the normal 10% POS requirement, thus requiring DCP land acquisition and improvement costs. This is characteristic of District Open Space that is normally funded by DCPs. - The Wandi Playing Fields are closer to the Landowner that the Casuarina District Sporting Ground. It is more logical for the Landowner's DCP contribution to go 	<p>Refer to report discussion on the District Sporting Ground and Wandi Playing Fields.</p> <p>Submission not supported.</p>

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		<p>towards the Wandi Playing Fields than the District Sporting Ground.</p> <ul style="list-style-type: none">- Landowner requests that Anketell North portion of DCA4 be excluded from the DCP contributions to the District Sporting Ground based on the available of the Wandi Playing Fields to provide district level of service.- Submitter provides an example of the cost apportionment for the norther portion of DCA4 to be excluded from contributing to District Sporting Ground, and instead contribute towards the Wandi Playing Fields. Submitter also suggests that a similar approach be applied to DC6 - Mandogalup – that is, DCA6 contribute towards the Wandi Playing Fields in lieu of the District Sporting Ground. <ul style="list-style-type: none">- Proponent requests that the District A (DCA4-6 inclusive) be amended by:<ul style="list-style-type: none">a) Removing the item <i>District Sporting Ground serves Districts A and B</i> from the DCA 4, 5 and 6 cost contributions for standard infrastructure, given that there is a duplication of district sporting infrastructure for District A.b) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA4 (Anketell North).c) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA6d) Following from (b) and (c) above, thus re-directing the amounts for DCA4 and DCA6 land acquisition and improvement cost DCP contributions to be applicable to Wandi Playing Fields, rather than for funding of the District Sporting Ground, for the reasons stated above.e) Consideration be given to reducing the size of the Wandi Playing Fields (i.e. make more efficient use of land) as the current Wandi Playing Fields land requirement is excessive. <p><i>Unequitable cost apportionment across DCPs</i></p> <ul style="list-style-type: none">- Submitter provides a table demonstrating the varying amounts per DCPs for local sporting facilities. The table shows DCP 8 and 9 (community infrastructure DCPs) contributing more per person than DCPS 10-14 on average.- DCPs for District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is an inequitable distribution and apportionment of cost for local sporting infrastructure within District A compared with District B.- The Landowner requires that the District A (DCA4 Anketell North – DCA6 inclusive) infrastructure be amended by:<ul style="list-style-type: none">i) Re-directing DCA4 Anketell North (and DCA6) land acquisition and improvement cost DCP contributions to be applied to Wandi Playing Fields, rather than the District Sporting Ground serves District A and B (DCAs 2-7), for the reasons stated above.	
	<p><u>Conservation Areas</u></p> <ul style="list-style-type: none">- Strong objection- Proponent's cost apportionment is a substantial contribution sum for what the Proponent considers to be 'non-standard infrastructure.'- Rehabilitation of CCW wetlands is not normally included in DCA standard 'hard' infrastructure items. Usually is the responsibility of adjacent Subdivider as part of a condition of subdivision requiring a Wetland Management Plan.- There is a wide and diverse range of alternative funding and assistance for wetland rehabilitation in the Perth Metropolitan Region ('<i>A Guide to Managing and Restoring Wetlands in Western Australia</i>' Department of Environment Regulation 2012).- For instance there are currently funding sources available from the private sector	<p>Refer to report discussion on Conservation Category Wetlands.</p> <p>Submission supported.</p>	

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			<p>(i.e. Alcoas' SALP funding, State Government level and Commonwealth grants). In addition, there are many labour programs offered by community volunteer groups to provide voluntary assistance in wetland rehabilitation works.</p> <ul style="list-style-type: none"> - Rehabilitation and improvement of CCW areas can therefore over as (i) part of upfront subdivision works undertaken by the subdivider and (ii) further on-going more detailed staged rehabilitation over time, through local government and community group initiatives using alternative sources of funding. - There is no clear demonstrative planning rationale linking the necessity of this infrastructure item to be funded through developer contributions, when the above funding arrangements can occur. - Conservation category wetland works do not form part of the SPP3.6 Appendix 1 – Standard development contribution requirements. - There is no critical need for improvement of core areas of CCWs to support the orderly urban development of DCA5 area. The subdivider is responsible for implementation of a Wetland Management Plan. - As a general rule applied by WAPC/Minister for Planning, a DCP cannot fund POS works / POS land acquisition that is over and above the 10% POS requirement. This is based on the principle that it would not be equitable to require all landowners within the DCA to be contributing to POS in excess of their (proportionate) 10% POS contribution. Subsequently any CCW buffer areas that do not contribute to forming part of the 10% POS contribution for the local structure plan area should be removed from the DCP infrastructure items. - Minister for Planning has resolved on a few occasion to now not support inclusion of wetland cores (land acquisition and/or rehabilitation) in DCPs. This is no the basis that there needs to be a very clear 'need and nexus' demonstrated. In this instance, new urban development in Wandri has not resulted in the vital need to improve core areas and buffer of CCWs in DCA5. - The Proponent requests that DCA5 Item 4.1 'Conservation Category Wetlands' be removed from the DCP. 	
19	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Lot 13 (No. 548) Lyon Road, Wandri</p>	Object	<p><u>Method of calculation</u></p> <ul style="list-style-type: none"> - Previous DCP schedules were provided on a per dwelling basis by the City and the proponent purchased and subdivided Lot 12 Honeywood Ave on this information. - Lot 12 has been subdivided at a relatively lower density that the rest of the Wandri area. - The change in apportionment from 'per dwelling' to 'land area' has increased the overall DCP liabilities an estimated \$253,155. - Apportionment on a per dwelling basis is potentially a more fair, equitable and reasonable cost method. - The dwelling yield for DCP5 can be predicted with a high degree of certainty as much of DCA5 is developed or under development. - Requests that the City consider a 'differential pro rata cost rate per hectare' methodology – similar to that applied in the 'Wungong Urban Water Masterplan' scheme. - Higher density areas have a higher differential rate contribution than lower areas. - Land area is an appropriate method in greenfields areas however the per dwelling method is better aligned to the SPP3.6 principle that the 'beneficiary pays'. - The proponent strongly request that: <ol style="list-style-type: none"> 1. A differential pro rata cost per hectare rate be applied to DCA5, which seeks to establish a higher contribution for higher density areas, mid-rate for medium density and lower rate for low density areas, rather than applying a <i>flat cost contribution rate per hectare</i> and that the DCP5 report and cost schedule be adjusted accordingly. 	<p>The original Amendment 100 was initiated and advertised in 2008/09 with the Scheme text apportioning costs <i>'based on a pro rata of all gross subdivisible land'</i>. It is correct that a number of draft (and incomplete) cost apportionment schedules were prepared by the City between 2008 and 2012 that quoted development contribution liabilities on a 'per lot' basis and it is likely that these documents are those referred to by the Submitter. However these documents were not adopted by Council and are inconsistent with the adopted Scheme text.</p> <p>The proposed apportionment of costs is considered the most efficient and effective method for standard infrastructure development contribution plans – both in terms of calculating costs and in terms of accounting liabilities as development progresses and liabilities are extinguished.</p> <p>The suggested approach to apportionment is not considered appropriate for the standard infrastructure DCPs proposed by Amendment 100A, mainly due to the limited range of residential densities within each DCA and that applying this method would further complicate the cost apportionment.</p>

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			<p>2. Alternatively, the cost method for DCA5 be based on <i>cost per dwelling</i> and <u>not</u> <i>cost per hectare</i> and that the DCP5 report and DCP5 cost schedule be amended accordingly.</p>	Submission not supported.
			<p><u>Cost review by Quantity Surveyor</u></p> <ul style="list-style-type: none"> - Request that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule, based on concept designs for costing. This level of rigour should be provided for developers' level of comfort, as a Quantity Surveyor can potentially smooth out any sharp increases in contribution rates. - Request that section 7.2 in DCP4 be amended as follows: <p><i>"The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available."</i></p>	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Contributions not towards life maintenance and operating costs</u></p> <ul style="list-style-type: none"> - Suggested wording to section 7.5 of DCP4 to avoid confusion that infrastructure maintenance is included in infrastructure costs: <p><i>"Development contributions are for the initial capital requirements only and not for ongoing maintenance and/or operating costs of the infrastructure."</i></p>	<p>Section 7.5 has been worded in accordance with Attachment 3.2 of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			<p><u>Estimated costs for infrastructure</u></p> <ul style="list-style-type: none"> - Requests the opportunity to review and comment on the methodology and workings used to estimate approximate infrastructure costs for the DCP4 cost apportionment schedule. - Request that consultation on design concepts and costs is undertaken prior to the final endorsement and gazettal of the Scheme Amendment. 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission partly supported.</p>
			<p><u>Thomas Road and Anketell Road</u></p> <ul style="list-style-type: none"> - Strong objection to: <ul style="list-style-type: none"> a) Construction to dual carriageway urban standard; and b) Provision of grade separated pedestrian/cyclist crossing (Anketell Road) c) Miscellaneous comments a) Construction to dual carriageway urban standard <p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Disagrees with the requirement to construct roads to a 'dual carriageway urban standard'. - Inconsistent with WAPC policy DC1.7 'General Road Planning' that states <i>'The construction contributions for district distributor roads will normally include the earthworks for the whole road reserve, the construction of one carriageway (two lanes) and associated drainage facilities.'</i> - Description Anketell Road upgrades should be changed to 'single carriageway'. - Standard of Anketell Road should be 'Integrator B' as per Liveable Neighbourhoods which is consistent with the projected traffic volumes generated by the residential development. - Freight road requirements should not be levied on the residential developers through the DCP as this is inconsistent with SPP3.6's principle of need and nexus. - Cost estimate to be amended. 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Submission partly supported.</p>

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			<ul style="list-style-type: none"> - Landowner requests opportunity to review the road design and cost estimates being provided to the City by Rowe Group for review of DCP4 costs. <p><u>Thomas Road</u></p> <ul style="list-style-type: none"> - Requirement for a dual carriageway for Thomas Road is a result of its regional road classification as a major transport route and has no relevance to the urbanisation of Casuarina and Anketell. It cannot be clearly demonstrated that dual carriageway urban standard level of service is a requirement to be met the demand created by the new urban development. - Requests that description and costs be adjusted to single carriageway only. 	
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			<u>Lyon Road</u> <ul style="list-style-type: none"> - Strong objection – upgrading Lyon Road to the extent proposed is unnecessary and unreasonable imposition to DCP5. - Upgrades have occurred due to standard conditions of subdivision required by the subdivider. - The item appears a carry over from Amendment 100 - There is not a clear need and nexus between the upgrades of the full length of Lyon Road with the entire development of DCP5, rather only with those lots fronting Lyon Road. - Subdivision conditions are the appropriate mechanism to upgrade this road, with the costs borne by the subdivider of the land fronting the road. - Proponent requests that only the northern portion of Lyon Road between the Honeywood Ave intersection and Rowley Road, and the intersection of Lyon Road and Anketell Road be included in the DCP. 	<p>Refer to report discussion on Lyon Road.</p> <p>Submission not supported.</p>
			<u>Public open space</u> <ul style="list-style-type: none"> - A POS network plan should be provided to clearly show what POS relates to the DCP. - The DCP5 contribution should only be calculated on the 10% POS requirement. Any land acquisition and improvement costs surplus to the 10% POS requirement should not be an infrastructure cost borne by the DCP. - Request that the DCP5 cost contribution schedule be updated to include credits. 	<p>Refer to report discussion on Public Open Space.</p> <p>Submission partly supported.</p>
			<u>Public open space – Wandi Playing Fields</u> <ul style="list-style-type: none"> - Exact area for the playing fields needs to be confirmed – Submitter contends there is a shortfall in land accounted for in the DCP - Nonetheless, the land provided is considered significant and excessive. The playing fields do not need to have a land area of this size to perform its intended recreational function and the overall land area should be reduced for the purpose of DCP5 costing. - Lot 9026 (2.1 hectare) is not required for the delivery of standard sporting facilities associated with the local playing fields. The inclusion of this land, which has the effect of substantially increasing the costs for land acquisition and improvements, is considered unnecessary and unjustified. - There is not a clear 'need and nexus' between the playground and amenities on Lot 9026. The proposed additional acquisition of Lot 9026 is not critical to DCA5 to support new urban development. To say that the Lot 9026 park will generally benefit the DCA5 area is not sufficient to demonstrate need and nexus. The infrastructure needs to be essential for liveability in the new development and the additional POS is not warranted. - Submitter suggests that the Wandi Playing Fields land acquisition should be reduced to 4.63ha (from 6.26ha). - Amenities and playground could be located closer to the school and sporting facilities, making for more efficient use of land and concentrates amenities forming an activity hub. - Potentially the whole of Lot 9026 may not be required for land acquisition for the local playing fields. - Submitter provides examples of other shared facilities where a senior sized oval is provided, but with lesser land required. Eg. The future <i>Hilbert South West Sports Ground Playing Fields</i> – playing fields and primary school over 6.8ha total (compared with 10.26ha total for Wandi primary school). - The current stage of planning for the Wandi Playing Fields should not prejudice the 	<p>Refer to report discussion on Wandi Playing Fields.</p> <p>Submission mainly not supported.</p>

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		<p>rights of DCA5 landowners to make comment and submission in relation to the item.</p> <ul style="list-style-type: none">- Request that the City ensure that the final design of the Wandi Playing Fields should maximise all available land with a view to try and avoid any land acquisition of Lot 9026.- As a minimum only a small portion of Lot 9026 would need to be acquired.- DCA4 & DCA6 no longer have a pavilion for each of their local sporting grounds. The Wandi Playing Fields will provide the additional needed sporting and recreational facilities.- DCA4 and DCA6 should provide an equitable contribution towards the Wandi Playing Fields on a Gross Subdivisible Area basis.- Strong objection to the land improvement costs of the draft cost apportionment schedule – equivalent to approximately \$755,995 / ha.- DCPs are not intended to fund infrastructure level service which goes beyond and above the normal subdivider requirements to provide an adequate level of service to support new urban development.- Submitter highlights sections of SPP3.6 – ‘... developers will only fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facilities which area reasonable and necessary to serve the development.’- Proponent objects to any expenditure which is above the normal requirements of a subdivider in terms of improvement costs. If a subdivider (or the City) wants to provide [award winning facilities] and exceptional standards of service, these should not have to be funded by DCP contributions. <p>- The Proponent therefore requests that:</p> <ol style="list-style-type: none">1. At this stage, without any final designs to confirm land area requirements for more accurate DCP costings, that the DCP5 cost schedule be modified to show the land acquisition area for the Wandi Playing Fields being reduced from the current 6.26ha down to 4.86ha. It is also requested that emphasis be placed in the DCP5 report regarding the need to maximise and make efficient use of space to contain the local playing fields so that no land acquisition of Lot 9026 is required.2. The above should be set out more clearly in the DCP5 report and the DCP5 cost apportionment schedule should be adjusted accordingly to reflect a reduced land area for the playing fields.3. DCA4 – Anketell North and DCA6 – Mandgolup should provide an equitable contribution towards the provision of the Wandi Playing Fields on a ‘Gross Subdivisible Area’ basis. An equitable contribution could be to re-direct the DCA5 Infrastructure Item 3 ‘District Sports Ground’ cost to DCA5 Infrastructure Item 2.2 ‘Public Open Space (Wandi Playing Fields)’. DCP5 – Wandi Playing Fields infrastructure item cost apportionment schedule should be re-calculated to include appropriate contributions from DCA4 and DCA6.4. The DCA5 cost contribution schedule apply the baseline improvements cost rate of \$500,000/ha rate to DCA5, which is consistent with the Improvements cost rate applied across all other DCAs 2-7.	
	<p><u>District Sporting Ground (serves Districts A and B)</u></p> <ul style="list-style-type: none">- New item which has not been include in the ‘Provisional Contribution’ which the Proponent has already paid.- There is a relatively close grouping of recreational playing fields and sporting facilities around DCA5. The CIP requires the delivery of the DCA5 local sporting facilities (including a Pavilion) in addition to a proportional ‘Gross Subdivisible Area’ contribution for the District Sporting Ground to be located in District B which is	<p>Refer to report discussion on the District Sporting Ground and Wandi Playing Fields.</p> <p>Submission not supported.</p>	

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			<p>relatively some distance away. This is not considered to be equitable nor reasonable.</p> <ul style="list-style-type: none"> - The sporting recreational infrastructure being proposed in District A well exceeds the necessary sporting infrastructure and level of service to support new urban growth and the ultimate forecast 2031 population in District A. - DCAs 4, 5 and 6 should not have to contribute to the District Sporting Ground as there are 4 sporting ground facilities within District A. - There is a duplication of recreation facilities for combined sporting ground and facilities being provided for in DCA4, DCA5 and DCA6. - There is an unequitable cost apportionment across DCPs. <p><i>Duplication of recreation facilities:</i></p> <ul style="list-style-type: none"> - The Wandi Playing Fields is essentially a district sized facility, both in terms of size, facilities and cost. - District Sporting Ground is a duplication of facilities which is inconsistent with the objectives and principles of SPP3.6. - Submitter provides examples of a Local Sports Ground design with pavilion, senior oval, shade and playground, carparking and landscaping which is provided within a much smaller area co-shared with a primary school site. The example is from the draft Local Structure Plan Precinct J – Oakford. - The Wandi Playing Fields are outside of the 10% POS contribution for Wandi and is beyond the normal 10% POS requirement, thus requiring DCP land acquisition and improvement costs. This is characteristic of District Open Space that is normally funded by DCPs. - The Wandi Playing Fields are closer to the Landowner than the Casuarina District Sporting Ground. It is more logical for the Landowner's DCP contribution to go towards the Wandi Playing Fields than the District Sporting Ground. - Landowner requests that Anketell North portion of DCA4 be excluded from the DCP contributions to the District Sporting Ground based on the availability of the Wandi Playing Fields to provide district level of service. - Submitter provides an example of the cost apportionment for the northern portion of DCA4 to be excluded from contributing to District Sporting Ground, and instead contribute towards the Wandi Playing Fields. Submitter also suggests that a similar approach be applied to DCA6 - Mandogalup – that is, DCA6 contribute towards the Wandi Playing Fields in lieu of the District Sporting Ground. <ul style="list-style-type: none"> - Proponent requests that the District A (DCA4-6 inclusive) be amended by: <ul style="list-style-type: none"> a) Removing the item <i>District Sporting Ground serves Districts A and B</i> from the DCA 4, 5 and 6 cost contributions for standard infrastructure, given that there is a duplication of district sporting infrastructure for District A. b) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA4 (Anketell North). c) Inserting a new DCA infrastructure item 'Public Open Space – Wandi Playing Fields' into DCA6 d) Following from (b) and (c) above, thus re-directing the amounts for DCA4 and DCA6 land acquisition and improvement cost DCP contributions to be applicable to Wandi Playing Fields, rather than for funding of the District Sporting Ground, for the reasons stated above. e) Consideration be given to reducing the size of the Wandi Playing Fields (i.e. make more efficient use of land) as the current Wandi Playing Fields land requirement is excessive. 	
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			<p><i>Unequitable cost apportionment across DCPs</i></p> <ul style="list-style-type: none"> - Submitter provides a table demonstrating the varying amounts per DCPs for local sporting facilities. The table shows DCP 8 and 9 (community infrastructure DCPs) contributing more per person than DCPS 10-14 on average. - DCPs for District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is an inequitable distribution and apportionment of cost for local sporting infrastructure within District A compared with District B. - The Landowner requires that the District A (DCA4 Anketell North – DCA6 inclusive) infrastructure be amended by: <ul style="list-style-type: none"> i) Re-directing DCA4 Anketell North (and DCA6) land acquisition and improvement cost DCP contributions to be applied to Wandi Playing Fields, rather than the District Sporting Ground serves District A and B (DCAs 2-7), for the reasons stated above. 	
			<p><u>Conservation Areas</u></p> <ul style="list-style-type: none"> - Strong objection - Proponent's cost apportionment is a substantial contribution sum for what the Proponent considers to be 'non-standard infrastructure.' - Rehabilitation of CCW wetlands is not normally included in DCA standard 'hard' infrastructure items. Usually is the responsibility of adjacent Subdivider as part of a condition of subdivision requiring a Wetland Management Plan. - There is a wide and diverse range of alternative funding and assistance for wetland rehabilitation in the Perth Metropolitan Region ('<i>A Guide to Managing and Restoring Wetlands in Western Australia</i>' Department of Environment Regulation 2012). - For instance there are currently funding sources available from the private sector (i.e. Alcoas' SALP funding, State Government level and Commonwealth grants). In addition, there are many labour programs offered by community volunteer groups to provide voluntary assistance in wetland rehabilitation works. - Rehabilitation and improvement of CCW areas can therefore over as (i) part of upfront subdivision works undertaken by the subdivider and (ii) further on-going more detailed staged rehabilitation over time, through local government and community group initiatives using alternative sources of funding. - There is no clear demonstrative planning rationale linking the necessity of this infrastructure item to be funded through developer contributions, when the above funding arrangements can occur. - Conservation category wetland works do not form part of the SPP3.6 Appendix 1 – Standard development contribution requirements. - There is no critical need for improvement of core areas of CCWs to support the orderly urban development of DCA5 area. The subdivider is responsible for implementation of a Wetland Management Plan. - As a general rule applied by WAPC/Minister for Planning, a DCP cannot fund POS works / POS land acquisition that is over and above the 10% POS requirement. This is based on the principle that it would not be equitable to require all landowners within the DCA to be contributing to POS in excess of their (proportionate) 10% POS contribution. Subsequently any CCW buffer areas that do not contribute to forming part of the 10% POS contribution for the local structure plan area should be removed from the DCP infrastructure items. - Minister for Planning has resolved on a few occasion to now not support inclusion of wetland cores (land acquisition and/or rehabilitation) in DCPs. This is no the basis that there needs to be a very clear 'need and nexus' demonstrated. In this instance, new urban development in Wandi has not resulted in the vital need to improve core 	<p>Refer to report discussion on Conservation Category Wetlands.</p> <p>Submission supported.</p>

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			<p>areas and buffer of CCWs in DCA5.</p> <ul style="list-style-type: none"> - The Proponent requests that DCA5 Item 4.1 'Conservation Category Wetlands' be removed from the DCP. 	
20	<p>Lorraine Elliott Planning Services 73 Sydney Street North Perth</p> <p>Property affected by amendment: Sunrise Estate, Lots 27, 201 & pt 379 Mortimer and Millar Roads, Wellard</p>	Object	<ul style="list-style-type: none"> - Overall support for the reduction of infrastructure items in Wellard East compared to the previously advertised Amendment 100, in particular the Woolcoot Road removal and the local sports ground. - However there are still a number of concerns with the advertised Amendment and supporting documentation. 	Noted, refer to individual discussion points below.
			<p><u>Definitions of Developable and Gross Subdivisible Area</u></p> <ul style="list-style-type: none"> - Request clarification of the reference to 'Environmental Protection Policy area' contained in the above advertised definitions. - EPP areas were contained in the Environmental Protection (Swan Coastal Planning Lakes) Policy of the Environmental Protection Agency however this policy has since been revoked (20 November 2015). - Recommended that the definition be refined to refer to specific areas considered appropriate for exclusion, such as Conservation Category Wetlands. - The developable area definition should be consistent with the definition of gross subdivisible area with the exception of commercial areas. Eg. Drainage basins (steep sided drains and basins) should be excluded from the areas under both definitions. - Request to review the final calculation of developable and subdivisible land areas prior to Council's adopt of the cost apportionment schedule. 	<p>It is recommended that reference to EPP areas be removed from the definition of 'developable area' as per the revocation of that policy by the EPA, and replaced with Conservation Category Wetlands.</p> <p>Drainage is already excluded from the contributing land area in the proposed definition for developable area – referred to as 'dedicated drainage reserve'. This description is consistent with the description used in Liveable Neighbourhoods and is applied as drainage without a recreation function.</p> <p>Refer to the report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules for discussion on the review process for cost apportionment schedules in particular.</p> <p>Submission supported.</p>
			<p><u>Conservation Category Wetland and Buffer Areas</u></p> <ul style="list-style-type: none"> - Requests that credits be shown in the cost apportionment schedule for works already undertaken by the Submitter during their subdivision process, as required by the relevant conditions of subdivision. - Alternatively, if a credit is not to be applied for this item, then the item should be deleted from the DCP and affected landowners required to upgrade the CCW and buffer areas as conditions of subdivision. - This would remove the responsibility of Council to undertake the works. - This proposal is consistent with earlier meetings with officers in 2012 where conditions of subdivision would apply for wetland upgrade works. 	<p>Refer to report discussion on Conservation Category Wetland.</p> <p>Submission partly supported.</p>
			<p><u>Drainage Reserves</u></p> <ul style="list-style-type: none"> - Peel Sub N2 Drain should be included in the DCP and credit applied to the Submitter's DCP liabilities for works already undertaken. - DCP2 report should include a plan showing the sections of drains included in DCP2. For example, it would appear that the only section of the sub N1 drain included in the DCP is the portion located in the Urban zone, although this is not clear. - Costs should be refined to reflect the actual characteristics of the drain. For example, the sub N1 drain is a lot narrower than the sub N drain at approximately 8m and as such the per 10m cost should be much lower. 	<p>Peel Sub Drain N2 was inadvertently missed from discussion in the draft DCP Report for DCP2. This will be amended prior to adoption of the DCP Report following gazettal of Amendment 100A.</p> <p>Notwithstanding, there was an error in the Amendment 100A text for DCP2 – Peel Sub N2 Drain was incorrectly referred to as Peel Sub N Drain. It is recommended that this error be modified in the adopted version of Amendment 100A.</p> <p>The costs provided for the Peel Sub Drain upgrades were estimates only and will be further refined once the Amendment has been adopted by Council and sent to the WAPC for assessment. Refer also to the report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p>

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			<p>Submission partly supported.</p>
		<p><u>Internal Collector Road</u></p> <ul style="list-style-type: none"> - Strongly object to the inclusion of only one section of the north-south internal collector road. - Justification for the inclusion of item is not sufficient. - There is no guarantee that the central section of the collector road will be constructed and this portion of the road has not been included (southern extension of Sunrise Boulevard). - It would be unfair to require landowners who have contributed to the acquisition and construction of the internal collector road to also contribute to this item. - DCP2 should either include the whole internal collector road as per the original Amendment 100 or remove the whole item. Otherwise it would be unfair on landowners who have already constructed a collector road for the benefit of the whole cell and not compensated for the additional works. - The internal collector road already built (Sunrise Boulevard) has been constructed to a higher standard to cater for traffic generated from outside of the subdivision. - Some developments within DCA2 (eg. Lot 64 Woolcoot Rd subdivision) won't benefit from this internal road as Woolcoot Rd provides their primary means of access. - Armana Holdings should not be penalised for being the first landowner in the cell to develop. A consistent approach should be adopted to either include or exclude the <u>full</u> length of the internal collector road from Amendment 100A. 	<p>Refer to the report discussion on Portion of Internal Collector Road.</p> <p>Submission partly supported.</p>
		<p><u>Millar Road</u></p> <ul style="list-style-type: none"> - Support the reduced length of the Millar Road upgrade included in the DCP. - Request that upgrade works to be undertaken by Armana Holdings as required by their condition of subdivision are credited for and reflected in the cost apportionment schedule. 	<p>Refer to report discussion on Millar Road.</p> <p>The provision of DCP infrastructure will be credited to the subdivider / developer in accordance with TPS2 provisions and the City's Local Planning Policy No. 4: Administration of Development Contribution Plans.</p> <p>Submission noted.</p>
		<p><u>Timing of Development of Infrastructure</u></p> <ul style="list-style-type: none"> - When Council initiated Amendment 100A in December 2014, the period of operation of the DCP was 5 years and now it has doubled to 10 years with no explanation in the Scheme Amendment report. 	<p>The period of operation proposed changed when Council re-considered Amendment 100A for initiation on 24 June 2015. It is acknowledged that no explanation was provided in the Council report on 24 June 2015 for this change, however the reason for the 10 year timeframe is that subdivision and development within the DCAs is expected to take this long (and possibly longer) for full development.</p> <p>Submission noted.</p>
		<p><u>Draft Cost Apportionment Schedule</u></p> <ul style="list-style-type: none"> - Whilst acknowledging the draft status of the cost apportionment schedule and infrastructure costs, the Submitter provides comment on a number of rates used for Mortimer and Millar Roads, and the drain improvement costs. 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission noted.</p>
		<p><u>Future Consultation</u></p> <ul style="list-style-type: none"> - It is critical that the cost apportionment schedule be refined and updated and formally advertised <u>prior</u> to adoption by Council. - The formal advertising process should also include the DCP report, which is required to provide an explanation of the method of calculating contributions, including indexation of costs. - Other local governments notify landowners when the cost apportionment schedule is to be reviewed and adopted to provide landowners with the opportunity to address Council. It is requested that CoK do the same in future reviews. 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>It is recommended that a formal consultation process be adopted by Council for the adoption of the DCP Reports and Cost Apportionment Schedules following gazettal of Amendment 100A.</p> <p>Submission partly supported.</p>

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21	<p>Main Roads Western Australia PO Box 6202 East Perth WA 6892</p> <p>Property affected by Amendment: Nil</p>	Neutral	<ul style="list-style-type: none"> - In Part 4, reference is made to clause 5.6.14.2 of the TPS, however this clause does not exist. As advised in CoK officer's email of 16 November 2015, the correct clause is 6.16.5.13.2. - The documentation for DCA6 item 9.1 makes reference to Franklin Road extension. This should read Frankland Road. 	<p>The clause referenced in the advertised Amendment 100A documentation is incorrect, however the intent and purpose of the clause is considered to have been understood. It is recommended that the clause numbering be modified to clause 6.16.5.13.2 as originally intended.</p> <p>Similarly, the reference to Franklin Road is incorrect and it is recommended that this reference be modified to Frankland Avenue.</p> <p>Submission supported.</p>
22	<p>Urban Development Institute of Australia – Western Australia Unit 26, Level 1 3 Wexford Street Subiaco WA 6008</p> <p>Property affected by Amendment: Nil</p>	Neutral	<ul style="list-style-type: none"> - Submission provided for both Amendment 100A and Amendment 145. - Comments relate mainly to Amendment 145 except: <ol style="list-style-type: none"> 1) a request to ensure that there are no 'double up' of infrastructure items between Amendments 100A and 145; and 2) that there should be greater transparency of the pricing schedule of infrastructure items over time. UDIA requests that any increases in the costs of particular items within a schedule greater than CPI be subject to a separate review process to ensure there is transparency and consistency applied, rather than bracket creep of the underpinning infrastructure. 	<p>There are no 'double up' of infrastructure items between Amendments 100A and 145.</p> <p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules, particularly the discussion about the review of costs and the recommendation that consultation be undertaken prior to the adoption of the DCP Report and Cost Apportionment Schedule.</p> <p>Submission partly supported.</p>
23	<p>Cedar Woods Pty Ltd PO Box 788 West Perth WA 6872</p> <p>Property affected by Amendment: Emerald Park Estate – DCA7</p>	Neutral	<p>Cedar Woods (CW) strongly contends that it has no obligations for contributions towards any new infrastructure that is proposed by the Amendment (and Amendment 100A).</p>	<p>Cedar Woods development was not originally included in Amendment 100 and therefore no condition of subdivision for the development was applied. As the Cedar Woods development is nearing completion under a current subdivision approval, development contributions proposed by Amendment 100A will not apply.</p>
			<p>Insufficient information has been provided to determine the appropriateness of the contribution or a proper assessment of the City's cost estimates to be undertaken.</p> <p>For example, the District Sporting Ground to serve both Districts A and B is smaller in size than the current District Sporting Ground to serve District B only, however the costs suggested by Amendment 145 for this infrastructure has actually increased. A lack of supporting plans makes this information difficult to reconcile.</p> <p>There is insufficient information to explain why land acquisition costs for the District Sporting round total approximately \$2 million, with improvements costs of additional \$1.5 million.</p> <p>The City cannot apply infrastructure contributions retrospectively to Cedar Woods over land which has historically been subdivided, sold and is now owned by private individuals. Any contributions attributable to such landholdings are clearly the City's responsibility.</p>	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>The District Sporting Pavilion currently be collected for through the community infrastructure DCPs is for the building only. The revised cost proposed by Amendment 145 for the District Sporting Ground (serves Districts A and B) is for the building, hard courts and amenities. This matter will be addressed in further detail in the report on submissions for Amendment 145.</p> <p>Submission partly supported.</p>
24	<p>Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>Property affected by Amendment: Lot 313 Anketell Road, Anketell (Wandi District Centre) – DCA5</p>	General support with comments	<p><u>Summary</u></p> <ul style="list-style-type: none"> - Land component for community facilities is not currently included within Amendment 100A. Given the delivery of these facilities within the District Centre (and therefore ultimately within 'commercial' zoned land) we suggest this be included within DCA4 and DCA5. 	<p>Refer to report discussion on Community Facilities within Wand District Centre.</p> <p>Submission supported.</p>
			<p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Support the cost sharing arrangement between the Wand District and Anketell cells (DCAs 4 & 5) - Revised road upgrade costings provided, based on kerb and drain as a single carriageway with minor earthworks including footpath between Kwinana Freeway 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p>

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		<p>and Lyon Road.</p> <ul style="list-style-type: none">- Intersection treatments includes a round-a-bout at Treeby Road and Left in Left out at the intersection of Lot 1.- It does not include grade separated pedestrian crossing, creation of dual carriageway, signalised intersections at Treeby Road, landscaping treatments , or import fill to suit the ultimate design.- Anketell cost estimates in draft cost apportionment schedule and DCP4 & 5 reports are based on ultimate design upgrade.- The upgrade requirements should be to facilitate urban development only.- Treeby Road / Cordata Ave intersection with Anketell Road will initially be a roundabout. Intersection upgrade to traffic lights will only occur for freight route purposes.- Grade separate pedestrian crossing is triggered by the ultimate upgrade of Anketell Road as a freight route. This will fall within MRWA's upgrade scope.- Submitter references recently required modifications to the recently adopted Anketell North local structure plan that support the position that the grade separate pedestrian crossing be part of the ultimate upgrade, to be funded separately to DCPs.- Based on the above changes to the scope of this item, Pritchard Francis has estimated the Anketell Road upgrade costs should be revised to \$3,400,000.	Submission supported.
		<p><u>Lyon Road</u></p> <ul style="list-style-type: none">- Support the proposed cost share arrangement	<p>Refer to report discussion on Lyon Road.</p> <p>Submission noted.</p>
		<p><u>Internal collector road (Cordata Ave / Honeywood Ave from Rowley Road to Anketell Road)</u></p> <ul style="list-style-type: none">- Supported	<p>Submission noted.</p>
		<p><u>Public open space</u> 10% provision</p> <ul style="list-style-type: none">- Support the proposed cost share arrangement of POS between the residential landowners within DCA5.- Amendment 145 identifies a large local community centre for Wandi area however we note the provision of this land has not been accounted for in the land area identified for DCA5. Given this facility will be shared with DCA4 we suggest the land area is included within Amendment 100A to ensure appropriate cost apportionment between DCA4 and 5. <p>Local playing fields (Local Sports Ground)</p> <ul style="list-style-type: none">- We note the land component identified under Amendment 100A is based upon 6.4ha, however we are aware from the approved LSPs and current site planning, the playing fields will comprise 6.2ha in area. Item to be updated to reflect current planning.	<p>Refer to report discussion on Public Open Space, Community Facilities in the Wandi District Centre and the Wandi Playing Fields.</p> <p>Submission supported.</p>
		<p><u>Conservation areas</u></p> <ul style="list-style-type: none">- Support the proposed cost share arrangement between the residential landowners within DCA5.	<p>Refer to report discussion on Conservation Category Wetlands.</p> <p>Submission not supported.</p>
		<p><u>District sporting ground (serves District A and B)</u></p> <ul style="list-style-type: none">- Supported, represents an efficient response given the reduction in yield to the Mandogalup cell.	<p>Refer to report discussion on District Sporting Ground (serves Districts A and B).</p> <p>Submission noted.</p>
		<p><u>District Community Facilities Land Component</u></p> <ul style="list-style-type: none">- The two district community facilities (Branch Library and Youth Centre) are currently not included within Amendment 100A.- Given these facilities are located within the District Centre on land ultimately zoned 'commercial', a cost sharing arrangement with the residential developers across	<p>Refer to report discussion on Community Facilities within Wandi District Centre.</p> <p>Submission partly supported.</p>

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			<p>District A area for the facilities should be included for the land component to ensure the consistent apportionment of costs associated with the community site.</p> <ul style="list-style-type: none"> - We also note the opportunity for the City to combine the district facilities within a multipurpose site with the Wandi Local Community Centre, thereby potentially reducing the site area from a combined (2.2ha) to 1-1.2ha. 	
25	<p>Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>Property affected by Amendment: Lot 313 Anketell Road, Anketell (Wandi District Centre) – DCA5</p>	General support with comments	<p><u>Summary</u></p> <ul style="list-style-type: none"> - Land component for community facilities is not currently included within Amendment 100A. Given the delivery of these facilities within the District Centre (and therefore ultimately within 'commercial' zoned land) we suggest this be included within DCA4 and DCA5. 	<p>Refer to report discussion on Community Facilities within Wandi District Centre.</p> <p>Submission partly supported.</p>
			<p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Support the cost sharing arrangement between the Wandi and Anketell cells (DCAs 4 & 5) - Revised road upgrade costings provided, based on kerb and drain as a single carriageway with minor earthworks including footpath between Kwinana Freeway and Lyon Road. - Intersection treatments includes a round-a-bout at Treeby Road and Left in Left out at the intersection of Lot 1. - It does not include grade separated pedestrian crossing, creation of dual carriageway, signalised intersections at Treeby Road, landscaping treatments , or import fill to suit the ultimate design. - Anketell cost estimates in draft cost apportionment schedule and DCP4 & 5 reports are based on ultimate design upgrade. - The upgrade requirements should be to facilitate urban development only. - Treeby Road / Cordata Ave intersection with Anketell Road will initially be a roundabout. Intersection upgrade to traffic lights will only occur for freight route purposes. - Grade separate pedestrian crossing is triggered by the ultimate upgrade of Anketell Road as a freight route. This will fall within MRWA's upgrade scope. - Submitter references recently required modifications to the recently adopted Anketell North local structure plan that support the position that the grade separate pedestrian crossing be part of the ultimate upgrade, to be funded separately to DCPs. - Based on the above changes to the scope of this item, Pritchard Francis has estimated the Anketell Road upgrade costs should be revised to \$3,400,000. 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission supported.</p>
			<p><u>Lyon Road</u></p> <ul style="list-style-type: none"> - Support the proposed cost share arrangement 	<p>Refer to report discussion on Lyon Road.</p> <p>Submission noted.</p>
			<p><u>Internal collector road (Cordata Ave / Honeywood Ave from Rowley Road to Anketell Road)</u></p> <ul style="list-style-type: none"> - Supported 	<p>Submission noted.</p>
			<p><u>Public open space</u> 10% provision</p> <ul style="list-style-type: none"> - Support the proposed cost share arrangement of POS between the residential landowners within DCA5. - Amendment 145 identifies a large local community centre for Wandi area however we note the provision of this land has not been accounted for in the land area identified for DCA5. Given this facility will be shared with DCA4 we suggest the land area is included within Amendment 100A to ensure appropriate cost apportionment between DCA4 and 5. <p>Local playing fields (Local Sports Ground)</p> <ul style="list-style-type: none"> - We note the land component identified under Amendment 100A is based upon 	<p>Refer to report discussion on Public Open Space, Community Facilities in the Wandi District Centre and the Wandi Playing Fields.</p> <p>Submission supported.</p>

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			<p>6.4ha, however we are aware from the approved LSPs and current site planning, the playing fields will comprise 6.2ha in area. Item to be updated to reflect current planning.</p>	
			<p><u>Conservation areas</u></p> <ul style="list-style-type: none"> - Support the proposed cost share arrangement between the residential landowners within DCA5. 	<p>Refer to report discussion on Conservation Category Wetlands.</p> <p>Submission not supported.</p>
			<p><u>District sporting ground (serves District A and B)</u></p> <ul style="list-style-type: none"> - Supported, represents an efficient response given the reduction in yield to the Mandogalup cell. 	<p>Refer to report discussion on District Sporting Ground (serves Districts A and B).</p> <p>Submission noted.</p>
			<p><u>District Community Facilities Land Component</u></p> <ul style="list-style-type: none"> - The two district community facilities (Branch Library and Youth Centre) are currently not included within Amendment 100A. - Given these facilities are located within the District Centre on land ultimately zoned 'commercial', a cost sharing arrangement with the residential developers across District A area for the facilities should be included for the land component to ensure the consistent apportionment of costs associated with the community site. - We also note the opportunity for the City to combine the district facilities within a multipurpose site with the Wandi Local Community Centre, thereby potentially reducing the site area from a combined (2.2ha) to 1-1.2ha. 	<p>Refer to report discussion on Community Facilities for Wandi District Centre.</p> <p>Submission supported.</p>
26	<p>Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>Property affected by Amendment: Satterley Property Group landholdings in Wandi (DCA5)</p>	General support with comments	<p><u>Anketell Road</u></p> <ul style="list-style-type: none"> - Support the cost sharing arrangement between the Wandi and Anketell cells (DCAs 4 & 5) - Revised road upgrade costings provided, based on kerb and drain as a single carriageway with minor earthworks including footpath between Kwinana Freeway and Lyon Road. - Intersection treatments includes a round-a-bout at Treeby Road and Left in Left out at the intersection of Lot 1. - It does not include grade separated pedestrian crossing, creation of dual carriageway, signalised intersections at Treeby Road, landscaping treatments , or import fill to suit the ultimate design. - Anketell cost estimates in draft cost apportionment schedule and DCP4 & 5 reports are based on ultimate design upgrade. - The upgrade requirements should be to facilitate urban development only. - Treeby Road / Cordata Ave intersection with Anketell Road will initially be a roundabout. Intersection upgrade to traffic lights will only occur for freight route purposes. - Grade separate pedestrian crossing is triggered by the ultimate upgrade of Anketell Road as a freight route. This will fall within MRWA's upgrade scope. - Submitter references recently required modifications to the recently adopted Anketell North local structure plan that support the position that the grade separate pedestrian crossing be part of the ultimate upgrade, to be funded separately to DCPs. - Based on the above changes to the scope of this item, Pritchard Francis has estimated the Anketell Road upgrade costs should be revised to \$3,756,650.39 (including landscaping). 	<p>Refer to report discussion on Anketell and Thomas Roads.</p> <p>Refer also to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission supported.</p>
			<p><u>Lyon Road</u></p> <ul style="list-style-type: none"> - Item costs to be updated to reflect current costs - \$4,938,057.48 including landscaping. - Suggest a 20% contingency rather than 30% for the portion of Lyon Road not yet constructed. 	<p>Refer to report discussion on Lyon Road and Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission noted.</p>

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			<u>Internal collector road (Cordata Ave / Honeywood Ave from Rowley Road to Anketell Road)</u> <ul style="list-style-type: none"> - We note that Lot 2 Anketell Road (District Centre) has not been included within the cost apportionment schedule. Given the importance of this road connection to service both the residential community and the District Centre this item should be dealt with as a shared cost amongst all landowners. Therefore gross site area should be utilised rather than the subdivisible area for residential development. - Revised cost of \$7,351,822.93 (excluding landscape works). 	<p>Refer to report discussion on Development Contribution Plan Reports and Cost Apportionment Schedules.</p> <p>Submission noted.</p>
			<u>Public Open Space</u> <u>POS – general</u> <ul style="list-style-type: none"> - DCA5 utilises 10% POS provision to determine the appropriate apportionment of costs between landowners. - The Wandi North and South LSPs exceed the standard 10% based upon site characteristics. It is understood the intent is to utilise the POS areas required under the LSPs and we suggest DCA5 should be updated to reflect this approach. - Amendment 145 identifies a large local community centre for the Wandi area, however we note the provision of this land area has not been accounted for in the land area for DCA5. Given this facility will be shared with DCA4 we suggest the land area is included within Amendment 100A to ensure appropriate cost apportionment between DCA4 and 5. - SPG improvement costs for POS are typically higher than the \$500,000 /ha rate allocated under the DCP. SPG request an objective assessment of the standard minimum level of improvements required/expected by the City, noting this may result in a modification to the DCP per rate costs for POS improvements. Based on the objective assessment of improvement requirements, SPG would be agreeable to the resulting costs. <u>Local Playing Fields (Wandi Playing Fields)</u> <ul style="list-style-type: none"> - We note the DCP does not currently allow for the acquisition and improvement of the 0.5ha site south of the primary school for the purpose of hard courts and car parking associated with the playing fields. - This land is situated within the Urban zone and therefore should be costed at urban rates. - The land component is based upon 6.4ha however from current site planning the playing fields will comprise 6.2ha in area. Item to be updated to reflect current planning. - The revised engineering and landscape cost provided by Peritas reflects the City's current design requirements. Item to be updated accordingly. 	<p>Refer to report discussion on Public Open Space, Community Facilities in the Wandi District Centre and the Wandi Playing Fields.</p> <p>Submission supported.</p>
			<u>Conservation areas</u> <ul style="list-style-type: none"> - Supported, reflects costs previously provided to the City. 	<p>Refer to report discussion on Conservation Category Wetlands.</p> <p>Submission not supported.</p>
			<u>District Sporting Ground (serves A and B)</u> <ul style="list-style-type: none"> - Supported, represents an efficient response given the reduction in yield to the Mandogalup cell. 	<p>Refer to report discussion on District Sporting Ground (serves Districts A and B).</p> <p>Submission noted.</p>
			<u>District Community Facilities land component</u> <ul style="list-style-type: none"> - The district community facility sites (Branch Library and Youth Centre) are currently not included within Amendment 100A. - Given these facilities are located within land ultimately zoned 'commercial' a cost share arrangement with the residential developers across the District A (Wandi, 	<p>Refer to report discussion on Community Facilities in Wandi District Centre.</p> <p>Submission supported.</p>

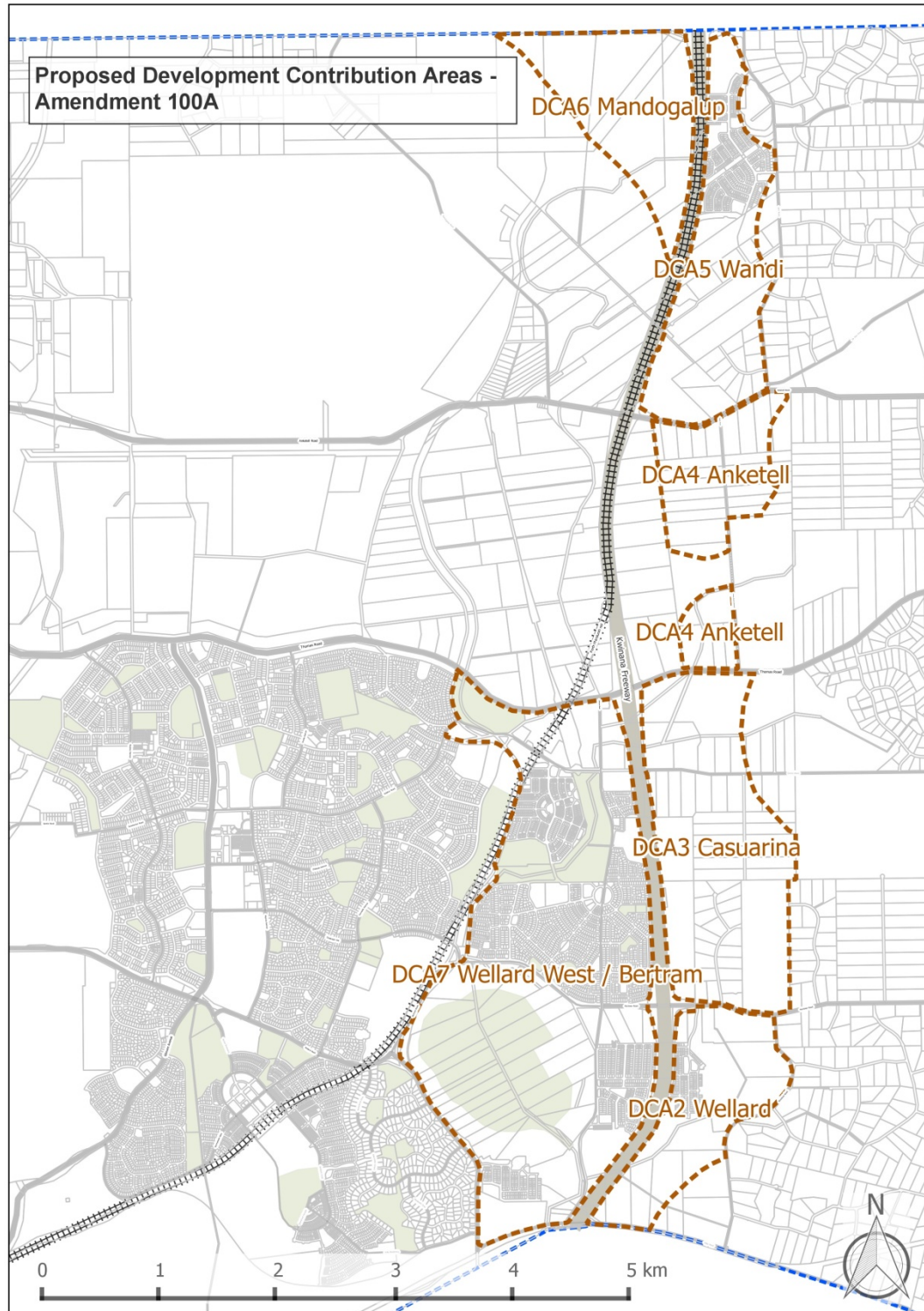
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			<p>Anketell and Mandogalup) for the Youth Centre and District A and B for the Branch Library should be included to ensure the delivery and consistent apportionment of costs associated with the community site.</p> <ul style="list-style-type: none"> - We note that the District Centre Site (Lot 313 Anketell Road) includes residential development. The delivery of the district community facilities should be as POS should be encouraged to minimise the land component for the District A area. - We note the opportunity for the City to combine the district facilities within a multipurpose site with the Wandi Local Community Centre, thereby potentially reducing the site area from a combined (2.2ha) to 1 – 1.2ha site. - For clarity for contributing land owners, land acquisition costs should be specified in the DCP. Given community centre sites would typically be ceded as part of a site's POS contribution, we suggest the per hectare rate cost should be reflective of the POS rates. The DCP notes a rate of \$1,100,000 / ha for POS. 	
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**ATTACHMENT 4 AMENDMENT 100A SCHEME MAP AND TEXT, AS MODIFIED,
WITH TRACKED CHANGES FROM THE ADVERTISED VERSION**

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the City of Kwinana Town Planning Scheme No. 2 by:

1. Introducing Development Contribution Areas 2 to 7 inclusive into the Fifth Schedule of the Scheme.



2. Introducing Development Contribution Plans 2 to 7 inclusive into the Fifth Schedule of the Scheme:

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard East – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, and construction <u>and land acquisition</u> of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcott Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between developers of <u>Owners in</u> Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p><u>1.3 Internal collector road:</u></p> <p><u>a) — 100% of the full cost of design, <u>land</u> acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard <u>across Lot 28 Mortimer Road</u> to an <u>Access Street C single carriageway urban</u> standard <u>as defined by Liveable Neighbourhoods (15.4 wide reservation, 6m wide pavement)</u>. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).</u></p> <p><u>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by Liveable Neighbourhoods (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</u></p> <p><u>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed</u></p>

	<p><u>north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by <i>Liveable Neighbourhoods</i> less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</u></p>
	<p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p>
	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, <u>and improvement site works and basic servicing</u> of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 <u>as revised</u>. Costs will be shared between <u>developers of Owners in</u> Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Conservation category wetlands</p> <p>4.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.</p> <p>4. Community Facilities</p> <p>4.1 <u>Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</u></p> <p>4.23.1</p>

	<p>5.4. Administration costs</p> <p>5.14.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items <u>1.1, 1.2</u> and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, <u>Environmental Protection Policy areas</u><u>Conservation Category Wetland Areas</u>, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Contributions for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</u></p> <p><u>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</u></p> <p>Contributions for items <u>1.3(c)</u>, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure
Relationship to other planning	The development contribution plan generally aligns with the district and/or local structure plans prepared for the

instruments:	development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment and, construction <u>and land acquisition</u> of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcott Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between developers of Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design and construction of Thomas Road to an dual-carriageway urban standard <u>as approved and required by Main Roads WA</u> between Kwinana Freeway and <u>the boundary of the Urban zone near</u> Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan <u>or public open space strategy</u> prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p><u>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</u></p>

	<p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition, and improvement site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between developers of Owners in Development Contribution Areas 2-7 inclusive.</p> <hr/> <p>5. Conservation category wetlands</p> <p>5.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.</p> <p>5. Community Facilities</p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandj District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <hr/> <p>6.5. Administration costs</p> <p>6.15.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 6 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas<u>Conservation Category Wetland Areas</u>, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed

	when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, and construction of Thomas Road to a dual <u>dual-carriageway</u> urban standard <u>as approved and required by Main Roads WA</u> between Kwinana Freeway and <u>the boundary of the Urban zone near</u> Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of <u>Owners in</u> Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a single dual <u>carriageway</u> urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade-separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of <u>Owners in</u> Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, and construction <u>and land acquisition</u> of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p>

	<p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p><u>2.2</u> 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p><u>2.2.3</u> <u>Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</u></p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, <u>and improvement site works and basic servicing</u> of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 <u>as revised</u>. Costs will be shared between <u>developers of Owners in</u> Development Contribution Areas 2-7 inclusive.</p> <p><u>4. Community Facilities</u></p> <p><u>4.1</u> <u>Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</u></p> <p><u>4.2</u> <u>Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</u></p> <p><u>4.3</u> <u>Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</u></p> <p><u>4.5. Administration costs</u></p> <p><u>4.45.1</u> Administration costs associated with administering the development contribution plan.</p>
Method for calculating	Contributions for items 1.1, 1.2 and <u>54</u> will be calculated on a pro rata developable area basis. Developable area is defined

contributions:	<p>as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas<u>Conservation Category Wetland Areas</u>, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3, 2, and 3 <u>and 4</u> will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p><u>Contributions for items 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of Development Contribution Area only (between Anketell Road and Bush Forever site 270)</u></p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandí – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual<u>single</u> carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade-separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will</p>

	<p>be shared between developers of Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction <u>and land acquisition</u> of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p>
	<p>2. Public Open Space</p> <p><u>2.1</u> 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.12.2 <u>Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</u></p> <p>2.22.3 100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p>
	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, and improvement <u>site works and basic servicing</u> of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 <u>as revised</u>. Costs will be shared between developers of Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Conservation areas</p> <p>4.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.</p> <p>4. Community Facilities</p> <p><u>4.1</u> Costs associated with the acquisition of land for a</p>

	<p><u>Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</u></p> <p><u>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</u></p> <p><u>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</u></p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas<u>Conservation Category Wetland Areas</u>, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since

	the last review and the degree of development potential still existing.
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	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Frankland AvenueFranklin Road Extension – 100% of the full cost of design and construction of Frankland AvenueFranklin Road Extension Road to a single carriageway urban standard <u>for a distance of approximately 600m south from Rowley Road, or as required to connect with the Internal connector road between Rowley Road and Anketell Road</u>. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Frankland AvenueFranklin Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031.</p> <p>2.12.2 <u>Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</u></p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, and improvement site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 <u>as revised</u>. Costs will be shared between developers of<u>Owners in</u> Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 <u>Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the</u></p>

	<p><u>Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</u></p> <p><u>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</u></p>
	<p><u>5. Administration costs</u></p> <p><u>5.1 Administration costs associated with administering the development contribution plan.</u></p>
Method for calculating contributions:	<p>Contributions for items 1.1, and 1.2 <u>and 5</u> will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas <u>Conservation Category Wetland Areas</u>, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, <u>3</u> and 43 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other	The development contribution plan generally aligns with the

planning instruments:	district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. District Sporting Ground</p> <p>1.1 Costs associated with the acquisition, and improvement site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of <u>Owners in</u> Development Contribution Areas 2-7 inclusive.</p>
	<p>2. Community Facilities</p> <p>2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>3. Administration costs</p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items <u>1, 2 and 3</u> will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

3. Modifying the Scheme Map by introducing the Development Contribution Areas 2 to 7 inclusive.
4. Modifying clause ~~5.6.14.26.16.5.13.2~~ to insert a new paragraph (a) as follows, and to reletter the subsequent paragraphs of clause ~~5.6.14.26.16.5.13.2~~ from (a)–(d) to (b)–(e) accordingly:

- '(a) the Local Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner's land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with;'

CITY OF KWINANA
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO. 100A

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

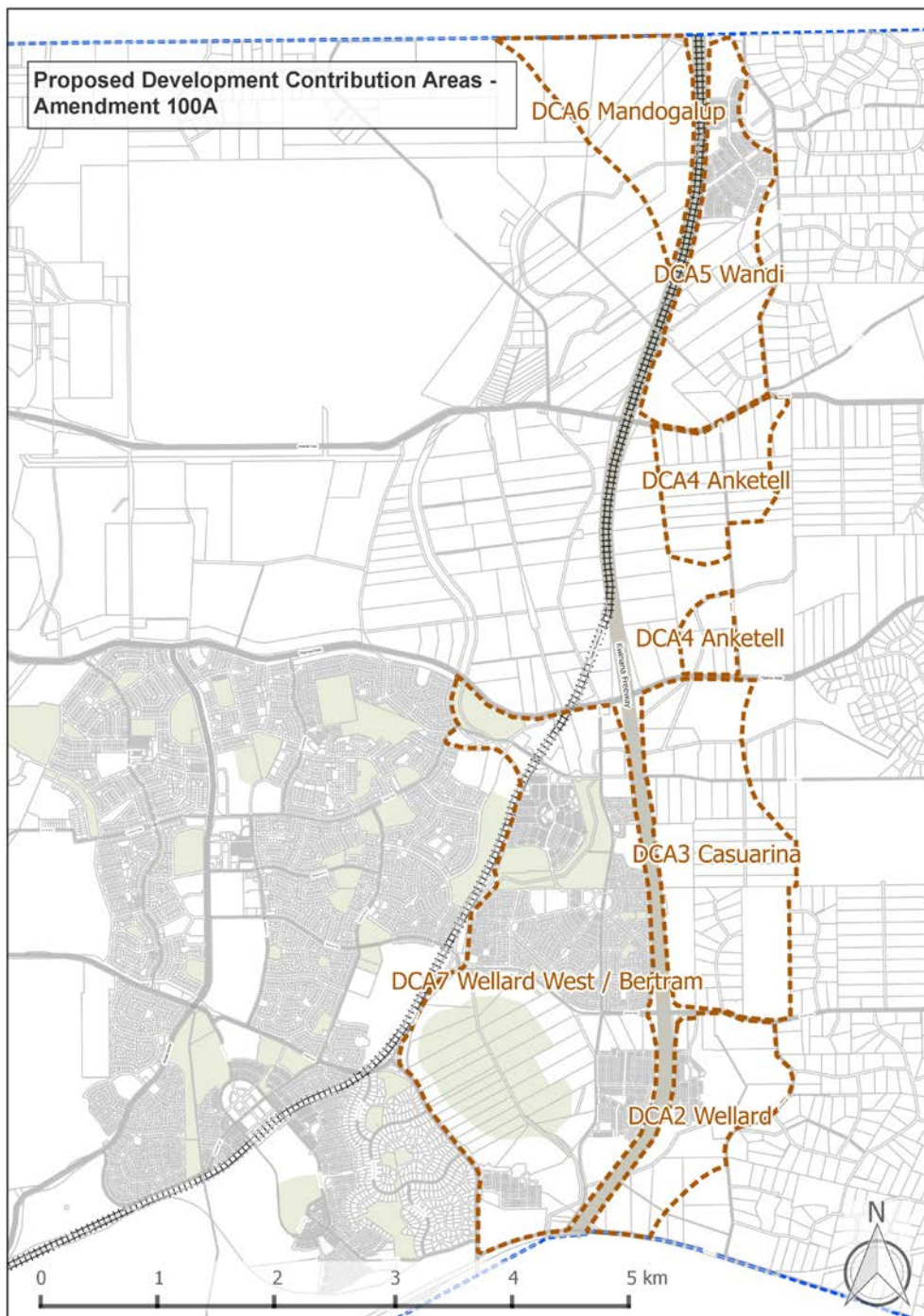
City of Kwinana

Town Planning Scheme No. 2

Amendment No. 100A

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Introducing Development Contribution Areas 2 to 7 inclusive into the Fifth Schedule of the Scheme.



2. Introducing Development Contribution Plans 2 to 7 inclusive into the Fifth Schedule of the Scheme:

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard East – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the not-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment and construction of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road – 100% of the full cost of design, acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community</p>

	Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
	4. Conservation category wetlands 4.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.
	5. Administration costs 5.1 Administration costs associated with administering the development contribution plan.
Method for calculating contributions:	<p>Contributions for items 1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure

Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment and construction of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcott Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design and construction of Thomas Road to a dual carriageway urban standard between Kwinana Freeway and Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>

	<p>5. Conservation category wetlands</p> <p>5.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.</p>
	<p>6. Administration costs</p> <p>6.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 6 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design and construction of Thomas Road to a dual carriageway urban standard between Kwinana Freeway and Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all</p>

	<p>treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design and construction of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p> <p>4. Administration costs</p> <p>4.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1, 1.2 and 4 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3, 2 and 3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area</p>

	<p>(between Anketell Road and Bush Forever site 270). Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandi – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p>

	<p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p> <p>4. Conservation areas</p> <p>4.1 Costs associated with improving the core areas of Conservation Category Wetlands, and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth

	within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Franklin Road Extension – 100% of the full cost of design and construction of Franklin Road Extension Road to a single carriageway urban standard between Rowley Road and Anketell Road. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Franklin Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>

Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2 and 3 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. District Sporting Ground</p> <p>1.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>
Method for calculating contributions:	<p>Contributions for item 1 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as

	per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

3. Modifying the Scheme Map by introducing the Development Contribution Areas 2 to 7 inclusive.
4. Modifying clause 5.6.14.2 to insert a new paragraph (a) as follows, and to reletter the subsequent paragraphs of clause 5.6.14.2 from (a)–(d) to (b)–(e) accordingly:
 - ‘(a) the Local Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner’s land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with;’

Dated this _____ day of _____ 2015

.....
Chief Executive Officer

REPORT ON SCHEME AMENDMENT NO. 145

TOWN PLANNING SCHEME NO. 2

CITY OF KWINANA

1.0 SUMMARY

WAPC REF: *to be inserted*

Proposal: To introduce Development Contribution Plans for Standard Infrastructure into Town Planning Scheme No. 2 (DCPs 2-7).

2.0 BACKGROUND

The Jandakot District Structure Plan was adopted by the Western Australian Planning Commission (WAPC) in 2007 and has since formed the basis for large areas of former rural land to be rezoned for urban purposes under the Metropolitan Region Scheme (MRS). The more intensive use of this land necessitates the need for the upgrading or construction of new infrastructure in the area.

On 23 July 2008, Council resolved to initiate Amendment 100 (Amendment 100) to Town Planning Scheme No. 2 (TPS2). Amendment 100 was prepared to provide a planning framework where the provision of standard items of infrastructure, such as roads, drainage and public open space, could be coordinated by the City of Kwinana (City) but funded either partially or wholly by developers of the new urban areas within the City (Mandogalup, Wandi, Anketell, Casuarina and Wellard East). Public comment was sought on Amendment 100 during 2009 and 16 submissions were received, mainly from landowners within the area affected by Amendment 100.

The areas covered by Amendment 100 are in various stages of development with Wandi and Wellard East nearing 50% completion. As the amendment is considered 'seriously entertained', and, as these areas have developed over the past few years, the City has entered into legal agreements with the various developers to obtain or recover the development contributions for the standard infrastructure pending finalisation of Amendment 100. There is a need for the City to finalise the development contribution arrangements for standard infrastructure to provide certainty to the development industry and the City alike. However, rather than progress Amendment 100, the City has been advised that the most appropriate process to finalise the development contributions plans would be to initiate a new amendment to TPS2.

3.0 PROPOSAL – AMENDMENT 100A to TPS2

Amendment 100A seeks to introduce six development contribution areas and plans (DCAs and DCPs) into TPS2 to coordinate and fund standard items of infrastructure within the City's new urban areas. Amendment 100A replaces Amendment 100.

This report provides the justification for the infrastructure items to be included in the six proposed DCPs against the principles outlined in *State Planning Policy 3.6: Development Contributions for Infrastructure*. Draft DCP reports and cost apportionment schedules have also been prepared to provide further detailed explanation of each DCP and are attached to this report.

This report will summarise each DCA and the items of infrastructure included in the related DCP. Each item will be assessed against the key principles of *SPP3.6* which are considered best summarised by:

1. Describing the item of infrastructure
2. Describing the need for the item
3. Describing the contribution catchment for the item and the methodology to be used to apportion costs
4. Stating how much the DCP is to fund of that item.

Furthermore, under each DCA and item of infrastructure, comment is provided if red font about the outcome from community consultation and modifications if applicable.

4.0 COMMUNITY CONSULTATION

Public advertising of Amendment 100A occurred between 16 October 2015 and 30 November 2015 (45 days), though the City accepted submissions until 24 December 2015. Advertising consisted of the following:

- Public notice published in the local newspaper, Weekend Courier, on 16 October 2015 and 23 October 2015.
- Public notice displayed on the City's website.
- Publication of a dedicated 'Development Contributions' webpage with relevant information downloadable. The website attracted 358 independent visits during the advertising period – an average of 12 visits per business day.
- Letters to service providers, government agencies and authorities.
- Letter to community groups.
- Letters to landowners and occupiers affected by the Amendment.

A total of 26 written submissions were received on Amendment 100A. The general nature of the submissions is summarised in the table below:

Submission	Support with comments	Neutral / not stated	Object	Total
Landowner (or on behalf of landowner)	5	1	10	16
Government agency or service provider		9		9
Industry representative group		1		1
Total	5	11	10	26

Enclosed with this report is the Schedule of Submissions. The Schedule of Submissions summarises each of the issues raised by the submitters and provides a response to these issues. There are a number of common issues, or more complicated matters, that are discussed further section '6.0 Response to Community Consultation and Modifications' of this report. These issues are:

	Issue	DCP	Locality
1	Upgrades to Millar Road	2	Wellard East
2	Portion of internal collector road	2	Wellard East
3	Status of structure planning and uncertainty	3	Casuarina
4	Upgrades to Anketell and Thomas Roads	3, 4 & 5	Casuarina, Anketell and Wandi
5	District sporting ground (land acquisition and improvement costs)	2-7	All
6	Lyon Road	5	Wandi
7	Wandi Playing Fields	5	Wandi

8	Conservation Category Wetlands	5	Wandi
9	Public open space	5	Wandi
10	District community facilities	4, 5 & 6	Anketell (North only), Wandi & Mandogalup
11	Contribution area and infrastructure items	6	Mandogalup
12	DCP Reports and Cost Apportionment Schedules	All	All

Development contribution area 2 – Wellard East

DCA2 is approximately 170ha in area. There are a number of local structure plans either adopted or currently under assessment within DCA2; all of which have generally followed the Wellard East Concept Plan (WECP) that was prepared in 2011. A number of subdivision approvals have been granted within DCA2 with approximately 500 lots created or in the process of creation within the Sunrise Estate and Wellard Glen residential estates, at the time of writing this report.

It was anticipated that a total of 1468 new lots would be created within DCA2, however this was based on the entire area being zoned 'Urban' under the MRS. Currently the south eastern corner of DCA2 is zoned 'Urban Deferred' as a result of its close proximity to the livestock holding facility on Telephone Lane within the City of Rockingham. There are restrictions on residential land uses within a 1km buffer distance from the holding facility and it is unlikely that this buffer distance or the land use restrictions will be reviewed in the short-medium term (5-10 years). As a consequence, the likely yield from DCA2 in the short-medium term will be approximately 1100 lots.

1.1 Millar Road

Description of infrastructure item:
100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Millar Road is currently a rural standard road and is required to be upgraded to urban standard due to the projected traffic using Millar Road from the adjacent urban development cell. Traffic modelling prepared for the structure plans adopted within DCA2 support this need for an upgrade.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 will contribute towards the Millar Road upgrades as the traffic modelling indicates that development from all parts of DCA2 will utilise Millar Road. Costs for the Millar Road upgrade will be apportioned between all landowners within DCA2 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the Millar Road upgrades.

No modifications are made to this item however refer to the section '6.0 Response to community consultation and modifications' for discussion.

1.2 Mortimer Road

Description of infrastructure item:
100% of the full cost of design, realignment and construction of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).
Need for the infrastructure item:
Mortimer Road is currently a rural standard road and is required to be upgraded to urban standard due to the projected traffic using Mortimer Road from the adjacent urban development cell. Traffic modelling prepared for the structure plans adopted within DCA2 support this need for an upgrade.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 and DCA3 will contribute towards the Mortimer Road upgrades. Costs will be shared between developers of DCA2 and DCA3 on a land area basis.
How much the DCP contributes to the infrastructure item
DCP 2 and 3 will fund 100% of the Mortimer Road upgrades, with DCP2 contributing approximately 36% to the upgrade.

A modification has been made to this item to include 'land acquisition' in the description of the infrastructure item. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

1.3 Internal collector road

Description of infrastructure item:
100% of the full cost of design, acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
The internal collector road through DCA2 has been (or will be) provided as part of the subdivision works on land surrounding the road. However there is a short length of this internal collector road that is unlikely to be provided as part of subdivision works and will therefore need to be included as a contribution item. This portion of road is approximately 260m in length and will replace the current temporary access to Mortimer Road for the Sunrise Estate.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 will contribute towards this item as the traffic modelling indicates that development from all parts of DCA2 will utilise the internal collector road. Costs for the item will be apportioned between all landowners within DCA2 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This infrastructure item has been modified. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2 Drainage – Peel Sub Drains

Description of infrastructure item:
There are three Sub Drains of the Peel Drain network that run through DCA2.
Need for the infrastructure item:
These Sub Drains are in a rural state and need to be improved from a safety and aesthetic perspective suitable for the adjacent urban development. Each Sub Drain will be improved to Living Stream principles.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 will contribute towards this item as the land either side of the Peel Sub Drains generally forms part of the public open space for DCA2 and is therefore accessible by all residents within the DCA. Costs for the item will be apportioned between all landowners within DCA2 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

A minor modification to the description of the item in the Scheme text has been made. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

3 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA2 is located within District B.

Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA2 will contribute approximately 10.2% towards the total cost of the item.

This infrastructure item has been modified to replace '... and improvements ...' with '... site works and basic servicing'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4 Conservation Category Wetlands

Description of infrastructure item:
Costs associated with improving the core areas of Conservation Category Wetlands (CCW), and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.
Need for the infrastructure item:
Prior to the urbanisation of the area, the CCWs were essentially inaccessible to the public due to the extent of rural landholdings that incorporate the CCWs on their private land. Public access has only arisen due to the urbanisation of the area and there are basic safety and amenity improvements to be made to this land to make it suitable for residents.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 will contribute towards this item as the CCWs will be accessible for all residents within the DCA. Costs for the item will be apportioned between all landowners within DCA2 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This infrastructure item has been deleted. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP2 will contribute approximately 10% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

Development contribution area 3 – Casuarina

DCA3 is approximately 275ha in area. There is no structure plan adopted over the area, however a concept plan was prepared in 2012 as part of the report supporting the lifting of the Urban Deferred zoning from the land. Based partly on this concept plan, the cell is expected to provide approximately 2,400 residential lots. No subdivision has taken place within the cell to date. Land ownership within DCA3 is quite fragmented relative to the other development contribution areas.

The City is currently preparing a high level structure plan to guide future local structure plans and development within the cell however this plan has not yet been advertised.

1.1 Mortimer Road

Description of infrastructure item:
100% of the full cost of design, realignment and construction of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).
Need for the infrastructure item:
Mortimer Road is currently a rural standard road and is required to be upgraded to urban standard due to the projected traffic using Mortimer Road from the adjacent urban development cell. Traffic modelling prepared for the structure plans adopted within DCA2 support this need for an upgrade and it is expected that the additional population in DCA3 will add to this demand.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 and DCA3 will contribute towards the Mortimer Road upgrades. Costs will be shared between developers of DCA2 and DCA3 on a land area basis.
How much the DCP contributes to the infrastructure item
DCPs 2 and 3 will fund 100% of the Mortimer Road upgrades, with DCP3 contributing approximately 64% to the upgrade.

A modification has been made to this item to include 'land acquisition' in the description of the infrastructure item. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

1.2 Thomas Road

Description of infrastructure item:
100% of the full cost of design and construction of Thomas Road to a dual carriageway urban standard between Kwinana Freeway and Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Traffic modelling prepared for the structure plans adopted within DCA4 as well as the anticipated traffic generated from development within DCA3 support the need for an upgrade to Thomas Road.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA3 and DCA4 will contribute towards the Thomas Road upgrade. Costs will be shared between developers of DCA3 and DCA4 on a land area basis.
How much the DCP contributes to the infrastructure item
DCPs 3 and 4 will contribute to 100% of the Thomas Road upgrade, with DCP3 contributing approximately 60%.

This item has been modified to replace '... dual carriageway ...' with '... an urban standard as approved and required by Main Roads WA ...' and to clarify the extent of the upgrade. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2 Drainage – Peel Sub Drains

Description of infrastructure item:
There are four Sub Drains of the Peel Drain network that run through DCA3.
Need for the infrastructure item:
These Sub Drains are in a rural state and need to be improved from a safety and aesthetic perspective suitable for the adjacent urban development. Each Sub Drain will be improved to Living Stream principles.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA3 will contribute towards this item as the land either side of the Peel Sub Drains generally forms part of the public open space for DCA2 and is therefore accessible by all residents within the DCA. Costs for the item will be apportioned between all landowners within DCA3 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

No modifications have been made to this item.

3 Public open space

Description of infrastructure item:
100% of the land acquisition and improvement costs to acquire public open space in accordance with the structure plan prepared for the development contribution area, including land for community purposes.
Need for the infrastructure item:
Due to the fragmented landownership within DCA3 there is a need to use the DCP to deliver consolidated and functional public open space, as per an adopted structure plan.
Contribution catchment for the item and methodology for apportioning costs
All landholdings within DCA3 will contribute towards this item on a land area (gross subdivisible area) basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to refer to a structure plan or 'public open space strategy' and to clarify that the item is for 'creditable public open space'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA3 is located within District B.
Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA3 will contribute approximately 11.8% towards the total cost of the item.

This infrastructure item has been modified to replace '... and improvements ...' with '... site works and basic servicing'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

5 Conservation Category Wetlands

Description of infrastructure item:
Costs associated with improving the core areas of Conservation Category Wetlands (CCW), and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.
Need for the infrastructure item:
Prior to the urbanisation of the area, the CCWs were essentially inaccessible to the public due to the extent of rural landholdings that incorporate the CCWs on their private land. Public access has only arisen due to the urbanisation of the area and there are basic safety and amenity improvements to be made to this land to make it suitable for residents.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA3 will contribute towards this item as the CCWs will be accessible for all residents within the DCA. Costs for the item will be apportioned between all landowners within DCA3 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This infrastructure item has been deleted. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

6 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP3 will contribute approximately 12% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

Development contribution area 4 – Anketell

Development Contribution Area 4 - Anketell (DCA4) is approximately 116.5ha in area. The area is split across the middle by Bush Forever Site 270 and therefore the two portions are commonly known as Anketell North and Anketell South. There is an adopted structure plan over Anketell South and a structure plan well advanced over Anketell North. Based on these plans, the cell is expected to provide approximately 1,405 lots. Subdivision approval for a major portion of Anketell South has been granted.

1.1 Thomas Road

Description of infrastructure item:
100% of the full cost of design and construction of Thomas Road to a dual carriageway urban standard between Kwinana Freeway and Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Traffic modelling prepared for the structure plans adopted within DCA4 as well as the anticipated traffic generated from development within DCA3 support the need for an upgrade to Thomas Road.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA3 and DCA4 will contribute towards the Thomas Road upgrade. Costs will be shared between developers of DCA3 and DCA4 on a land area basis.
How much the DCP contributes to the infrastructure item
DCPs 3 and 4 will contribute to 100% of the Thomas Road upgrade, with DCP4 contributing approximately 40%.

This item has been modified to replace ‘... dual carriageway ...’ with ‘... an urban standard as approved and required by Main Roads WA ...’ and to clarify the extent of the upgrade. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

1.2 Anketell Road

Description of infrastructure item:
100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Traffic modelling prepared for the structure plans adopted within DCA4 and 5 support the need for an upgrade to Anketell Road.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA4 and DCA5 will contribute towards the Anketell Road upgrades. Costs will be shared between developers of DCA4 and DCA5 on a land area basis.
How much the DCP contributes to the infrastructure item
DCP 4 and 5 will fund 100% of the Anketell Road upgrades, with DCP4 contributing approximately 43% to the upgrade.

This item has been modified to replace ‘... dual carriageway ...’ with ‘... single carriageway ...’ and to remove ‘grade separated pedestrian and cycling crossing’ from the item. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

1.3 Internal collector road (Treeby Road)

Description of infrastructure item:
100% of the full cost of design and construction of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.

Need for the infrastructure item:
This section of Treeby Road is to be funded by the DCP as it will link both the northern and southern portions of DCA4 and will be used by all development within DCA4, as indicated by the traffic modelling undertaken for structure plans within DCA4. This section of Treeby Road won't be constructed as part of adjoining subdivision works and therefore is proposed as a DCP item.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA2 will contribute towards this item as the traffic modelling indicates that development from all parts of DCA4 will utilise the internal collector road. Costs for the item will be apportioned between all landowners within DCA4 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to include 'land acquisition'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2 Public open space – northern portion of DCA4 only

Description of infrastructure item:
100% of the land acquisition and improvement costs to acquire public open space in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.
Need for the infrastructure item:
Due to the fragmented landownership within the northern portion of DCA4 there is a need to use the DCP to deliver consolidated and functional public open space, as per an adopted structure plan.
Contribution catchment for the item and methodology for apportioning costs
All landholdings within the northern portion of DCA4 will contribute towards this item on a land area (gross subdivisible area) basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to refer to clarify that the item is for 'creditable public open space'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

3 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. The northern portion of DCA4 (Anketell North) is located within District A, whilst the southern portion (Anketell South) is located within District B.
Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA4 will contribute approximately 11.4% towards the total cost of the item.

This infrastructure item has been modified to replace ‘... and improvements ...’ with ‘... site works and basic servicing’. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4.1 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready ‘trigger’ for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP4 will contribute approximately 11.4% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4.2 Community Facilities – District Youth Centre

Description of infrastructure item:
Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the District Youth Centre, to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready ‘trigger’ for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 4 (northern portion only), 5 and 6 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 4 (northern portion only), 5 and 6 will contribute towards 100% of the cost of the item. DCP4 (northern portion only) will contribute approximately 27.5% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4.3 Community Facilities – Local Community Centre

Description of infrastructure item:
Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 4 (northern portion only) and 5.
Need for the infrastructure item:

The City's revised Community Infrastructure Plan includes three community facilities, including the Local Community Centre, to be provided within the Wandri District Centre however as the Wandri District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.

Contribution catchment for the item and methodology for apportioning costs

Costs for the item will be apportioned between all landowners within DCAs 4 (northern portion only) and 5 on a gross subdivisible area basis.

How much the DCP contributes to the infrastructure item

DCPs 4 (northern portion only) and 5 will contribute towards 100% of the cost of the item. DCP4 (northern portion only) will contribute approximately 40.6% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

Development contribution area 5 – Wandi

Development Contribution Area 5 - Wandi (DCA5) is approximately 178.3ha in area. There are two adopted structure plans over Wandi – one for the northern portion and one for the southern portion. A structure plan for the Wandi District Centre is under preparation by the landowners. The entire cell is expected to provide approximately 2,270 dwellings. Much of the Wandi North portion has been developed or is in the process of development.

1.1 Anketell Road

Description of infrastructure item:
100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Traffic modelling prepared for the structure plans adopted within DCA4 and 5 support the need for an upgrade to Anketell Road.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA4 and DCA5 will contribute towards the Anketell Road upgrades. Costs will be shared between developers of DCA4 and DCA5 on a land area basis.
How much the DCP contributes to the infrastructure item
DCP 4 and 5 will fund 100% of the Anketell Road upgrades, with DCP5 contributing approximately 57% to the upgrade.

This item has been modified to replace ‘... dual carriageway ...’ with ‘... single carriageway ...’ and to remove ‘grade separated pedestrian and cycling crossing’ from the item. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

1.2 Lyon Road

Description of infrastructure item:
100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).
Need for the infrastructure item:
Traffic modelling prepared for the structure plans adopted within DCA5 support the need for an upgrade to Thomas Road.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA5 will contribute towards this item. Costs will be shared between developers of DCA3 and DCA4 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

No modification has been made to this item however refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

1.3 Internal collector road

Description of infrastructure item:
100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).
Need for the infrastructure item:
The internal collector road will provide the predominant north-south connection throughout DCA5 and will be used by all development within DCA5, as indicated by the traffic modelling for the structure plans in DCA5.
Contribution catchment for the item and methodology for apportioning costs

All development within DCA5 will contribute towards this item.
Costs for the item will be apportioned between all landowners within DCA5 on a land area basis.

No modification has been made to this item.

2.1 Public open space

Description of infrastructure item:
100% of the land acquisition and improvement costs to acquire public open space in accordance with the structure plan prepared for the development contribution area, including land for community purposes.
Need for the infrastructure item:
Due to the fragmented landownership within DCA5 there is a need to use the DCP to deliver consolidated and functional public open space, as per an adopted structure plan.
Contribution catchment for the item and methodology for apportioning costs
All landholdings within DCA5 will contribute towards this item on a land area (gross subdivisible area) basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to refer to clarify that the item is for 'credible public open space'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2.2 Public open space – Wandi Playing Fields

Description of infrastructure item:
100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.
Need for the infrastructure item:
The Wandi Playing Fields will be the local sports ground for residents within DCA5 in conjunction with the future Primary School. This local sports ground is required as per the City's Community Infrastructure Plan 2011-2031 (Revised 2015). The item is located within the Rural zone due to the constraints on the public open space within the Urban zone and the inability to provide a suitably sized and level surface for local sports.
Contribution catchment for the item and methodology for apportioning costs
All landholdings within DCA5 will contribute towards this item on a land area (gross subdivisible area) basis.
How much the DCP contributes to the infrastructure item
100% of the item.

No modification has been made to this item however refer to the section '6.0 Response to community consultation and modifications' for discussion.

3 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA5 is located within District A.
Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs

align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA5 will contribute approximately 12.9% towards the total cost of the item.

This infrastructure item has been modified to replace ‘... and improvements ...’ with ‘... site works and basic servicing’. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4 Conservation Category Wetlands

Description of infrastructure item:
Costs associated with improving the core areas of Conservation Category Wetlands (CCW), and buffer areas that do not contribute to forming part of the 10% public open space contribution for the local structure plan area, to an appropriate standard for urban living. Includes the cost of fencing, landscaping, weed control, mosquito control and revegetation.
Need for the infrastructure item:
Prior to the urbanisation of the area, the CCWs were essentially inaccessible to the public due to the extent of rural landholdings that incorporate the CCWs on their private land. Public access has only arisen due to the urbanisation of the area and there are basic safety and amenity improvements to be made to this land to make it suitable for residents.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA5 will contribute towards this item as the CCWs will be accessible for all residents within the DCA. Costs for the item will be apportioned between all landowners within DCA5 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This infrastructure item has been deleted. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4.1 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City’s revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready ‘trigger’ for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP5 will contribute approximately 13% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section ‘6.0 Response to community consultation and modifications’ for discussion.

4.2 Community Facilities – District Youth Centre

Description of infrastructure item:

Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.

Need for the infrastructure item:

The City's revised Community Infrastructure Plan includes three community facilities, including the District Youth Centre, to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.

Contribution catchment for the item and methodology for apportioning costs

Costs for the item will be apportioned between all landowners within DCAs 4 (northern portion only), 5 and 6 on a gross subdivisible area basis.

How much the DCP contributes to the infrastructure item

DCPs 4 (northern portion only), 5 and 6 will contribute towards 100% of the cost of the item. DCP5 will contribute approximately 40.2% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4.3 Community Facilities – Local Community Centre

Description of infrastructure item:

Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 4 (northern portion only) and 5.

Need for the infrastructure item:

The City's revised Community Infrastructure Plan includes three community facilities, including the Local Community Centre, to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.

Contribution catchment for the item and methodology for apportioning costs

Costs for the item will be apportioned between all landowners within DCAs 4 (northern portion only) and 5 on a gross subdivisible area basis.

How much the DCP contributes to the infrastructure item

DCPs 4 (northern portion only) and 5 will contribute towards 100% of the cost of the item. DCP5 will contribute approximately 59.4% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

Development contribution area 6 – Mandogalup

Development Contribution Area 6 – Mandogalup (DCA6) is approximately 150ha in area, with approximately 115ha zoned Urban. There are two proposed local structure plans (LSPs) for the Urban zoned land within DCA6 – Mandogalup East and Mandogalup West. Both of these LSPs have been advertised and are currently under assessment.

1.1 Franklin Road Extension

Description of infrastructure item:
100% of the full cost of design and construction of Franklin Road Extension Road to a single carriageway urban standard between Rowley Road and the intersection of the internal collector road (item 1.2). Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).
Need for the infrastructure item:
Interim access to Rowley Road for DCA6 has been agreed to by Main Roads WA however once Rowley Road is upgraded to its ultimate design for freight traffic, alternative access from DCA6 will be via an extension of Franklin Road southwards.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA6 will contribute towards the item. Costs will be shared between developers of DCA6 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to replace 'Franklin Road' with 'Frankland Avenue', to clarify the distance for the construction, and to remove 'land acquisition' from the item. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

1.2 Internal connector road to Franklin Road Extension

Description of infrastructure item:
100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).
Need for the infrastructure item:
To provide access to the Franklin Road extension once direct access to Rowley Road for DCA6 has been removed.
Contribution catchment for the item and methodology for apportioning costs
All development within DCA6 will contribute towards the item. Costs will be shared between developers of DCA6 on a land area basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to replace 'Franklin Road' with 'Frankland Avenue'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2 Public open space

Description of infrastructure item:
100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031.
Need for the infrastructure item:
Public open space within DCA6 needs consolidation to provide a local sporting ground as required by the City's Community Infrastructure Plan 2011-2031. DCP6 will provide the mechanism to coordinate the delivery of this item to be used by future residents of DCA6.
Contribution catchment for the item and methodology for apportioning costs

All landholdings within DCA6 will contribute towards this item on a land area (gross subdivisible area) basis.
How much the DCP contributes to the infrastructure item
100% of the item.

This item has been modified to refer to clarify that the item is for 'credible public open space'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

3 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA6 is located within District A.
Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA6 will contribute 10.6% towards the total cost of the item.

This infrastructure item has been modified to replace '... and improvements ...' with '... site works and basic servicing'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP6 will contribute approximately 10.4% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

4.2 Community Facilities – District Youth Centre

Description of infrastructure item:
Costs associated with the acquisition of land for a District Youth Centre as part of a

combined community facility to be located within the Wandl District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.

Need for the infrastructure item:

The City's revised Community Infrastructure Plan includes three community facilities, including the District Youth Centre, to be provided within the Wandl District Centre however as the Wandl District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.

Contribution catchment for the item and methodology for apportioning costs

Costs for the item will be apportioned between all landowners within DCAs 4 (northern portion only), 5 and 6 on a gross subdivisible area basis.

How much the DCP contributes to the infrastructure item

DCPs 4 (northern portion only), 5 and 6 will contribute towards 100% of the cost of the item. DCP6 will contribute approximately 32.3% of the cost.

This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

Development contribution area 7 – Wellard / Bertram

Development Contribution Area 7 – Wellard / Bertram (DCA7) is approximately 508ha in area. Most of DCA7 has already been developed, however there is approximately 198ha of land either undeveloped or not subject to a subdivision approval.

1 District Sporting Ground

Description of infrastructure item:
Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's draft Community Infrastructure Plan 2011-2031 (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA7 is located within District B.
Contribution catchment for the item and methodology for apportioning costs
The contribution catchment for this item is DCAs 2-7 as these standard infrastructure DCAs align with Districts A and B of the Community Infrastructure Plan. Each DCA will contribute equally on a land area basis.
How much the DCP contributes to the infrastructure item
DCA7 will contribute 43% towards the total cost of the item.

This infrastructure item has been modified to replace '... and improvements ...' with '... site works and basic servicing'. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

2 Community Facilities – Branch Library (serves Districts A and B)

Description of infrastructure item:
Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.
Need for the infrastructure item:
The City's revised Community Infrastructure Plan includes three community facilities, including the Branch Library (serves Districts A and B), to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it is prudent that land for these facilities be provided through development contribution plans.
Contribution catchment for the item and methodology for apportioning costs
Costs for the item will be apportioned between all landowners within DCAs 2-7 on a gross subdivisible area basis.
How much the DCP contributes to the infrastructure item
DCPs 2-7 will contribute towards 100% of the cost of the item. DCP7 will contribute approximately 43% of the cost.

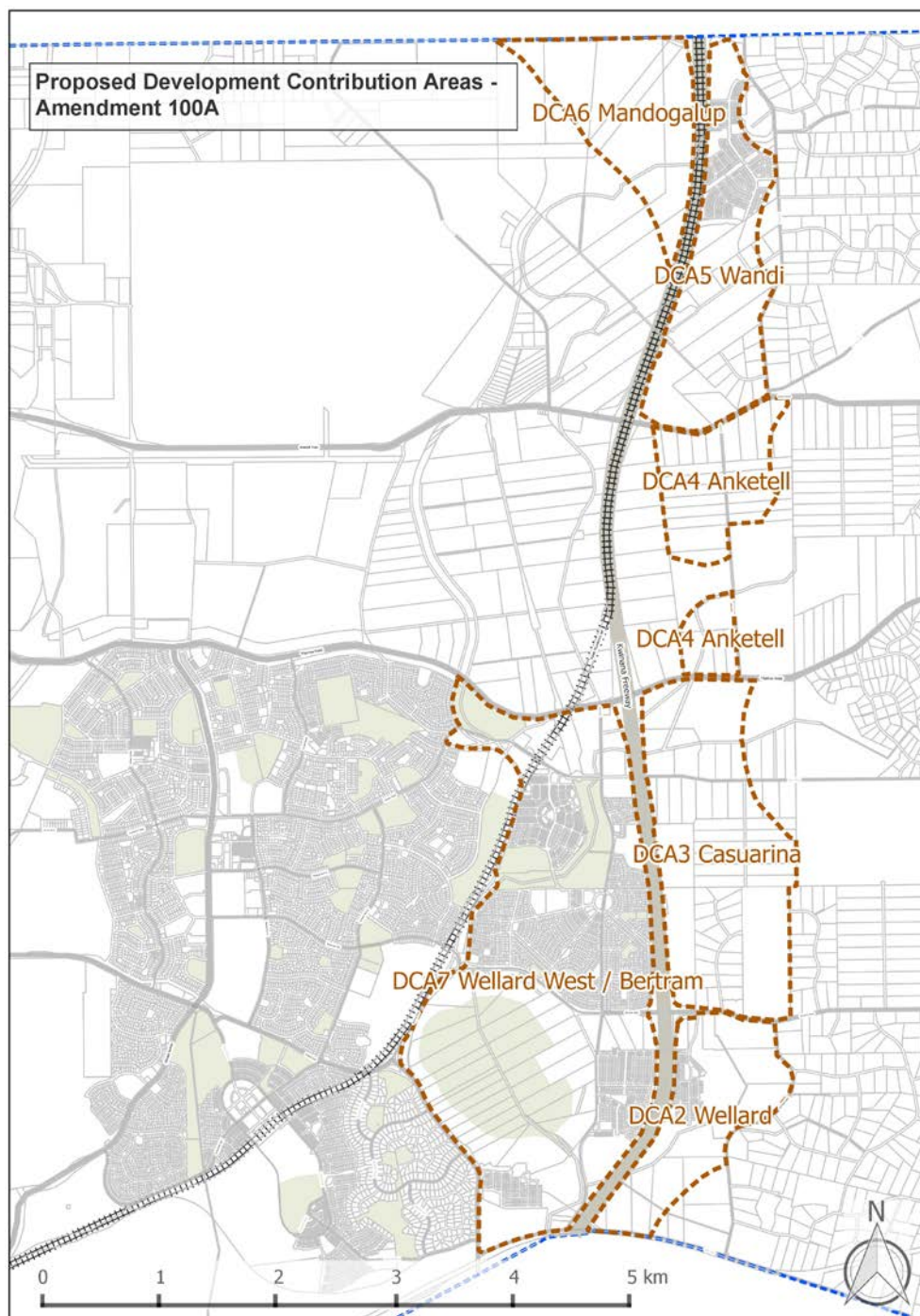
This infrastructure item is to be included in the DCP in response to submissions. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

All DCAs 2-7 - Administration costs

In addition to the above standard infrastructure items listed for each DCA, all DCAs will contribute towards the costs associated with administering the DCA, consistent with SPP3.6 clause 5.4 and Attachment 3.2.

Part 3 of Amendment 100A: Modification to Town Planning Scheme No. 2 map

TPS2 map is to be modified to include DCAs 2-7 inclusive, as shown below:



Part 4 of Amendment 100A: New clause for liability for cost contribution

Clause 5.6.14.2 of TPS2 provides the 'trigger points' for when a developer is liable to pay cost contributions under a development contribution plan. The current wording of TPS2 is consistent with *SPP3.6* however during the administering of development contribution plans, an issue has arisen concerning the exact timing of the developer's liability to make a cost contribution.

The majority of cost contributions are made by developers upon the subdivision of the land and therefore contributions are made during the clearance of subdivision conditions that require such a contribution be made. However this standard practise differs from the precise wording of the clause 5.6.14.2(a) of TPS2 which raises the liability for cost contributions at

the time when the Western Australian Planning Commission endorses its approval of a deposited plan or survey strata plan – i.e. after the local government has cleared the conditions of subdivision. Whilst this timing difference hasn't had a material impact on the City's administration of development contributions to date, it is considered appropriate to amend this provision to provide clarity to the City and development industry alike about the timing of liability for cost contributions.

The City of Rockingham has also recognised this discrepancy and has a specific clause in the City of Rockingham's Town Planning Scheme No. 2 that raises the liability for cost contribution at the time when the developer is seeking clearance of its conditions of subdivision approval. The following wording is proposed to be introduced under clause 5.6.14.2 of TPS2 to this effect:

'5.6.14.2 An Owner must pay the Owner's Cost Contribution to the Local Government immediately prior to the earlier of:-

(a) the Local Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner's land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with;.....

(b)

The TPS refers to four other trigger points for the Cost Contribution which will remain unchanged.

This item has been modified to refer to clause 6.16.5.13.2, instead of clause 5.6.14.2. Refer to the section '6.0 Response to community consultation and modifications' for discussion.

5.0 COMPLIANCE WITH STATE PLANNING POLICY 3.6: DEVELOPMENT CONTRIBUTIONS FOR INFRASTRUCTURE

DCPs 2-7 have been prepared in accordance with *SPP3.6*. The following discussion is provided to reiterate compliance with the eight principles contained in *SPP3.6*, in addition to the description of each item contained in the previous section of this report.

5.1 Need and the nexus

The need for each standard infrastructure item is discussed in the previous section under the heading of each individual DCA.

5.2 Transparency

The Amendment documentation, draft DCP reports and draft cost apportionment schedules have been prepared for the advertising of this amendment.

During advertising and prior to the final adoption of DCP reports and cost apportionment schedules, the City will seek independent validation of its estimated construction costs, land valuations and general land data. This information will be publically available.

The DCP report and cost apportionment schedule will be reviewed and adopted by Council annually, consistent with the proposed provisions of Amendment 100A.

5.3 Equity

Development contributions for all items under Amendment 100A are based on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission and is applied to standard infrastructure items relevant to the future residential population only – eg. public open space.

Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads. Developable area is applied to the standard infrastructure items used by either residential or commercial development – eg. district roads.

The cost apportionment schedule will be reviewed annually to ensure that the land area data and estimated costs of infrastructure remain up to date.

The cost of the infrastructure items is calculated in the following manner:

1. $\text{\$Capital Cost of Infrastructure} - (\text{minus}) \text{ any } \text{\$Capital Grants/External Funding} - (\text{minus}) \text{ any } \text{\$Components outside the scope of SPP3.6} = \text{\$Total Cost to be Recovered.}$
2. $\text{\$Total Cost to be Recovered} / (\text{divided by}) \text{ the land area (either Developable Area or Gross Subdivisible Area)} = \text{\$Cost per hectare.}$
3. $\text{Cost per hectare} \times (\text{multiplied by}) \text{ land area of development site (Developable Area or Gross Subdivisible Area)} = \text{\$Land Owner (Developer) Contribution.}$

5.4 Certainty

The DCPs clearly set out the items to which subdivision/development contributes towards. Contributions received will be held in a reserve account set up in accordance with the *Local Government Act 1995*. Funds from this account will only be expended on items relevant to the DCP.

The DCP report indicates the delivery times for each of the items, thereby providing certainty that the items will be provided.

5.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

5.6 Consistency

Development contributions for each DCA will be applied uniformly across the whole DCA on land area basis, using the methodology outlined in point 7.3.

5.7 Right of consultation and arbitration

Amendment 100A to TPS2 will be advertised in accordance with the *Town Planning Regulations 1967* thus ensuring that landowners and developers have the opportunity to comment.

The existing DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

5.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per TPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

6.0 RESPONSE TO COMMUNITY CONSULTATION AND MODIFICATIONS

Enclosed to this report is the Schedule of Submissions. The Schedule of Submissions summarises each of the issues raised by the submitters and provides a response to these issues. There are a number of common issues, or more complicated matters, that are discussed further in the next section of this report. These issues are:

	Issue	DCP	Locality
1	Upgrades to Millar Road	2	Wellard East
2	Portion of internal collector road	2	Wellard East
3	Status of structure planning and uncertainty	3	Casuarina
4	Upgrades to Anketell and Thomas Roads	3, 4 & 5	Casuarina, Anketell and Wandi
5	District sporting ground (land acquisition and improvement costs)	2-7	All
6	Lyon Road	5	Wandi
7	Wandi Playing Fields	5	Wandi
8	Conservation Category Wetlands (CCW)	5	Wandi
9	Public open space	5	Wandi
10	District community facilities	4, 5 & 6	Anketell (North only), Wandi & Mandogalup
11	Contribution area and infrastructure items	6	Mandogalup
12	DCP Reports and Cost Apportionment Schedules	All	All

The map shown in Attachment 1 details the location of the DCPs.

DISCUSSION:

The section considers the points raised by submitters on the key issues identified above, and provides a response as to whether the amendment should be modified or not. A summary of recommendations is also provided following the discussion for the reader's benefit.

1. Upgrades to Millar Road – DCP2 – Wellard East

Submissions

One submitter (No. 12) objected to Millar Road being included in DCP2 whilst Woolcoot Road is not included. The submitter referred to predicted traffic volumes that indicated Woolcoot Road will be used by a comparable number of vehicles as that on Millar Road. The submitter also contended that some development within DCA2 was unlikely to use Millar Road, thereby questioning the need and nexus between the item and the contributing landowners.

Discussion

Millar Road has been included as a DCP infrastructure item as traffic modelling indicates it will be used by all traffic generated by development within DCA2, thereby providing a clear need and nexus. This is not the case with Woolcoot Road. Millar Road provides westwards access to Wellard Road and to further facilities such as the Wellard train station and shops. Woolcoot Road does not serve this broader function and therefore its upgrades are not required by all development within the DCA2 area.

Recommendation

No change to the Millar Road upgrade item.

2. Portion of Internal Collector Road – DCP2 – Wellard East

Submissions

Two submitters (Nos 12 & 20) objected to the inclusion of this item in DCP2 on the grounds that its inclusion was inconsistent with the other items excluded from the DCP – i.e. the rest of the internal collector road. One submitter (No. 12) also noted that not all landowners within DCP2 would use the internal collector road, particularly the development that fronts Woolcoot Road.

One submitter (No. 20) requested that the item be deleted from the DCP, or amended to include the full portion of the internal collector road.

Discussion

This item was included in the DCP due to insufficient development potential of Lot 28. This item was included in the DCP due to insufficient development potential of Lot 28 Mortimer Road for the road to be provided by way of subdivision of the land. Secondly, the current full intersection of Sunrise Boulevard and Mortimer Road was given temporary approval by Main Roads WA, with the long term objective being the intersection into DCA2 to be provided further east from the Kwinana Freeway.

The current intersection with Mortimer Road is functioning satisfactorily and there is nothing to indicate that this will require modification in the immediate term, even taking into account the future southern extension of the Sunrise Estate. Even if traffic volumes increased substantially to warrant modification of the current intersection, then the intersection will not be closed entirely, rather will be modified to a left in / left out arrangement. Whilst traffic access will still be available to the Sunrise Estate and broader DCA2, access to the main north-south connector road in this fashion is less than desirable.

The Wellard East Local Structure Plan conceptually shows development of Lot 28 Mortimer Road over approximately 1.35 ha (excluding conservation category wetland and buffer area). Lot 28 would likely yield between 25 and 30 dwellings and would be required to construct the internal section of road to connect to Sunrise Boulevard and/or the road connection on Lot 59 Mortimer Road (eastern adjoining lot) to an 'Access Street C' standard as per *Liveable Neighbourhoods* (15.4m wide reservation with 6m wide road pavement). Discussions with the Department of Planning have further confirmed that development of Lot 28 is likely to be supported, subject to further detailed investigation. The potential yield of the land makes development likely however there is still the issue of timing, as there is a possibility that Main Roads WA will require the closure of the full access intersection of Sunrise Boulevard and Mortimer Road prior to the subdivision and development of Lot 28.

Similarly, the adjoining Lot 59 Mortimer Road (Lot 59) has development potential and is likely to provide the top section of the north-south internal collector road as part of its subdivision works. However the subdivision of Lot 59, on its own, would only require the construction of an Access Street C road to serve the subdivision of that land. There is also the issue of timing, in that there is no guarantee that Lot 59 will be subdivided and developed prior to Main Roads WA requiring the modifications to the Sunrise Boulevard and Mortimer Road intersection. This is despite the City currently considering a proposed local structure plan for Lot 59.

Recommendation

It is proposed that the portion of internal collector road be retained as an infrastructure item under DCP2 to enable the City to construct the item if the need arises and to recoup these costs through the DCP. However the item is proposed to be broken down into three components that are apportioned differently, as outlined in the table below:

	Infrastructure item	Apportionment
1.3(a)	Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road	Lot 28 Mortimer Rd to pay 100% of these costs.
1.3(b)	Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road	Lot 59 Mortimer Road to pay 100% of these costs.
1.3(c)	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B on Lots 28 and 59 Mortimer Road	All landholdings within DCA2

Under this approach, the need and responsibility for constructing an Access Street C road for the subdivision of Lots 28 and 59 are attributed to the landowners of Lots 28 and 59. However the costs associated with constructing the road to a standard above and beyond what would be required only by the subdivision of Lots 28 and 59 (i.e. to a Neighbourhood Connector B standard) would be an infrastructure item to be funded by all landholdings within DCA2. This is to ensure that the standard of road is provided consistent with the broader function of a Neighbourhood Connector B – consistent with the rest of Sunrise Boulevard.

In order to be consistent with the apportionment of road infrastructure costs across all DCPs proposed by Amendment 100A, all landholdings within DCA2 are proposed to contribute to infrastructure item 1.3(c).

The timing of these infrastructure item will be the earliest of either:

1. Upon advice of Main Roads WA that the interim full movement intersection of Sunrise Boulevard and Mortimer Road is to be modified to left in / left out movement; or
2. The subdivision and development of Lot 28 and Lot 59 Mortimer Road.

3. Status of Structure Planning and Uncertainty – DCP3 – Casuarina

Submissions

One submitter (No. 11) recommended that DCA3 be held in abeyance until structure planning for Casuarina is further advanced. The submitter contended that the draft cost apportionment schedule was based on out of date structure planning for Casuarina that shouldn't be relied upon.

The submission also objected to the cost apportionment of development contributions within DCA3, particularly the infrastructure items that are apportioned to two or more DCAs – eg. Mortimer Road (DCAs 2 and 3) and Thomas Road (DCAs 3 and 4). The submitter contended that landowners in DCA3 are bearing too much of the costs based on the land area apportionment and that traffic modelling should be used.

Discussion

There is no adopted structure plan over Casuarina and the draft cost apportionment schedule has estimated a developable area within Casuarina based on draft structure planning. Amendment 100A is however, set up to be the 'head of power' in TPS2 to collect and coordinate funds for infrastructure delivery and to determine the methodology of apportioning contributions, rather than to determine exact contributions. The precise apportionment of costs will occur after the gazettal of Amendment 100A through the DCP Report and Cost Apportionment Schedule, and these costs will require the adoption of Council.

The infrastructure items proposed by Amendment 100A are highly likely to be required by the urban development of Casuarina, regardless of the final configuration of land uses within Casuarina. Amendment 100A is also likely to take at least another 4-5 months to be assessed by the Department of Planning and considered by the WAPC Statutory Planning Committee and Minister for Planning. As the City is actively working on a structure plan for Casuarina, it is anticipated there is time for further refinement and apportionment of costs to occur between now and the adoption of a cost apportionment schedule for DCA3, following gazettal of Amendment 100A.

Recommendation

No change to DCP3 as advertised.

4. Upgrades to Anketell and Thomas Roads – DCPs 3, 4 & 5 – Casuarina, Anketell and Wandl

Submissions

10 submissions (Nos. 1, 10, 15 – 22) were received that commented on Anketell Road and 9 submissions on Thomas Road (Nos. 1, 10, 11, 15 – 20). The comments received included:

- Upgrade works should be only for single carriageway, not dual carriageway;
- Upgrade works should only relate to the demand generated by the urban development within the DCAs;
- Grade separated pedestrian crossing should be removed from the upgrade item as this is only required as part of the ultimate freight network design;
- Upgrades should be a State government responsibility due to regional status of the roads; and
- Land acquisition.

Discussion

Scope of upgrade works

Amendment 100A, as advertised, proposed dual carriageway upgrades to both Anketell Road and Thomas Road. Upon review, this is inconsistent with SPP3.6 that states that road upgrades should be for single carriageway only, to satisfy the traffic demand generated by the subdivisions within the DCA. The scope for Anketell Road upgrades is recommended to be modified to single carriageway only.

However, Thomas Road is already dual carriageway as it crosses the Kwinana Freeway from the west and Main Roads WA require a 4 way roundabout intersection of Thomas Road with the north-south internal collector for Anketell Road and Casuarina. Due to technical and safety requirements, there is insufficient distance for Thomas Road to reduce from a dual carriageway to single carriageway and then widen again to the 4 way roundabout. Consequently, this section of Thomas Road is required to be dual carriageway to serve the urban development of DCAs 4 and 5 regardless of the ultimate freight route intentions for Thomas Road. It is recommended that Thomas Road be improved to an urban standard as approved and required by Main Roads.

Both Anketell Road and Thomas Road are designated by the State Government as part of the future freight network to serve the Western Trade Coast industrial area and future outer harbour. Extensive upgrades, particularly to Anketell Road, will occur to both roads to enable regional freight movement. These upgrades will be undertaken and funded by Main Roads WA and are anticipated to occur by approximately 2050 (according to the draft *Perth Transport Plan*). The proposed infrastructure upgrades of Anketell Road and Thomas Road by Amendment 100A is to facilitate urban development only. The designs of the upgrades proposed by Amendment 100A will be compatible with the 'ultimate' freight upgrade however

will not be to freight route standard. These future freight route upgrades to the 'ultimate' function of the roads are not a development contribution item for urban development, as clearly outlined in SPP3.6.

Grade separated pedestrian crossing

The grade separate pedestrian crossing of Anketell Road was included in the advertised Amendment 100A based on the advice of Department of Planning (DoP) at the time. Since then, the DoP has advised that the need for the grade separated pedestrian crossing will likely arise upon the ultimate upgrade of Anketell Road as a freight route. The WAPC recently adopted the Anketell North Local Structure Plan which specifically stated '*Grade separated crossings to Anketell Road will need to be addressed as part of the Anketell Road ultimate upgrade by MRWA*' (Main Roads WA). It is recommended that the grade separated pedestrian crossing be removed from the DCP infrastructure item description.

Land acquisition

Land acquisition was not included in the advertised DCPs as Thomas Road is a regional road under the MRS and Anketell Road is a proposed regional road under the MRS (MRS Omnibus Amendment 1297/57). According to the Department of Planning, land reserved under the MRS is acquired by the state government upon application by the landowner. Discussions with Department of Planning officers have confirmed this, as has the recently released draft '*Guidelines to accompany State Planning Policy 3.6: Development Contributions for Infrastructure*'. It is therefore recommended that land acquisition not be included in the DCP as part of these infrastructure items.

Recommendation

1. That the description of Anketell Road be modified to:
 - a. Change 'dual carriageway' to 'single carriageway';
 - b. Remove grade separated pedestrian and cycling crossing from the item.
2. That the description of Thomas Road be modified to:
 - a. Change 'dual carriageway' to an 'urban standard as approved and required by Main Roads WA'.
 - b. Clarify the extent of the upgrade works – to the Urban boundary near Bombay Boulevard.

5. District Sporting Ground (land acquisition and improvement costs) – DCPs 2-7

Submissions

5 submissions (Nos. 15 – 19) objected to the inclusion of the District Sporting Ground, 5 submissions Nos. 12, 13, 24, 25 & 26) supported the item and 2 submissions (Nos. 2 & 23) were neutral but provided comment. The reasons for objecting to the item are:

- The item duplicates sporting facilities already planned for within the Districts;
- There is an inequitable cost apportionment of sporting facilities across the DCPs;
- Suggests that the Wandi Playing Fields should be considered a 'district' level facility and costs apportioned accordingly across the District;
- Querying the land costs used in the draft cost apportionment schedules.

One submission requested that the cost of the item be apportioned in a similar way to the actual District Sporting Ground infrastructure proposed by Amendment 145 – that is on a per dwelling basis.

Discussion

The District Sporting Ground is proposed as a 3 hectare (ha) multi purpose hard court facility to serve Districts A and B, as designated in the draft Revised Community Infrastructure Plan. This area correlates to DCAs 2-7 under the standard infrastructure DCP Amendment 100A.

Cost apportionment

Consistent with the cost apportioning of other infrastructure items proposed by Amendment 100A, the land acquisition and improvement costs for the District Sporting Ground have been apportioned on a 'gross subdivisible area' land area basis. This differs from the apportioning of costs for community infrastructure by DCPs 8-15 which are apportioned on a per dwelling/lot basis. Nonetheless, apportioning by land area is considered the simplest method in these circumstances.

Justification for Item

Earlier district structure planning (ERIC and Jandakot Structure Plan) envisaged two District Sporting Grounds for the new urban areas within the City – one in Mandogalup and one in Casuarina. A District Sporting Ground is no longer required in Mandogalup due to a reduction in the projected population. Whilst a District Sporting Ground is still required to serve the projected population of District B, it isn't feasible to provide a large scale District Sporting Ground in Casuarina due to other land constraints. The City's revised Community Infrastructure Plan has instead sought to make better use of local sporting grounds, either to be shared with future school sites or as stand alone. However, there is still a need for a grouping of multi purpose hard courts for district sporting purposes.

Costing of Item

The land acquisition costs for a 3ha site are based on englobo land values for urban land within the Casuarina area. This value was prepared by a licensed valuer for the City in September 2015 and will be revised annually as part of the review of the cost apportionment schedule once the amendment is gazetted.

The land improvement costs are estimated costs for a 3 ha facility. These costs will be further refined by an independent qualified person prior to the adoption of the cost apportionment schedule. The land improvement costs will be for basic improvements such as site works and servicing, rather than works associated with the District Sporting Ground pavilion that are collected for by the community infrastructure DCPs. It is recommended that these improvements be clarified in the description of the infrastructure item.

Recommendation

1. That the description be changed from 'improvement of land' to 'site works and basic servicing of land'.

6. Lyon Road – DCP5 – Wandi

Submissions

Two submissions (Nos. 18 & 19) objected to the inclusion of Lyon Road in the DCP, arguing that the works are not necessary for the DCP5 as the upgrades do not benefit the whole of DCP5. The submissions request that the extent of Lyon Road included in the DCP be amended to only include the intersection with Anketell Road and the section of Lyon Road between Rowley Road and the Honeywood Avenue intersection.

Three submissions (Nos. 24, 25 & 26) supported the item.

Discussion

The full extent of Lyon Road was originally proposed by Amendment 100 and was carried over into Amendment 100A. Traffic modelling showed an increase in the traffic on Lyon Road due to the development of the Wandi cell and on this basis, the improvements to Lyon Road are considered to warrant inclusion in the DCP, as well as for consistency with the previous Amendment 100. It is also noted that portions of Lyon Road, specifically those portions adjacent to the Conservation Category Wetland (CCW) would not be improved by standard conditions of subdivision.

Recommendation

No change is recommended to the Lyon Road infrastructure item.

7. Wandi Playing Fields – DCP5 – Wandi

Submissions

Four submissions were received specifically on the Wandi Playing Fields, two in support (Nos. 24 & 25) and two raising objections (Nos. 18 & 19), though it is noted that the objecting submissions (Nos. 15, 16 & 17) received on the District Sporting Ground provided comments that relate to the Wandi Playing Fields.

The objecting comments included:

- Land provided is excessive;
- Lot 9026 is not required for the delivery of standard sporting facilities. The inclusion of this land is unnecessary and unjustified;
- No clear need and nexus between the playground and amenities on Lot 9026 and infrastructure required to support urban development;
- Wandi Playing Fields acquisition could be reduced from 6.26ha to 4.63ha;
- DCA4 and DCA6 should contribute to the item as the sporting grounds in those DCAs do not have pavilions, and it is likely those residents will use the Wandi Playing Fields;
- Improvement costs are excessive; and
- Standard of the facilities is beyond the normal subdivider requirements for POS improvements. If subdivider seeks to provide a higher level of service, this should not be funded through DCPs.

Discussion

The Wandi Playing Fields were to be included in the credited public open space for the Wandi cell, as intended by ERIC. However the WAPC did not agree to this approach when approving Wandi North and South Local Structure Plans. Notwithstanding, the Wandi Playing Fields have been shown on both of these LSPs and are required as a community facility for Wandi as well as to provide playing fields for the adjacent primary school. In addition, the WAPC has required that land for a portion of the playing fields be ceded free of cost as a condition of subdivision (approximately 2.1 hectares) (WAPC144305). The subdivision approval further referenced the proposed Development Contribution Plan as a mechanism for acquiring or reimbursing the land.

The City has been working with the main developer within Wandi and Department of Education for a number of years to refine the design for the Wandi Playing Fields. Due to site constraints, namely the significant difference in levels between Lyon Road and Honeywood Avenue, and the characteristics required for a senior sized playing surface, the Wandi Playing Fields occupy a reasonable portion of land. Furthermore, the improvement costs for the facility are above what would normally be expected if the site was flat and rectangular, such as the sites suggested by some of the submitters.

The City's Community Infrastructure Plan standards require a playground to also be provided for a local sporting ground. Due to the site's characteristics, the best location for the

playground is on Lot 9026. This location provides sufficient space for a playground associated with a local sporting ground as well as makes use of existing mature trees on the site.

The Wandi Playing Fields provide a level of service consistent with a local sports ground, rather than a District Sporting Ground, as detailed in the City's Community Infrastructure Plan, and therefore have not been apportioned as such. The suggestion that DCAs 4 and 6 also contribute to the item is not supported as both of these DCAs will also provide local sporting grounds for their projected population.

Recommendation

No change to the DCP5 item description, however clarification in the DCP Report and Cost Apportionment Schedule as to the exact land area required and cost improvement costs.

8. Conservation Category Wetlands – DCPs 2 – Wellard East, 3 – Casuarina, and 5 – Wand

Submissions

DCA2:

One submission (No. 20) supported the inclusion of the CCW item in DCP2 and whilst one submission (No. 12) supported the item they suggested that the improvements could be achieved through standard conditions of subdivision.

DCA5:

Three submissions (Nos. 24, 25 & 26) supporting the inclusion of this item in DCP5, whilst two submission objected (Nos. 18 & 19).

The comments made by the objecting submissions included:

- Not regarded as a standard infrastructure item;
- Rehabilitation is usually the responsibility of the adjoining subdivider;
- Alternative funding sources are available for these works – grants, funding, volunteer resources;
- No critical need for the item to facilitate urban development;
- Clear need and nexus has not been demonstrated; and
- Minister for Planning has resolved on other occasions not to include wetland cores in DCPs (acquisition and/or rehabilitation).

Discussion

The CCW item was included in Amendment 100A as it was considered that there is a broader community benefit to improving the core area of the CCW and that those costs should be shared across the relevant urban area. However, upon review, the City acknowledges that the item is not a typical infrastructure item funded through DCPs and that the WAPC have generally not supported CCW works being included in the Scheme. Most recently, the WAPC indicated it did not support a strategic conservation management plan being included in the proposed DCP for DCA1, proposed by Amendment 132.

As noted by the submissions, these works are required by conditions of subdivision for development on the adjacent land and therefore will be undertaken by these landowners.

Whilst not specifically raised by the submissions, it is recommended that the CCW item be removed from the Casuarina DCP3 as well, for consistency.

Recommendation

That the improvements to CCW core areas be removed as infrastructure items from DCPs 2, 3 and 5.

9. Public Open Space – DCPs 3 – Casuarina, 4 – Anketell (North only), 5 – Wandl, and 6 – Mandogalup

Submissions

Five submissions were received that commented on the POS being included in the proposed DCP5 – Wandl. Two submissions supported POS being included in DCP5 (Nos. 24 & 25) whilst three submissions provided comments (Nos. 18, 19 & 26). The comments included:

- A POS network plan should be provided to clearly identify what POS relates to the DCP;
- The POS contribution should only relate to the standard 10% POS requirement, not land or improvements surplus to 10% (Nos. 18 & 19);
- Cost apportionment schedule should be updated to include POS credits;
- POS should be related to the adopted Wandl North and South Local Structure Plans that exceed the 10% POS provided.

Discussion

The advertised DCP5 text stated that *‘100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adoption structure plans for the development contribution area, including land for community purposes.’*

Liveable Neighbourhoods states that *‘a **minimum** contribution of 10 per cent of the gross subdivisible area must be given up free of cost by the subdivider for public open space ...’* (Element 4, R4) (bold emphasis added). In Wandl North LSP, greater than 10% POS was required due to the characteristics of the site, including a number of wetlands that required buffer areas to be provided as part of the POS. It is noted that the Wandl Playing Fields do not form part of the POS required by the Wandl North LSP, but are in addition to that POS.

It was the intent of the proposed DCP5 POS item that either 10% POS be a contribution item or that POS required by the applicable LSP apply. Upon review, it is recommended that this wording be clarified to some extent.

POS required by the LSP that is in excess of 10% is recommended to remain in the DCP as there is a clear need and nexus between the POS within the DCA and the landowners, or future beneficiaries of the POS, and that *Liveable Neighbourhoods* requires a *minimum* 10% POS within subdivision thereby allowing for greater POS to be required in particular circumstances. However it is proposed that only ‘creditable’ POS be a contribution item within DCP5 (and the other DCPs where POS is a contribution item), with ‘creditable’ POS generally being all of the ‘unrestricted’ POS, and a maximum of 2% ‘restricted’ POS. Some land is encumbered by wetland areas where the buffer area can be classed as restricted POS. Up to 2% of this ‘restricted’ POS is classed as ‘creditable’, but not all due to its ‘restricted’ classification. This land is surplus to the required POS for the subdivision, but is provided by the subdivider due to the existing burden on the land (i.e. the wetland). Therefore it is not considered that there is clear need and nexus between the uncreditable (or ‘surplus’) POS land and the broader benefit of the DCA5.

The need to clarify the scope of the POS infrastructure item also applies to DCPs 3 – Casuarina, 4 – Anketell (North only) and 6 – Mandogalup. It is recommended that minor amendments are made to the advertised text of these DCPs for the POS infrastructure item to clarify the intent and scope of this infrastructure item. In particular, for DCP3 – Casuarina, additional words are recommended to be included to reference a POS Strategy as it is likely that structure plans won’t be prepared over the entire DCP3 by the time of gazettal of Amendment 100A. The City is currently working on a POS Strategy for DCP3 that will guide

POS allocation as part of structure planning, and importantly will consolidate POS to provide for the required local sporting ground.

Furthermore, the DCP Reports will be amended to provide detail on the scope and costs of POS improvements within the DCAs rather than applying a standard 'improvement' rate. These costs will be independently verified prior to the adoption of the cost apportionment schedule. Refer also to the discussion below on Development Contribution Plan Reports and Cost Apportionment Schedules.

Recommendation

That the wording of the POS contribution item is amended to:

1. Remove reference the '*... the required 10% ...*' so that the DCP item is POS as per the structure plan – applies to DCPs 5 and 6.
2. Change the POS description for DCP3 to '*... in accordance with the structure plan **or public open space strategy** ...*' as a POS strategy is likely to be prepared for DCP3 prior to structure plans.
3. State that only 'creditable' POS is a contribution item as per Liveable Neighbourhoods, rather than all the POS provided.

That greater detail is provided in the DCP Reports as to the scope and costs of POS improvements within each DCA.

10. Community Facilities for Wandí District Centre – DCPs 4, 5 & 6 – Anketell North, Wandí and Mandogalup

Submissions

Four submissions (Nos. 13, 24, 25 & 26) were received that suggested the land required for the District Community Facilities in District A be included in Amendment 100A. The comments received included:

- Land acquisition for the Branch Library and Youth Centre should be included in Amendment 100A;
- Cost apportionment should be across District A for the Youth Centre (northern part of DCA4, DCA5 & DCA6) and Districts A and B for the Branch Library (DCAs 2-7);
- There is the opportunity to combine the community facilities within the Wandí District Centre and to utilize the power line easement land for car parking, thus reducing the land required to between 1 and 1.2ha; and
- Suggest the rate used for land acquisition is \$1,100,000/ha – the same as that for Urban residential land.

Discussion

The City's revised Community Infrastructure Plan includes three community facilities to be provided within the Wandí District Centre however as the Wandí District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandí District Centre are:

- Local Community Centre
 - o conceptual land requirement of 0.5ha
 - o serves the future population of Wandí and Anketell North only
- District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)
- Branch Library (serves Districts A and B)
 - Conceptual land requirement as a stand alone facility of 0.8ha
 - Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East, Wellard West, Bertram)

The City has explored the opportunity to provide the facilities on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.4ha of land. The area within the power line easements could be used for car parking.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
Local community centre	0.5ha	25%	0.35ha
District Youth Centre	0.7ha	35%	0.49ha
Branch Library (serves Districts A and B)	0.8ha	40%	0.56ha
Total	2.0ha	100%	1.4ha

Estimate cost per DCP for land acquisition

The City's most recent englobo land valuation within Wandi valued land at \$1.1 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1.54 million.

The following tables indicate the additional cost contribution per gross subdivisible area and apportionment for each of the proposed DCPs affected by the proposed land acquisition for community facilities:

Local Community Centre				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$385,000 (0.35ha @ \$1.1 million per ha)	Cost per ha
Anketell North (part of DCP4)	81.931	40.60%	\$156,309.61	\$1,907.82
Wandi (DCP5)	119.87	59.40%	\$228,690.39	\$1,907.82
Total	201.801	100.00%	\$385,000.00	

District Youth Centre				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$539,000 (0.49ha @ \$1.1 million per ha)	Cost per ha
Mandogalup (DCP6)	96.46	32.34%	\$174,316.92	\$1,807.14
Anketell North (part of DCP4)	81.931	27.47%	\$148,060.96	\$1,807.14
Wandi (DCP5)	119.87	40.19%	\$216,622.12	\$1,807.14
Total	298.261	100.00%	\$539,000.00	

Branch Library (serves Districts A and B)				
Catchment	Gross subdivisible area (ha)	Proportion of total	Land cost - \$616,000 (0.56ha @ \$1.1 million per ha)	Cost per ha
Mandogalup (DCP6)	96.46	10.43%	\$64,255.00	\$666.13
Anketell North and South (DCP4)	105.032	11.36%	\$69,965.07	\$666.13
Wandi (DCP5)	119.87	12.96%	\$79,849.13	\$666.13
Casuarina (DCP3)	109.09	11.80%	\$72,668.23	\$666.13
Wellard East (DCP2)	95.16	10.29%	\$63,389.03	\$666.13
Wellard West and Bertram (DCP7)	399.131	43.16%	\$265,873.54	\$666.13
Total	924.743	100.00%	\$616,000.00	

The total additional costs per DCP per hectare of gross subdivisible area for the three community facilities are shown in the table below. For illustrative purposes only, the cost per hectare has been calculated as a per lot rate, based on 22 lots per hectare of gross subdivisible area (current Liveable Neighbourhoods density target):

Development Contribution Area	Cost per ha of GSA	Indicative per lot cost
Wellard East DCP2	\$666.13	\$30.28
Casuarina DCP3	\$666.13	\$30.28
Anketell DCP4 (South)	\$666.13	\$30.28
Anketell DCP4 (North)	\$4,381.09	\$199.14
Wandi DCP5	\$4,381.09	\$199.14
Mandogalup DCP6	\$2,473.27	\$112.42
Wellard West and Bertram DCP7	\$666.13	\$30.28

Recommendation

That, in response to the matters raised by submitters, land acquisition be included as an infrastructure item for the applicable DCP for the community facilities to be located within the future Wandii District Centre and apportioned as follows:

- Local Community Centre
 - o Contribution area is DCP5 (Wandi) and DCP4 (Anketell – northern portion only)
 - o Approximately 0.35ha of land to be acquired – to be detailed in the DCP Report and subject to a combined facility design
- District Youth Centre

- Contribution area is DCP6 (Mandogalup), DCP5 (Wandi) and DCP4 (Anketell – northern portion only)
- Approximately 0.49ha of land to be acquired – to be detail in the DCP Report and subject to a combined facility design
- Branch Library (serves Districts A and B)
 - Contribution area is DCP6 (Mandogalup), DCP5 (Wandi), DCP4 (Anketell – northern and southern portions), DCP3 (Casuarina), DCP2 (Wellard East) and DCP7 (Wellard West and Bertram)
 - Approximately 0.56ha of land to be acquired – to be detailed in the DCP Report and subject to a combined facility design

11. Mandogalup Contribution Area and Infrastructure Items – DCP6 – Mandogalup

Submissions

Submissions were received from two landowners within proposed DCA6. One submitter generally supported the proposed DCP however offered a number of comments (No. 13). One submitter (No. 14) opposed the proposed DCP and proposed that the infrastructure and cost sharing issues be dealt with over two timeframes – Interim (existing Urban land) and Ultimate (finalisation of Perth and Peel @ 3.5 million and associated rezoning).

Comments made by the submitters include:

- Lot 11 Hoffman Road should be included in the DCA.
- Lots 2 and Part Lot 10 are shown in the draft Cost Apportionment Schedule however no costs are afforded to these lots.
- Land acquisition costs for Frankland Avenue (Other Regional Road reservation) are not supported. These should be met through standard WAPC process.
- Intersection costs with Rowley Road should not be included. These will be part of the Rowley Road upgrade to be funded by Main Roads WA.
- Landholdings west of Frankland Road should also contribute to the upgrade – proposal that 50% of costs apportioned to these landholdings with one submitter suggesting 80%.
- Lot 2 should contribute to the internal connector road to Frankland Road.
- Suggest that entire length of the internal connector road is included as DCP item, but not land acquisition.
- Land for a local community site should be included in the land acquisition item for POS.
- Land for District Community Facilities should be included in DCP6.
- Costs can be managed through the LSP and subdivision process without the need for a DCP.
- A junior oval would be sufficient for the projected population of Mandogalup. Should additional land be available that increases the projected population over 5000 persons, the junior oval can be expanded. A DCP would be introduced to reimburse subdividers of the junior oval costs.
- The whole of District Development Contributions should include an allowance for the ultimate development in the wider Mandogalup cell so that the cost of these items is reduced for the existing landowners with zoned land.

Discussion

Contribution Area

Amendment 100A was initiated with DCA6 including all land within Mandogalup outside of the 1.5km Air Quality Buffer area. This included land currently zoned Urban under the MRS, but also land that is considered likely to be zoned for Urban purposes within the foreseeable future – as proposed by State planning documents *Perth and Peel @ 3.5 million*, and more recently the *Western Trade Coast Protection Area legislation* and *Perth Transport Plan*. This includes Lot 2 and Part Lot 10 Rowley Road and Lot 11 Hoffman Road. However the

advertised draft cost apportionment schedule only apportioned costs to MRS Urban zoned land as there was limited information on the development scenarios for the lots currently zoned Rural.

The area within the 1.5km Air Quality Buffer area will likely be rezoned for greater development potential in the medium-long term – whether that be light industrial, commercial or residential. However at this stage, there is considerable uncertainty as to the future zoning and land uses in this area as well as timing and therefore it is not considered appropriate to include this land within the proposed DCA. What is known with some degree of certainty is the development potential of the land within the proposed DCA6 and particularly, the likely need to construct the Frankland Road extension and Internal Connector Road to service the residential development in Mandogalup once Rowley Road is constructed.

Once future zoning and development potential is known with greater certainty, then the City will review DCP6 with a view to including additional land that will benefit from the infrastructure coordinated and funded by DCP6, particularly the Frankland Road extension and Internal Connector Road. However at this time, it is considered premature to include additional land.

The cost apportionment schedule will be revised to apportion costs to Lots 2 and Part Lot 10 Rowley Road on the basis that this land is more than likely to be rezoned Urban within the foreseeable future. Part Lot 11 Hoffman Road will also be included in the cost apportionment schedule as this lot is part of proposed Mandogalup East Local Structure Plan. This will occur following adoption of Amendment 100A by the Council for the purposes of calculating provisional DCP contributions, but the costs won't be finalized until after the gazettal of Amendment 100A and the adoption of the cost apportionment schedule.

Infrastructure items

Frankland Road and Internal Connector Road

Land acquisition for Frankland Road and the Internal Connector Road has been included due to the potential need for the City to acquire the land and construct the road to allow continued access to the residential development within Mandogalup once Rowley Road has been constructed (and the interim connection to Mandogalup is closed).

Upon review, land acquisition for Frankland Road is not required to form part of the DCP as land reserved under the MRS is acquired by the State Government. However, the land acquisition component for the Internal Connector Road is proposed to remain in the DCP due to the uncertainty of timing for development of Lot 2 (No. 10) Rowley Road, and the possibility that the City may need to construct this portion of road when Rowley Road is upgraded to its ultimate purpose and the connection to the Mandogalup cell is reduced.

Intersection costs with Rowley Road will also be removed from the item description for Frankland Avenue as noted in the submissions. These works will form part of the Rowley Road upgrades by Main Roads WA.

Public Open Space

The inclusion of POS in the proposed DCP enables the coordination of POS within the DCA and cost allocation to support this. If the developers within the DCA are able to reach a separate agreement on the provision of POS within the DCA without the need for the City to administer POS as a contribution item, then the City would consider removing the item from the DCP. However at this point in time, it is considered appropriate that POS remain included in the proposed DCP.

Size of the oval within Mandogalup – junior oval or senior oval

This matter will be addressed through the local structure plan approval process rather than through this Amendment. The DCP will collect and administer contributions for POS consistent with the amount approved by the local structure plan.

Recommendation

1. Change references to 'Franklin Road' to 'Frankland Avenue'.
2. Include land acquisition and associated costs for community infrastructure items as part of a combined community facility at Wandi District Centre (referred to in discussion point 10 above).
3. Remove land acquisition reference from Frankland Avenue item.
4. That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup in the draft Cost Apportionment Schedule for provisional DCP contributions.

12. Development Contribution Plan Reports and Cost Apportionment Schedules – All DCPs

Submissions

Fourteen submitters (Nos. 2, 12, 13, 15-25) requested that either further detail is provided or consultation is undertaken on the infrastructure costs, DCP Reports and Cost Apportionment Schedule prior to Council adopting these documents. The submitters acknowledged that these details weren't able to be finalised prior to advertising of Amendment 100A, however would like the opportunity to review and comment prior to Council's adoption.

Secondly a number of submitters requested that infrastructure costs be independently reviewed by a Quantity Surveyor or otherwise.

Discussion

Landowners have the legal ability to request a review of the cost apportionment schedule and estimated costs of infrastructure once their DCP liability has been charged, under the provisions of TPS2, clause 6.16.5.11.6. However this process can be administratively burdensome and involves a review of the cost apportionment schedule as it applies to that particular landowner only, rather than a broader review. It would be preferable for the City to engage with landowners prior to adopting the DCP Reports and cost apportionment schedule and therefore these submissions are supported.

TPS2 already requires estimated costs to be *'independently certified by appropriate qualified persons and must provide such independent certification to an Owner when requested to do so,'* (cl. 6.16.5.11.3). This provision is considered appropriate as it does not restrict the review to a Quantity Surveyor, but also allows for other appropriately qualified persons – for example, engineers, landscape architects etc. The important point is that the estimated costs are already required to be independently verified. Coupled with the recommended consultation process for the adoption of the DCP Report and cost apportionment schedule, this will provide landowners with a transparent and accountable process for the infrastructure costs and methodology for the implementation of DCPs 2-7.

Recommendation

In response to the matters raised by submitters, it is recommended that Council resolve that the following specific matters are addressed in the DCP Reports and cost apportionment schedules during the preparation of these documents up to and following the gazettal of Amendment 100A:

- a) That an appropriate process is included that commits the City to consult with landowners prior to the adoption or review of the DCP Report and Cost Apportionment Schedule, including the estimate costs of infrastructure.
- b) That the DCP Reports clarify that infrastructure costs are initial capital costs only, not on-going maintenance costs.
- c) That further detail be provided in the DCP Reports as to the scope and costs of POS improvements within each applicable DCA.
- d) That Peel Sub N2 Drain is to be included in DCP2 Report (refer to Attachment 1 – Submission No. 20).
- e) That the Peel Sub Drain costs are further refined and independently verified as required by TPS2 (refer to Attachment 1 – Submission No. 20).
- f) That cost apportionment schedules be updated to show crediting for works undertaken.
- g) That the land area for the Wandi Playing Fields is clarified.
- h) That costs are apportioned to Lots 2 and Part Lot 10 Rowley Road, and Lot 11 Hoffman Road in DCP6 – Mandogalup.

With the exception of point (a), all of these points would be covered by the standard process for the preparation of the DCP Report and Cost Apportionment Schedule as required by SPP3.6 and TPS2. Nonetheless, it is recommended that Council specifically include the above points in the resolution to provide a clear response to these matters raised by the submitters.

SUMMARY OF RECOMMENDATIONS

The recommended modifications to Amendment 100A scheme map and text discussed in this report and in the schedule of submissions are summarized in the following table. Refer also to Attachment 4 to this report that is a 'tracked changes' version of the Amendment 100A scheme text.

	DCPs impacted	Infrastructure / subject	Recommended modification
1	DCP 2	Portion of Internal Collector Road	Change item description and apportionment based on the following principles: a) Access Street C standard on Lot 28 Mortimer Road – to be apportioned only to Lot 28 Mortimer Road. b) Access Street C standard on Lot 59 Mortimer Road – to be apportioned only to Lot 59 Mortimer Road. c) Difference between Access Street C standard and Neighbourhood Connector B standard – to be apportioned to all landholdings within DCA2.
2	DCPs 4 and 5	Anketell Road	a) Change description from <i>'dual carriageway'</i> to <i>'single carriageway'</i> b) Delete <i>'grade separated pedestrian and cycling crossing'</i> from the description
3	DCPs 3 and 4	Thomas Road	a) Change description from <i>'dual carriageway'</i> to an <i>'urban standard as approved and required by Main Roads WA'</i> b) Clarify the extent of the upgrade – <i>'to the MRS Urban boundary near Bombay Boulevard'</i>
4	DCPs 2 – 7	District Sporting	Change description from <i>'improvement of</i>

		Ground	<i>land'</i> to <i>'site works and basic servicing of land'</i>
5	DCPs 2, 3 and 5	Conservation Category Wetland improvements	Delete
6	DCPs 3, 4, 5 and 6	Public Open Space	a) In DCP3, include the terms ' <i>or Public Open Space Strategy</i> ' behind 'structure plan' b) In DCP5 and DCP6, amend the description as follows: ' <i>100% of the total cost of land and improvements for the required 10% public open space in accordance with the adopted structure plans</i> ' c) For DCPs 3, 4, 5 and 6, include the wording ' <i>only creditable public open space as per Liveable Neighbourhoods forms part of this infrastructure item.</i> '
7	DCPs 4 – 5	Land acquisition and associated costs for Local Community Centre as part of a combined community facility	a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCP5 and DCP4 (northern portion of Anketell only)
8	DCPs 4, 5 and 6	Land acquisition and associated costs for District Youth Centre as part of a combined community facility	a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCPs 5, 6 and 4 (northern portion of Anketell only)
9	DCPs 2-7	Land acquisition and associated costs for Branch Library (serves Districts A and B) as part of a combined community facility	a) Include land to be acquired as part of a combined community facility and associated costs b) Apportion costs to DCPs 2 -7
11	DCP6	Frankland Avenue	a) Change references from ' <i>Franklin Road</i> ' to ' <i>Frankland Avenue</i> ' b) Remove land acquisition component from description
The following modifications are considered minor modifications that have been addressed in the Schedule of Submissions:			
12	n/a	Proposed clause 5.6.14.2	Change the Amendment text to reference 'clause 6.16.5.13.2' instead of 'clause 5.6.14.2'. This modification addresses a typographical error.
13	DCP4	Treeby Road	Include 'additional land acquisition' in the description of the item to ensure that the land component outside of the current road reservation is included as a DCP item.
14	DCPs 2 and 3	Mortimer Road	Include 'land acquisition' in the description of the item to ensure that the small areas of land required for intersection designs outside of the current reservation are included in the scope of the DCP item.
15	DCPs 2-7	Definition of 'developable area'	Change the definition of 'developable area' as follows: <i>'Developable area is defined as the total</i>

			<i>site area less areas for school, community facilities, dedicated drainage reserves, regional open space, Environmental Protection Policy areas conservation category wetland areas, transmission and infrastructure corridors, and land for regional roads.</i> [bold indicates recommended included terms]
16	DCP2	Peel Sub N2 Drain	Amend typographical errors by correctly referring to Peel Sub N2 Drain, rather than Peel Sub N Drain.
17*	All	Reference to 'developers of'	Change the references to ' <i>... developers of DCAs ...</i> ' to ' <i>... Owners in DCAs ...</i> ' to be consistent with the existing DCP clauses in TPS2.
18*	DCP7	Administration costs	SPP3.6 details 'Administration costs' as a standard item for DCPs. Administration costs as a specific infrastructure item for DCP7 was inadvertently missed in the advertised DCP and is recommended to be included.

* Minor corrections not raised by submitters but recommended as modifications

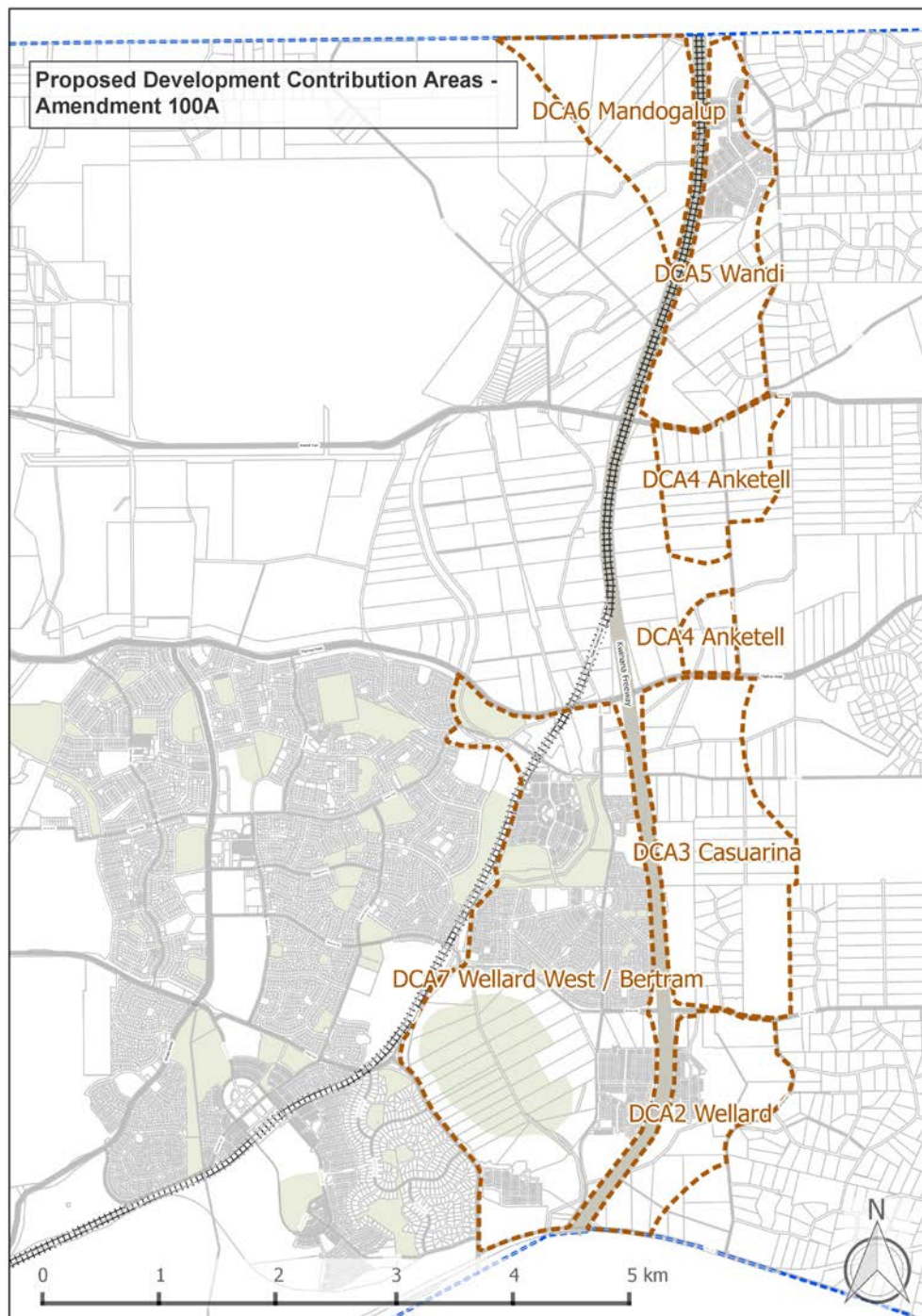
City of Kwinana

Town Planning Scheme No. 2

Amendment No. 100A

The City of Kwinana under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Introducing Development Contribution Areas 2 to 7 inclusive into the Fifth Schedule of the Scheme.



2. Introducing Development Contribution Plans 2 to 7 inclusive into the Fifth Schedule of the Scheme:

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard East – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road:</p> <p>a) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by <i>Liveable Neighbourhoods</i> less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all</p>

	<p>structures (including lighting, kerbing and footpaths).</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</p> <p>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</p> <p>Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p>

	The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis</p>

	<p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p> <p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Community Facilities</p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>6. Administration costs</p> <p>6.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 6 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian</p>

	<p>Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping,</p>

	intersections and undergrounding of power.
	2. Public open space 2.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes. 2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270). 2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.
	3. District Sporting Ground 3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.
	4. Community Facilities 4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive. 4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6. 4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.
	5. Administration costs 5.1 Administration costs associated with administering the development contribution plan.
Method for calculating contributions:	<p>Contributions for items 1.1, 1.2 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for item 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis for landholdings in the</p>

	<p>northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandi – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p>

	<p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>2.3 100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.

	<p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Frankland Avenue Extension – 100% of the full cost of design and construction of Frankland Avenue Extension Road to a single carriageway urban standard for a distance of approximately 600m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Frankland Avenue Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p>

	<p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p>
	<p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1, 1.2 and 5 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Contributions for items 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when

	considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.
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	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. District Sporting Ground</p> <p>1.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>
	<p>2. Community Facilities</p> <p>2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>3. Administration costs</p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1, 2 and 3 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.</p> <p>The method for calculating contributions, including indexation of costs, will be further detailed in the development contribution plan report and cost apportionment schedule as per clause 6.16.5.10.1.</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The development contribution plan will be reviewed when considered appropriate but at a time that is no longer than 5 years after the date of gazettal of this amendment, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing.

3. Modifying the Scheme Map by introducing the Development Contribution Areas 2 to 7 inclusive.
4. Modifying clause 6.16.5.13.2 to insert a new paragraph (a) as follows, and to reletter the subsequent paragraphs of clause 6.16.5.13.2 from (a)–(d) to (b)–(e) accordingly:
 - ‘(a) the Local Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner’s land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with;’

EVIDENCE OF ADOPTION

Adopted by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the ____ day of _____2015.

MAYOR

CHIEF EXECUTIVE OFFICER

EVIDENCE OF ADOPTION OF
FINAL APPROVAL

Adopted for final approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the ____ day of _____ 2016 and the Common Seal of the City of Kwinana was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

SEAL

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED
FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF PD ACT 2005

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date _____

16 Reports – Civic Leadership

16.1 Budget Variations

SUMMARY:

To amend the 2016/2017 budget to reflect various adjustments to the General Ledger with nil effect to the overall budget as detailed below. Due to the nature of these variations, they fall outside the annual budget review.

OFFICER RECOMMENDATION:

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	600015.1002	Capital Expense	(422,705)	(5,300)	(428,005)
	600071.1001	Capital Expense	(10,000)	3,000	(7,000)
	400098.1195	Operating Expense	(4,000)	2,300	(1,700)
	Reason:	<i>Governance Facility– transfer of identified savings in Youth Centre Other operating and Youth Centre lounge furniture purchase to Contingency for installation of windows to internal consulting room at the Zone.</i>			
2	600002.1001	Capital Expense	(278,197)	(2,000)	(280,197)
	400062.1144	Operating Expense	(3,000)	2,000	(1,000)
	Reason:	<i>Members Expense – transfer of identified savings in Members Expendable Equipment operating to fund purchase of elected member's IT equipment.</i>			

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

*requires an absolute majority of Council.

FINANCIAL/BUDGET IMPLICATIONS:

Budget Item Name:	Various items as listed above.
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect.
Balance:	

*NOTE: All figures are exclusive of GST

16.1 BUDGET VARIATIONS

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and renewal of existing City assets in the capital expenditure items is in line with the Asset Management Strategy and will reduce the current asset management gap.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

Council's Strategic Community Plan for the period 2015 to 2025 provides that Council will ensure the future sustainability of the City of Kwinana through the implementation of sound revenue and expenditure policies, and seeking additional revenue sources.

RISK IMPLICATIONS:

Refer to Legal/Policy comments for risk implications.

COUNCIL DECISION

378

MOVED CR W COOPER

SECONDED CR D WOOD

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

7/0

16.2 Accounts for Payment up to 31 October 2016

SUMMARY:

This is a List of Accounts paid by the City of Kwinana.

OFFICER RECOMMENDATION:

That the List of Accounts paid for the period ended 31 October 2016 be noted.

DISCUSSION:

The following list of accounts summarises all cheques and electronic funds transfer (EFT) drawn for the period to 31 October 2016. It is in agreement with the attached List of Accounts.

FUND	CHEQUE NO	AMOUNT	TOTAL
MUNICIPAL A/C	Cheque #200082 to 200126 EFT # 3360 to 3377		
	Creditors Cheques and EFT	\$ 4,056,824.03	
	Non Creditors Cheques	\$ 31,050.12	
	Payroll 12/10/16, 26/10/16, Payroll interim 27/10/2016	\$ 1,160,589.05	
TRUST A/C	EFT NO	\$ N/A	
TOTAL PAID			<u>\$5,248,463.20</u>
	Cancelled Cheques/EFT	\$ Nil	

LEGAL/POLICY IMPLICATIONS:

In accordance with Local Government (Financial Management) Regulations 1996, Regulation 13 where the power has been delegated to the Chief Executive Officer (CEO), a list of accounts paid by the CEO is to be prepared and presented to Council each month. The list is to show each payment, payee's name, payment amount and date of payment and sufficient information to identify the transaction.

FINANCIAL/BUDGET IMPLICATIONS:

Various, but understood to be consistent with budget/budget review position and allowable variations therein.

16.2 ACCOUNTS FOR PAYMENT UP TO 31 OCTOBER 2016

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

No strategic implications have been identified as a result of this report or recommendation.

RISK IMPLICATIONS:

No risk implications have been identified as a result of this report or recommendation.

COUNCIL DECISION

379

MOVED CR S LEE

SECONDED CR S MILLS

That the List of Accounts paid for the period ended 31 October 2016 be noted.

**CARRIED
7/0**

Warrant Listing



Warrants between
1/10/2016 to 31/10/2016

TOK [LIVE]

Program - ci_ap001 1/11/2016 11:15:37AM
Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
00017770	03/10/2016	5223Go Go On-Hold Pty Ltd	On-Hold Message Service - October 2016	\$264.00
00200082	05/10/2016	5109Building Commission (Department of	Building Services Levy for month of Sept	\$32,837.85
00200083	05/10/2016	1487City of Kwinana	Rent payment from lease liability-BP Uni	\$993.00
00200084	05/10/2016	1767Construction Training Fund	CTF levy for month of Sept 2016	\$25,286.74
00200085	05/10/2016	6418Home Group WA Pty Ltd	Refund sec dep-L2 Medina Avenue	\$1,456.00
00200086	05/10/2016	837Kwinana Heritage Group	Payment of quarterly management fees. Ju	\$2,500.00
00200087	05/10/2016	8344Wayne Norrie	C/over subsidy rebate-L1055 Littabella A	\$360.00
00200088	05/10/2016	1490Town Of Kwinana - Pay Cash	Petty cash recoup to 29/9/2016-Library	\$816.85
00200089	05/10/2016	8343Melissa Kay Walmsley	C/over subsidy rebate-L1041 Littabella A	\$360.00
00200090	05/10/2016	1592Water Corporation	Charges to 19/9/16 6KL - Peace Park	\$1,407.07
00200091	12/10/2016	1487City of Kwinana	Cancelled cheques (#18350 - Katie Gear)	\$30.00
00200092	12/10/2016	1592Water Corporation	Charges to 28 Sept 16 1KL - Drink tap	\$543.02
00200097	19/10/2016	469Department of Parks and Wildlife	1 x Annual subscription to Landscape mag	\$30.00
00200098	19/10/2016	980Midway Drycleaners	Darius Wells Linen dry cleaning	\$130.00
00200099	19/10/2016	1490Town Of Kwinana - Pay Cash	Petty cash recoup to14/10/16 - Library	\$1,128.70
00200100	19/10/2016	1592Water Corporation	Charges to 28/9/16 17KL - Wellard Comm C	\$1,358.52
00200105	26/10/2016	8383Warren John Anderson	C/over subsidy rebate-L13 Battersby Rd,A	\$900.00
00200106	26/10/2016	54Australian Institute of Building	WA Chapter Conference 2016-Neil MacAulay	\$2,720.00
00200107	26/10/2016	5403Cedar Woods Wellard Ltd	Johnson Road survey - Reimbursement	\$4,009.50
00200108	26/10/2016	1487City of Kwinana	Transfer funds to estblsh new trust fun	\$200.00
00200109	26/10/2016	8377Kara Melissa Desmond	C/over subsidy rebate-L1006 Littabella a	\$360.00
00200110	26/10/2016	8380Manuel Jr Suan Empleo	C/over subsidy rebate-L779 Ederton Rd, P	\$540.00
00200111	26/10/2016	862Kwinana Men's Support Service	Tuesday 20 September 2016 Gifts for new	\$455.00
00200112	26/10/2016	980Midway Drycleaners	Darius Wells Library & Res Cnt Tableclot	\$39.00
00200113	26/10/2016	8385Ronald Graham Millman	C/over subsidy rebte-L525 Bellingham Pde	\$360.00
00200114	26/10/2016	8379Marvin Audin Richards	C/over subsidy rebate-L2050 Tiliqua Cres	\$540.00
00200115	26/10/2016	8376Lorraine Solomon Sagcal	C/over subsidy rebate-L5 Brownwell Cres,	\$840.00
00200116	26/10/2016	3390SSB Pty Ltd T/A Content Living - Th	Refund sec dep-L2039 Needlewood Loop	\$2,912.00
00200117	26/10/2016	8384Ripeka T W Taingahue	C/over subsidy rebate-L192 Wattley Rd,WE	\$360.00
00200118	26/10/2016	1490Town Of Kwinana - Pay Cash	Petty cash recoup to 25/10/16 - Depot	\$379.80
03102016	04/10/2016	4805TPG Internet Pty Ltd	Monthly Internet Mandogalup Station 26/9-25/	\$49.99
041016	05/10/2016	8212Commonwealth Bank	Corporate credit card transactions 3/9/16-4/10	\$11,277.80
04102016	04/10/2016	4805TPG Internet Pty Ltd	Monthly Internet Kwinana Sth Station 8/10-7/1	\$49.99
11	21/10/2016	7690Wright Express Australia Pty Ltd	Fleet Fuel 31/08/16-29/09/16	\$3,816.38
1641701A	20/10/2016	549Esanda	Monthly lease fees for KWN700 for 2/10-1/11/	\$1,294.70
211016	21/10/2016	1707Public Transport Authority of Weste	Smarrider recharge to 20/10/16	\$50.00
300916	03/10/2016	179Bankwest Visa	Corporate credit card transactions 1/9/16-30/9	\$241.60
3360.153-01	03/10/2016	153Australian Taxation Office	Taxation	\$208,686.00
3361.1034-01	05/10/2016	1034North Lake Electrical Pty Ltd	Sloan Reserve Car Park - Power Relocatio	\$4,689.66
3361.11-01	05/10/2016	11ABA Automatic Gates	50% deposit - Boom gate	\$1,350.00
3361.1141-01	05/10/2016	1141Davidson Trahaire Corppsych	Liaison with Zone - 2 August 2016	\$126.50
3361.1276-01	05/10/2016	1276Satellite Security Services	Replaced intercom - Darius Wells 16/6/20	\$975.00
3361.1277-01	05/10/2016	1277Savage Garden Services	Maint of streetscape gdns at latitude 32	\$864.00
3361.130-01	05/10/2016	130Australasian Performing Rights	APRA licensing for Halls - 1/7/16 to 30	\$222.52
3361.1366-01	05/10/2016	1366Star Communications	BP - villa 62, Investigate phone not wor	\$90.00
3361.1520-01	05/10/2016	1520Truck & Car Panel & Paint	Repair, paint, parts - KWN1953	\$584.14
3361.1589-01	05/10/2016	1589Waste Stream Management Pty Ltd	D2 - Class 1 Truck Account - 5m3, D8 -	\$912.99
3361.1649-01	05/10/2016	1649Dennis Cleve Wood	ICT Allowance	\$2,905.33
3361.1652-01	05/10/2016	1652Woolworths Ltd	Items - clever craft and Bertram aftersc	\$833.92
3361.1689-01	05/10/2016	1689Sandra Elizabeth Lee	ICT Allowance	\$2,905.33
3361.218-01	05/10/2016	218Bob Jane T-Mart	Tyres and alignment - KWN1893	\$850.00
3361.2492-01	05/10/2016	2492Yakka Pty Ltd	Uniforms - A Wheeler	\$115.05
3361.2931-01	05/10/2016	2931Ruth Elizabeth Alexander	ICT Allowance	\$2,905.33
3361.2981-01	05/10/2016	2981Peter Edward Feasey	Meeting Fees	\$5,022.44
3361.30-01	05/10/2016	30Carol Elizabeth Adams	Mayoral Allowance	\$13,043.76
3361.3084-01	05/10/2016	3084Outsource Business Support Solution	System & Reporting Support for Finance-2	\$1,237.50
3361.312-01	05/10/2016	312Chicken Treat	Refund bond-Hall hire 7/9/2016	\$300.00
3361.3155-01	05/10/2016	3155PFD Food Services Pty Ltd	Catering items for Recquatic cafe	\$255.25
3361.3212-01	05/10/2016	3212Marketforce Pty Ltd	Advert- junk goods waste collection 10/8	\$1,229.38
3361.3358-01	05/10/2016	3358Homebuyers Centre Pty Ltd	Refund sec dep-L892 Honeywood Ave	\$1,456.00
3361.339-01	05/10/2016	339Civica Pty Ltd	MSP Monthly Service Fee - 1/11/16 to 30/	\$37,820.44
3361.3859-01	05/10/2016	3859Tina Kathryn Olsen	Reimb of 2 x 10L jerry cans for Depot	\$54.98
3361.4033-01	05/10/2016	4033Envision Ware Pty Ltd	Annual Maint for Envisionware Products	\$10,394.24
3361.4166-01	05/10/2016	4166Alison Dymond	Mobile phone expenses-13/8/16 to 12/9/16	\$50.00
3361.4245-01	05/10/2016	4245ED Property Services	BP - villa 14, repairs to front door	\$363.00
3361.4552-01	05/10/2016	4552Public Libraries Western Australia	Membership 2016/2017	\$165.00
3361.4664-01	05/10/2016	4664AMPAC Debt Recovery (WA) Pty Ltd	Commissions & costs for September 16 - R	\$465.30
3361.5071-01	05/10/2016	5071JB HiFi Commercial Division	NETGEAR D3600 N600 WIRELESS DUAL B.	\$127.81
3361.5143-01	05/10/2016	5143Wendy Gaye Cooper	Meeting Fees	\$2,905.33

Warrant Listing



Warrants between
1/10/2016 to 31/10/2016

TOK [LIVE]

Program - ci_ap001 1/11/2016 11:16:03AM
Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3361.5260-01	05/10/2016	5260Catherine Jean Taylor	C/over subsidy rebate-L770 Egerton Rd, P	\$5,685.00
3361.5423-01	05/10/2016	5423Port Kennedy Soccer Club	Kidsport vouchers x 2	\$400.00
3361.583-01	05/10/2016	583Flexi Staff Pty Ltd	Temp staff w/e 15/9/2016 - S Strachan	\$707.80
3361.6181-01	05/10/2016	6181Expressions Painters and Decorators	Thomas Rod Res: Concrete sculpture anti	\$385.00
3361.6223-01	05/10/2016	6223Robert Thompson	ICT Allowance	\$2,905.33
3361.6224-01	05/10/2016	6224The Grant Finder	Darius Wells-facilitation of chisham squ	\$562.50
3361.6383-01	05/10/2016	6383Alicia Jane McKenzie	Internet Reimbursement 18/10/16 to 18/11	\$79.90
3361.640-01	05/10/2016	640Gilden Tree Farm	Supply and plant 16 x 100L trees	\$3,872.00
3361.6440-01	05/10/2016	6440Wellard Residential Pty Ltd	Refund bond-Providence Stage 6A	\$62,046.07
3361.6460-01	05/10/2016	6460Artistralia	Movie licence for Over 50's group -Oddba	\$132.00
3361.6585-01	05/10/2016	6585Baldvis Football Club	Kidsport voucher x 1 - Seth Clarke	\$200.00
3361.682-01	05/10/2016	682Harmony Software	Annual Support - In Home Care	\$1,056.77
3361.69-01	05/10/2016	69Alinta Gas	Usage to 20/9/16 390U - Orelia Sports Pa	\$1,200.25
3361.6906-01	05/10/2016	6906Carol Anne Toigo	Refund bond-Hall hire 23-24/8/14	\$300.00
3361.7081-01	05/10/2016	7081Dhanushka Diliini Liyanagamage	Refund bond-Hall hire 16/9/16	\$200.00
3361.7151-01	05/10/2016	7151AMNS Designs	Facilitation of Bertram Programs-23/8/16	\$720.00
3361.7481-01	05/10/2016	7481Perth Face Painting Company	Balloon twister for Wild Wild West event	\$330.00
3361.7557-01	05/10/2016	7557Sheila Mills	ICT Allowance	\$3,038.33
3361.7575-01	05/10/2016	7575Pickles Auctions	Commission and towing pick ups	\$1,402.50
3361.7591-01	05/10/2016	7591Leslie Hinton	Entertainer for Bertram over 50's friend	\$164.00
3361.7604-01	05/10/2016	7604Tanya Halliday	Reimb of items for client meetings	\$62.47
3361.762-01	05/10/2016	762Blackwood & Sons Ltd	Sprayer pressure	\$172.80
3361.7833-01	05/10/2016	7833Kwinana Veterinary Hospital Pty Ltd	Cat euthanasia	\$672.00
3361.7958-01	05/10/2016	7958Rockingham Districts Little Athleti	Kidsport vouchers x 5	\$1,000.00
3361.8214-01	05/10/2016	8214Chocobel	Foil covered chocolate hearts + delivery	\$153.38
3361.8216-01	05/10/2016	8216Auswrap Florist Accessories	Posy boxes and ribbon + delivery, for Fa	\$83.50
3361.8243-01	05/10/2016	8243Brackson Construction Pty Ltd	Ceiling repairs - Recquatic Centre	\$8,630.38
3361.8261-01	05/10/2016	8261TARP IT	Supply Blue PVC Tarpaulin 600gsm reinfor	\$2,324.35
3361.8322-01	05/10/2016	8322Anita McFadyen	Facilitation of Bertram Comm Ctre - Term	\$1,080.00
3361.8330-01	05/10/2016	8330Solomons Flooring Willetton	50% deposit-remove, dispose & install ca	\$11,290.00
3361.8331-01	05/10/2016	8331Community Housing Ltd	Rates Refund	\$2,497.52
3361.8332-01	05/10/2016	8332David Chilvers	Rates Refund	\$1,200.00
3361.8334-01	05/10/2016	8334Kevin Andrew Leader	Travel Assistance - Jayden Leader	\$175.00
3361.8335-01	05/10/2016	8335Freya Phillipa Arndell O'Brien	Reimb for postage for media kits	\$80.40
3361.8336-01	05/10/2016	8336Lynne Brooke	Reimb Working Wth Children Card renewaal	\$83.00
3361.8337-01	05/10/2016	8337Cancer Council WA	Lyrik Awards Rnd 21- Donated by Jessica	\$50.00
3361.8338-01	05/10/2016	8338Jack Oliver Bickford	Refund of gym membership due to medical	\$251.60
3361.8339-01	05/10/2016	8339Lavenia Bogi	Refund bond-Hall hire 31/7/16	\$300.00
3361.8340-01	05/10/2016	8340Benjamin Scott Wale	C/over subsidy rebate-L2033 Needlewood L	\$540.00
3361.8341-01	05/10/2016	8341Steven Edward Dowling	C/over subsidy rebate-L461 Wittering Cou	\$540.00
3361.8342-01	05/10/2016	8342Azmizan Bin Md Diyah	C/over subsidy rebate-L523 Capertree Vis	\$540.00
3361.8345-01	05/10/2016	8345Jackie Lynne Dudley	C/over subsidy rebate-L315 Daybreak Loop	\$540.00
3361.835-01	05/10/2016	835Kwinana Golf Club Inc	Silversport - Golf Club members	\$400.00
3362.7367-01	05/10/2016	7367ClickSuper Pty Ltd	Superannuation-September16-03	\$220,220.48
3363.1034-01	12/10/2016	1034North Lake Electrical Pty Ltd	Electrical repairs to bore pump at Medin	\$280.50
3363.1079-01	12/10/2016	1079Parmelia Delivery Round	The West Australian newspaper to 01/10/1	\$46.00
3363.11-01	12/10/2016	11ABA Automatic Gates	Supply and install airkey programmer & r	\$1,046.27
3363.1277-01	12/10/2016	1277Savage Garden Services	Roundabout maintenance	\$3,448.50
3363.134-01	12/10/2016	134Australia Post	Agency commission fees for period 30/9/2	\$810.75
3363.1343-01	12/10/2016	1343Southern Metropolitan Regional Coun	MRF Gate fees for August 2016	\$26,338.39
3363.1357-01	12/10/2016	1357Sportsworld Of WA	Assorted goggles and swim accessories fo	\$889.90
3363.1423-01	12/10/2016	1423Telstra	Usage to 21/09/2016 - FDC	\$30.22
3363.1520-01	12/10/2016	1520Truck & Car Panel & Paint	Excess only repairs - KWN1915	\$1,000.00
3363.1589-01	12/10/2016	1589Waste Stream Management Pty Ltd	Tipping - D8 Sand and rubble. 3m3	\$99.00
3363.1652-01	12/10/2016	1652Woolworths Ltd	Cafe goods	\$1,559.97
3363.1669-01	12/10/2016	1669Zipform Pty Ltd	2016/17 rates printing - 2nd Instalment	\$5,731.78
3363.2021-01	12/10/2016	2021Subway Kwinana	2 x platter B & 1 x plater A	\$155.00
3363.2048-01	12/10/2016	2048Palm Lakes Gardens & Landscape Serv	BP - 23 Bright Road - Repave paving at r	\$1,175.00
3363.2121-01	12/10/2016	2121SITA Australia Pty Ltd	Greenwaste pick up and tipping - August	\$596.78
3363.2125-01	12/10/2016	2125Synergy	Usage to 4/10/16 0U - 3 phase power supp	\$4,965.55
3363.2224-01	12/10/2016	2224Prestige Catering & Event Hire	Catering 5/10/16 dinner 20pax @ \$22.50pp	\$1,617.10
3363.2432-01	12/10/2016	2432Lindsay Calyun	Kwinana Adventure Playground: Cultural S	\$750.00
3363.248-01	12/10/2016	248Bunnings Building Supplies	Cabinet, corner door & bar handle	\$137.64
3363.2510-01	12/10/2016	2510Technology One Limited	Intramaps Subscription Plan (Year 3 of 3	\$20,460.00
3363.2914-01	12/10/2016	2914Lesley Vivienne Barrett	Kwinana Adventure Playground Art project	\$6,000.00
3363.3031-01	12/10/2016	3031Specialised Security Shredding	GC Bin Exchange	\$10.12
3363.3155-01	12/10/2016	3155PFD Food Services Pty Ltd	Chips, oil and chip cartons - Recquatic	\$258.95
3363.3212-01	12/10/2016	3212Marketforce Pty Ltd	Advert - 8/7/2016	\$958.64
3363.339-01	12/10/2016	339Civica Pty Ltd	CO20_11 - OLR Splash Screen Development	\$10,560.00

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Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3363.3584-01	12/10/2016	3584CPG Research & Advisory Pty Ltd	Advisory Fee Payable to CPG for quarter	\$3,300.00
3363.3900-01	12/10/2016	3900Rockingham Books	Book - A Guide to the Project Management	\$105.00
3363.4245-01	12/10/2016	4245ED Property Services	BP - gate repairs at villas 3 & 4, 62 &	\$1,045.00
3363.4279-01	12/10/2016	4279Data #3 Limited	Microsoft True Up Year 1 - 2x Microsoft	\$5,961.17
3363.4477-01	12/10/2016	4477Trophy Express	Assorted trophies- mixed soccer grand fi	\$643.70
3363.583-01	12/10/2016	583Flexi Staff Pty Ltd	Temp staff w/e 1/10/16 - Phillip Dowling	\$7,025.90
3363.6000-01	12/10/2016	6000Scott Printers Pty Ltd	Graphic design of wild West Day Poster a	\$247.50
3363.6501-01	12/10/2016	6501Rocky Ora Netball Club	Kidsport vouchers x 2	\$242.00
3363.6698-01	12/10/2016	6698Hammond Park Jnr Football Club	Kidsport vouchers x 3	\$450.00
3363.6703-01	12/10/2016	6703Lucor Pty Ltd	Catering 27/09/2016	\$1,885.00
3363.6707-01	12/10/2016	6707Labourforce Impex Personnel Pty Ltd	Temp staff w/e 25/9/2016 - Glenn Snook	\$1,237.10
3363.7151-01	12/10/2016	7151AMNS Designs	Facilitation of Bertram Programs-14/9/16	\$15.00
3363.7388-01	12/10/2016	7388Morris Jacobs	Darius Wells - face painting for school	\$150.00
3363.7402-01	12/10/2016	7402By Progress Pty Ltd	Inflatable obstacle and water slide - 9/	\$2,390.00
3363.7955-01	12/10/2016	7955Amanda Doust	Making and Naming your own Paint worksho	\$250.00
3363.8027-01	12/10/2016	8027Fiona Susan Bettesworth	Reimb of items for Multicultural Evening	\$29.65
3363.8169-01	12/10/2016	8169B-Protected	4 x breathalon spray suits, navy.	\$686.62
3363.8297-01	12/10/2016	8297Ravens Basketball Club	Kidsport voucher - Myley Still	\$200.00
3363.8347-01	12/10/2016	8347Catherine Elizabeth Kelly	Rates refund-Interest on Arrears	\$802.17
3363.8349-01	12/10/2016	8349Bowls Safety Bay Inc	Silversport membership x 2	\$300.00
3363.8350-01	12/10/2016	8350Adam Purewal	Refund of gym membeship	\$119.70
3363.8351-01	12/10/2016	8351Victoria Louise Stewart	Travel Assistance-Charlotte Stewart	\$175.00
3363.888-01	12/10/2016	888Les Mills Australia	Monthly licensing fees - October 2016	\$431.56
3363.929-01	12/10/2016	929Major Motors Pty Ltd	Truck registration fee - KWN2043	\$618.80
3363.934-01	12/10/2016	934Mandogalup Volunteer Fire Brigade	DFES ESL Recoup - July to Sept 2016	\$492.15
3364.1491-01	13/10/2016	1491Works Social Club	Payroll Deduction	\$240.00
3364.151-01	13/10/2016	151Australian Services Union	Payroll Deduction	\$604.31
3364.2853-01	13/10/2016	2853Maxxia Pty Ltd	Payroll Deduction	\$5,722.23
3364.3376-01	13/10/2016	3376Health Insurance Fund of WA (HIF)	Payroll Deduction	\$1,929.60
3364.3719-01	13/10/2016	3719Town of Kwinana - Xmas fund	Payroll Deduction	\$6,480.00
3364.487-01	13/10/2016	487Child Support Agency	Payroll Deduction	\$3,287.36
3364.892-01	13/10/2016	892LGRCEU	Payroll Deduction	\$879.45
3365.565-01	12/10/2016	565Bright Futures Family Day Care - Pa	FDC payroll 26/9/16-09/10/16	\$105,397.10
3365.568-01	12/10/2016	568Bright Futures In Home Care - Payro	IHC payroll 26/9/16-09/10/16	\$48,277.62
3366.565-01	14/10/2016	565Bright Futures Family Day Care - Pa	FDC payroll 26/9/16-09/10/16	\$1,177.74
3367.376-01	17/10/2016	376Commissioner Of Police	Security licence/Crowd controller licenc	\$505.00
3368.8357-01	18/10/2016	8357Rawsters	Coffees - Opening of Adventure Park	\$623.00
3368.8358-01	18/10/2016	8358Sweets on The Run	Ice Creams - Opening of Adventure Park	\$2,280.00
3368.8359-01	18/10/2016	8359Sea Breeze Icecreams	Ice Cream - Opening of Adventure Park	\$3,135.00
3368.8362-01	18/10/2016	8362Delish Ice	Ice pops & van hire-Opening of Adventure	\$2,098.00
3368.8363-01	18/10/2016	8363Delish Soft Serve	Ice Creams - Opening of Adventure Park	\$1,815.00
3369.153-01	17/10/2016	153Australian Taxation Office	Taxation	\$186,651.00
3369.568-01	17/10/2016	568Bright Futures In Home Care - Payro	IHC payroll 10/10/16-23/10/16	\$1,227.00
3370.1277-01	19/10/2016	1277Savage Garden Services	Slash and clear vegetation along fence l	\$1,012.00
3370.1313-01	19/10/2016	1313Daimler Trucks Perth	Supply & delivery of one (1) new 2016 Fu	\$84,480.00
3370.1358-01	19/10/2016	1358Spotlight	Craft glue,chocolate mould, mould bunny	\$67.33
3370.1652-01	19/10/2016	1652Woolworths Ltd	Cream for Kids Cake decorating class	\$794.62
3370.1760-01	19/10/2016	1760Hanson Construction Materials Pty L	2.70m3 concrete - Dalrymple Dr	\$350.46
3370.2125-01	19/10/2016	2125Synergy	Usage to 27/9/16 - Decorative Lighting	\$135,744.10
3370.2363-01	19/10/2016	2363Ambrose Rent A Car	3 days car hire for Paul Nielson - Hyund	\$302.00
3370.264-01	19/10/2016	264Cabcharge Australia Ltd	Cabcharge Administration fee - no vouche	\$6.00
3370.2882-01	19/10/2016	2882Martins Environmental Services	Weed Control Services - Grassy Weed Spra	\$29,755.00
3370.3031-01	19/10/2016	3031Specialised Security Shredding	Specialised Security Shredding - GC Bin	\$20.24
3370.3155-01	19/10/2016	3155PFD Food Services Pty Ltd	Assorted items for cafe - recquatic	\$975.65
3370.358-01	19/10/2016	358Coastline Mower World	Repairs to combi tool	\$242.35
3370.3607-01	19/10/2016	3607Hays Specialist Recruitment Pty Ltd	Temp staff w/e 25/9/16 - Lisa Russell	\$2,202.44
3370.3797-01	19/10/2016	3797Teaukura Ariki Upu	Refund bond-hall hire 8/10/16	\$1,982.00
3370.3916-01	19/10/2016	3916Kwinana Industries Council	School Based Trainee-S Ashton w/e 14 & 17	\$418.54
3370.3920-01	19/10/2016	3920Sports Master Athletic Internationa	Assorted fitness materials	\$4,828.10
3370.40-01	19/10/2016	40Advanced Autologic Pty Ltd	Coolant, truck wash, detergent	\$1,527.62
3370.4106-01	19/10/2016	4106Kennards Hire Rockingham - Generato	Light Tower - 5/8/2016	\$391.20
3370.42-01	19/10/2016	42Adventure World	Additional attendees for October SHP-7/1	\$140.00
3370.4245-01	19/10/2016	4245ED Property Services	BP - 23 Bright Rd, Investigate shed floo	\$781.00
3370.5061-01	19/10/2016	5061Department of Planning -DAP	JDap Application-DA8470.3 L9002 Kwinana	\$150.00
3370.572-01	19/10/2016	572Fire & Emergency Services, Dept of	2016/17 ESL - City of Kwinana Properties	\$71,856.97
3370.583-01	19/10/2016	583Flexi Staff Pty Ltd	Temps staff w/e 8/10/16 - Bryce Law	\$1,405.18
3370.5982-01	19/10/2016	5982Mahomad Arif Satar	Reimb of items for Planet Art	\$419.34
3370.6181-01	19/10/2016	6181Expressions Painters and Decorators	Remove graffiti- Harry McGuigan Park Mur	\$407.00
3370.6277-01	19/10/2016	6277Kim Baden McClennan	Reimbof Licence - Kim McClennan	\$41.80

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Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3370.6370-01	19/10/2016	6370Elexacom	Repair damaged light & fitting	\$1,117.84
3370.6371-01	19/10/2016	6371KDAire Mechanical Services Pty Ltd	Dome Cafe check time clock	\$280.50
3370.6660-01	19/10/2016	6660Preplan Pty Ltd	Fire Management Review-L99 Marri Park Dv	\$2,751.39
3370.6707-01	19/10/2016	6707Labourforce Impex Personnel Pty Ltd	Temp staff w/e 9/10/16 - Glenn Snook	\$2,890.65
3370.69-01	19/10/2016	69Alinta Gas	Usage to 20/9/16 187762U - Recquatic	\$11,291.25
3370.7492-01	19/10/2016	7492Xpresso Delight Perth	Monthly Coffee Supply & Service for June	\$484.00
3370.7998-01	19/10/2016	7998Tracy Harrington	Darius Wells - circus skills workshop	\$450.00
3370.8200-01	19/10/2016	8200Swing 'N Sway	Silversport - Winifred Grov	\$200.00
3370.829-01	19/10/2016	829Kwinana Cricket Club	Kidsport vouchers x 3	\$529.00
3370.830-01	19/10/2016	830Kwinana District Diamond Sports Ass	Kidsport vouchers x 7	\$1,070.00
3370.8329-01	19/10/2016	8329Zenfit Yoga	1x Yoga session - Mental Health Week-12/	\$130.00
3370.833-01	19/10/2016	833Kwinana District Tennis Club Inc	Hire fees for period Aug 16 to Sept 16	\$72.00
3370.8366-01	19/10/2016	8366Neil Vincent MacAulay	Reimb of Bsurveyors Registration fee	\$868.00
3370.8367-01	19/10/2016	8367Superfins WA	Kidsport voucher - Alexey Ulupov	\$50.00
3370.8368-01	19/10/2016	8368Ian Leslie Pope	Reimb of one year licence	\$44.00
3370.8369-01	19/10/2016	8369Winnie Bobongo	Refund bond-Hall hire 15/10/16	\$1,000.00
3370.843-01	19/10/2016	843Kwinana Little Athletics Centre	Kidsport vouchers x 33	\$6,385.00
3370.903-01	19/10/2016	903Lo-Go Appointments	Temp staff w/e 8/10/16 - M Carty	\$15,204.02
3371.1033-01	26/10/2016	1033Nilfisk Pty Ltd	Recquatic - Rental Contract for period S	\$1,333.20
3371.1044-01	26/10/2016	1044Oakford Agricultural & Garden Suppl	1 x box stay pins oply fittings for boo	\$149.35
3371.1048-01	26/10/2016	1048Office Line	Flexi Stack Cart Model	\$3,467.20
3371.1059-01	26/10/2016	1059Vodafone Messaging	Alpha Network Access fee - Oct 16	\$176.00
3371.1072-01	26/10/2016	1072Paint Industries	8629-5 Vineyard Green 4L, 8156-1 Aztec T	\$182.82
3371.1078-01	26/10/2016	1078Parks And Leisure Australia	Public Open Space Strategy Workshop - 20	\$660.00
3371.1112-01	26/10/2016	1112Phonographic Performance Company of	Payment for music licensing Festival Fai	\$2,429.74
3371.1130-01	26/10/2016	1130Port Printing Works	x500 copies of the Feeling Good Kwinana	\$807.13
3371.1142-01	26/10/2016	1142Sonic Health Plus	Pre employment medical M Bell	\$643.50
3371.115-01	26/10/2016	115Asphalt Surfaces Pty Ltd	AC7 0.60 tonnes #16100	\$2,145.23
3371.1157-01	26/10/2016	1157Quality Traffic Management Pty Ltd	Traffic management 22/9/16 - 21036 Chisw	\$786.50
3371.1186-01	26/10/2016	1186Red Dot	School Holidays Program Term 3	\$63.85
3371.1205-01	26/10/2016	1205Ridleys Towing & Transport	Towage of Captiva from BP station Kwinan	\$110.00
3371.1206-01	26/10/2016	1206Ritz Party Hire	Infrastructure Hire - opening of the Adv	\$3,970.00
3371.1223-01	26/10/2016	1223Rockingham Betta Electrical & Gas	BP - villa 10, purchase of electric elev	\$2,200.00
3371.1249-01	26/10/2016	1249Royal Life Saving Society	Pool Operations Course - Group 4 - Micha	\$915.00
3371.1265-01	26/10/2016	1265Sai Global Ltd	Lighting for roads and public spaces	\$88.11
3371.1266-01	26/10/2016	1266Salmat Targeted Media Pty Ltd	Distribution of Recquatic newsletter x 2	\$2,668.69
3371.1276-01	26/10/2016	1276Satellite Security Services	Recquatic-16/09/16-Looked at cabling for	\$531.45
3371.1280-01	26/10/2016	1280Scitech Discovery Centre	27/09/16 Excursion to SciTech. 40 childr	\$860.00
3371.1297-01	26/10/2016	1297Shenton Enterprises Pty Ltd	Repairs to Dolphin Pool Cleaner	\$1,183.60
3371.1313-01	26/10/2016	1313Daimler Trucks Perth	Cushion cab RR mount, nut flange	\$385.35
3371.1330-01	26/10/2016	1330Sound Business Equipment	Envelopes - VIP Invites - Adventure Park	\$48.25
3371.1338-01	26/10/2016	1338South West Group	2016-17 Member Council Contributions Fir	\$31,625.00
3371.1343-01	26/10/2016	1343Southern Metropolitan Regional Coun	Overcompaction charge for September 2016	\$26,531.51
3371.1357-01	26/10/2016	1357Sportsworld Of WA	Assorted goggles for proshop	\$1,608.75
3371.1360-01	26/10/2016	1360Saint John Ambulance Australia (WA)	Provide First Aid Training - 05/09/2016-	\$679.00
3371.1369-01	26/10/2016	1369Premier & Cabinet Department of	Scheme Amendment 149 - SLP Publishing Fe	\$86.40
3371.1393-01	26/10/2016	1393Sunny Sign Company Pty Ltd	WESTBROOK STREET X1 Street Sign	\$297.00
3371.14-01	26/10/2016	14Flick Anticimex Pty Ltd	Washroom services - September 2016	\$2,239.25
3371.1423-01	26/10/2016	1423Telstra	Charges to 131016 Alarm Hutchins Cove	\$2,439.42
3371.1444-01	26/10/2016	1444The Good Guys	43" TV FDC- LDC HD - Vacation Care	\$689.00
3371.1481-01	26/10/2016	1481Total Eden Pty Ltd	Red I25 Nozzle, Red I25 Nozzle, etc	\$124.23
3371.1485-01	26/10/2016	1485T-Quip	WALGA CO/3014 Supply and deliver 1 x To	\$7,276.00
3371.1528-01	26/10/2016	1528Twights Plumbing Pty Ltd	Moombaki Park - Service water fountain	\$10,182.92
3371.1561-01	26/10/2016	1561WA Limestone Co	Lawn Sand	\$3,178.18
3371.1572-01	26/10/2016	1572Western Australian Local Government	Cultural Planning Forum - 29/09/16 - F	\$639.50
3371.1589-01	26/10/2016	1589Waste Stream Management Pty Ltd	Tipping - D8 sand and rubble 6m3	\$367.38
3371.1621-01	26/10/2016	1621Western Australian Treasury Corpora	Loan # 94 due 4/11/16-Principal & Intere	\$29,412.85
3371.1652-01	26/10/2016	1652Woolworths Ltd	Nightfields - Fruit Platter & stationary	\$803.65
3371.1665-01	26/10/2016	1665Youth Affairs Council of WA	National Youth Settlement Framework Trai	\$220.00
3371.1669-01	26/10/2016	1669Zipform Pty Ltd	Printing and distribution of animal regi	\$3,606.86
3371.1718-01	26/10/2016	1718Qualcon Laboratories Pty Ltd	Thickness Testing	\$4,240.50
3371.1726-01	26/10/2016	1726Kycocera Document Solutions Australi	Depot-September Photocopy reading	\$4,833.83
3371.1760-01	26/10/2016	1760Hanson Construction Materials Pty L	20 Skottowe Park Way Parmelia - 1.2 M3 c	\$2,957.24
3371.188-01	26/10/2016	188Beaurepaires Tyres Kwinana	569622 GY 11R22.5 S200 148/145L TL TYRE	\$5,234.30
3371.19-01	26/10/2016	19Absolute Painting Services	APU-units 19, 39, 58, 61, 64, touch ups	\$1,980.00
3371.194-01	26/10/2016	194Benara Nurseries	Assorted plants 14cm for Darius Wells ga	\$1,419.44
3371.1998-01	26/10/2016	1998Stratco	Senior Citizens - Hardware supplies for	\$320.86
3371.2024-01	26/10/2016	2024Institute of Public Works Engineeri	IIMM 2015 Edition, Practice Note 3 : Bui	\$848.82
3371.2048-01	26/10/2016	2048Palm Lakes Gardens & Landscape Serv	Djilba View - Repave 4 driveways	\$1,155.00

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Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3371.2097-01	26/10/2016	2097Beaver Tree Services Aust Pty Ltd	Tree removal - Kwinana Golf Course	\$25,563.92
3371.21-01	26/10/2016	21Accidental First Aid Supplies	Darius Wells Library & Res Cnt- First A	\$952.63
3371.2115-01	26/10/2016	2115Asbestos Masters WA	Clean up 22 sheets of dumped Asbestos-Ho	\$726.00
3371.2121-01	26/10/2016	2121SITA Australia Pty Ltd	WALGA Contract C002/11 - Depot Greenwa	\$1,216.44
3371.2125-01	26/10/2016	2125Synergy	Usage to 131016 1093U Lights Tavern Carp	\$46,688.45
3371.218-01	26/10/2016	218Bob Jane T-Mart	P415, 1EJIO80, PUNCTURE REPAIR, FST 2:	\$1,628.00
3371.219-01	26/10/2016	219BOC Gases	G SIZE OXY BOTTLE SWAP	\$185.36
3371.2224-01	26/10/2016	2224Prestige Catering & Event Hire	Catering - 17/10/16	\$394.40
3371.2247-01	26/10/2016	2247Rankine Mosquito Management	Mosquito monitoring for September 2016 t	\$4,059.00
3371.2256-01	26/10/2016	2256GlobalX Information Services Pty Lt	INV#PSI0035794 - Legal Name Searches - P	\$107.91
3371.2321-01	26/10/2016	2321Civic Legal	LOT 5 on SSP 66799 Professional Fees	\$5,843.25
3371.2339-01	26/10/2016	2339Totally Confidential Records Manage	Monthly storage/retrieval and associated	\$591.51
3371.2344-01	26/10/2016	2344L & R Pember Contractors	payment for hire of bus for October scho	\$350.00
3371.2410-01	26/10/2016	2410ABCO Products	Cleaning Supplies Various	\$3,714.81
3371.2460-01	26/10/2016	2460Allcom Communications	SUPPLY & FIT, 1 new GME TX3520 radio an	\$1,929.40
3371.248-01	26/10/2016	248Bunnings Building Supplies	Building Maintenance joinery work shop	\$2,236.28
3371.2483-01	26/10/2016	2483Picton Press	Media Preview Tour - The Adventure Park	\$413.85
3371.2507-01	26/10/2016	2507Ixm Operations Pty Ltd	Chlorine Cylinder Fees	\$1,948.19
3371.2508-01	26/10/2016	2508Quality Press	DFES Printed Stationary	\$303.38
3371.2546-01	26/10/2016	2546Sigma Chemicals	SOD HYPO 15LT - Sodium Hypochlorite, SOI	\$421.19
3371.263-01	26/10/2016	263Central Regional Tafe	Reptile Handling & Capture Training-26 O	\$1,319.26
3371.2646-01	26/10/2016	2646Neverfail Springwater	bottled water for Admin Bldg 22 Septembe	\$175.45
3371.2652-01	26/10/2016	2652Modern Teaching Aids Pty Ltd	Assorted arts & craft goods Paint Stic	\$740.04
3371.2698-01	26/10/2016	2698Wilson Security Pty Ltd	APU - Mobile Security Patrols September	\$1,296.88
3371.270-01	26/10/2016	270Caltex Australia Petroleum Pty Ltd	Caltex card - September 2016	\$4,765.57
3371.2842-01	26/10/2016	2842South East Regional Centre for Urba	Weed control at the KIC site, Governor R	\$2,530.00
3371.2852-01	26/10/2016	2852Downer EDI Works Pty Ltd	Contract 587KWN15 Supply Road Surfacing	\$4,988.35
3371.2877-01	26/10/2016	2877Tox Free Australia Pty Ltd	Removal and disposal of unknown substanc	\$71.50
3371.2903-01	26/10/2016	2903Insight Call Centre Services	Call Monitoring - August 2016 - WALGA Co	\$1,893.62
3371.2999-01	26/10/2016	2999Sign a Rama	Double Sided 2200mm tall Teardrop Flag -	\$346.68
3371.302-01	26/10/2016	302Chadson Engineering	Alkaphot Tablets, DPD 3 Tablets, Phenol	\$451.00
3371.3028-01	26/10/2016	3028Wren Oil	Removal of waste water from Works Depot	\$2,827.00
3371.303-01	26/10/2016	303Challenge Chemicals Australia	1 x spearsan 25l, 1 x Hancare 25l, 1 xsu	\$173.25
3371.3031-01	26/10/2016	3031Specialised Security Shredding	Specialised Security Shredding - GC Bin	\$20.24
3371.3084-01	26/10/2016	3084Outsource Business Support Solution	System & Reporting Support for Finance 1	\$1,320.00
3371.3105-01	26/10/2016	3105Poly Pipe Traders	Assorted retic itmes and rainbird standa	\$6,136.13
3371.3106-01	26/10/2016	3106Lochness Pty Ltd	Standing Order - Broadacre mowing of Sp	\$50,096.90
3371.3152-01	26/10/2016	3152Charles Service Company	Cleaning Services - September 2016	\$58,848.96
3371.3212-01	26/10/2016	3212Marketforce Pty Ltd	614KWN16 - Advert Lineage with logo for	\$1,154.58
3371.327-01	26/10/2016	327City Farmers Rockingham	Straw for Bertram Wild Wild West Event	\$81.00
3371.3312-01	26/10/2016	3312Daniels Printing Craftsmen	Adventure Park stickers and folders for	\$6,706.70
3371.3320-01	26/10/2016	3320Arbor Logic	16 Calista Ave Calista - Arbor report, 8	\$759.00
3371.335-01	26/10/2016	335City of Rockingham	Tp fees to 19/9/2016	\$250,225.68
3371.3411-01	26/10/2016	3411West Aussie Amusements Pty Ltd	Deposit for event 9/12/16	\$250.00
3371.3456-01	26/10/2016	3456Vision IDZ	Hiti CS-200E printer ribbons for recepti	\$216.70
3371.346-01	26/10/2016	346Clean Sweep	Individual roads weekly sweep,WE 090916	\$2,246.75
3371.347-01	26/10/2016	347Cleanaway Pty Ltd	Waste pick up - September 2016	\$120,481.54
3371.3502-01	26/10/2016	3502Patricia Clarke	Duplicate payment - refund	\$338.00
3371.357-01	26/10/2016	357BullAnt Security Pty	Cutting of TWIN blank to suite 17.27 key	\$3,331.74
3371.3580-01	26/10/2016	3580HECS Fire	John Wellard Community Centre - Monthly	\$3,917.10
3371.358-01	26/10/2016	358Coastline Mower World	Repair # 19521 #4 MASPORT PRESEDENT	\$6,109.50
3371.3584-01	26/10/2016	3584CPG Research & Advisory Pty Ltd	Advisory Fee Payable to CPG for Septembe	\$3,300.00
3371.3596-01	26/10/2016	3596KLMedia Pty Ltd	Purchase Music CDs - Library	\$192.89
3371.3642-01	26/10/2016	3642Hodge Collard Preston Pty Ltd	Concept Design for Administration Buildi	\$12,350.25
3371.3677-01	26/10/2016	3677TC Precast Pty Ltd	Universal side entry pit frame x 2, Univ	\$1,436.60
3371.3686-01	26/10/2016	3686KAJ Installations & Services	APU-repair to tracks to garage units 13	\$337.00
3371.3755-01	26/10/2016	3755Dowsing Concrete	Civil Works for Gilmore Avenue Turn Pock	\$29,415.54
3371.3804-01	26/10/2016	3804Manfred Surveys	Feature Survey Pickup/ascon for Beacham/	\$1,166.00
3371.3805-01	26/10/2016	3805Officeworks Superstores Pty Ltd	Purchase of resources for Plan the Futur	\$232.29
3371.3834-01	26/10/2016	3834Pegi Williams BookShop	Collection Development for children's co	\$135.20
3371.3863-01	26/10/2016	3863Chamber Of Commerce & Industry	EBA project - City of Kwinana	\$462.00
3371.3914-01	26/10/2016	3914Bladon WA Pty Ltd - Advertising &	Light Blue Viva Ballpoint Pen with logo	\$312.13
3371.3916-01	26/10/2016	3916Kwinana Industries Council	KIC School Based Trainee - C Stables f/e	\$124.98
3371.3977-01	26/10/2016	3977MRP Osborne Park-General Pest/Termi	General Pest/Termite Division 4307	\$1,865.14
3371.3999-01	26/10/2016	3999Wizard Training Solutions	Course 22/9/2016	\$3,093.20
3371.4002-01	26/10/2016	4002Savage Surveying	Detail Survey - Cockman Way Survey Exten	\$1,628.00
3371.4003-01	26/10/2016	4003Infiniti Group	Bin liners - Recquatic	\$656.81
3371.4057-01	26/10/2016	4057Kelyn Training Services	Basic Worksite Traffic Management & traf	\$2,811.00
3371.407-01	26/10/2016	407Staples Australia	Stationery, Toilet rolls, Hand towels-FD	\$3,411.90

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Warrant Listing



Warrants between
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Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3371.4106-01	26/10/2016	4106Kennards Hire Rockingham - Generato	BBQ hire + gas bottle + Delivery and pic	\$231.00
3371.4112-01	26/10/2016	4112Cleverpatch Pty Ltd	Art and Craft materials for Bertram Term	\$412.34
3371.412-01	26/10/2016	412Courier Australia	Courier Charges to Quality Pres-Rangers	\$217.29
3371.4123-01	26/10/2016	4123AssetVal Pty Ltd	Remaining 10% Balance of Contract includ	\$2,047.76
3371.4125-01	26/10/2016	4125LD Total	September - Landscape Maintenance Works-	\$83,429.00
3371.413-01	26/10/2016	413Covs Parts Pty Ltd	Brake Pads Bendix Heavy Duty - DB1915HD	\$2,479.15
3371.4177-01	26/10/2016	4177DMD Shelving Direct	As per Quote # 39983, DMD heavy duty lon	\$1,467.99
3371.4190-01	26/10/2016	4190AC Cooling Services	APU - unit 12, service Air-conditioner u	\$121.00
3371.4233-01	26/10/2016	4233Wavesound Pty Ltd	Annual subscription to ComicsPlus online	\$2,310.00
3371.4245-01	26/10/2016	4245ED Property Services	BP - install soft close mechanism to bin	\$792.00
3371.4246-01	26/10/2016	4246Atom Supply	Uniform Issue - FRANK GORMAN - 1004 Wo	\$83.85
3371.4256-01	26/10/2016	4256Rockingham Skylights	APU - unit 12, replace ducting to laundr	\$200.00
3371.4257-01	26/10/2016	4257Armadillo Products Pty Ltd	Oil Digital Dispensing Nozzle, Meclube 1	\$1,413.91
3371.4350-01	26/10/2016	4350T J Depiazzi & Sons	Supply and Deliver 50m3 of Pinebark Mulc	\$2,975.50
3371.4391-01	26/10/2016	4391Air-Born Amusements	Mechanical Bull for Bertram Wild West Da	\$495.00
3371.4424-01	26/10/2016	4424Natsales Australia Pty Ltd	Advert-Events on Litter Bin Housing	\$2,079.00
3371.4453-01	26/10/2016	4453Carringtons WA	Traffic management Gilmore Ave 5-9/9/16	\$27,014.37
3371.4477-01	26/10/2016	4477Trophy Express	3 x additional trophies for soccer grand	\$52.35
3371.4483-01	26/10/2016	4483Global Spill Control	1 x 250 Litre Class 6 toxic pesticide ca	\$2,198.90
3371.4497-01	26/10/2016	4497Faunatech Ausbat Pty Ltd	Fauna monitoring Camera for Kwinana Faun	\$902.00
3371.4527-01	26/10/2016	4527Riot Art and Craft Australia	Darius Wells - purchase of products for	\$113.71
3371.4550-01	26/10/2016	4550Bitumen Surfacing	Bituminous Sprayed Sealing Works at Gilm	\$3,450.48
3371.457-01	26/10/2016	457Porter Consulting Engineers	Additional work for Bertram Road, Variat	\$3,850.00
3371.4630-01	26/10/2016	4630Jaybro	1.6mm straight edge guide post 1350mm w/	\$1,925.00
3371.4692-01	26/10/2016	4692Elliotts Irrigation Pty Ltd	Standing order - Iron filer servicing fo	\$1,662.65
3371.4719-01	26/10/2016	4719Complete Office Supplies Pty Ltd	Library stationery for the month of Sept	\$1,255.95
3371.4743-01	26/10/2016	4743Artcom Fabrication	Lampost wraps and stickers for the adven	\$7,393.10
3371.4749-01	26/10/2016	4749Greensense Pty Ltd	Greensense View annual fee, Annual fee f	\$3,564.00
3371.475-01	26/10/2016	475Transport Department of	Vehicle Search Fees - August 2016 - 1 u	\$3.30
3371.4764-01	26/10/2016	4764Fortus Group	RT3152 DEKK RUBBER TRACK Full 24 mo	\$1,045.00
3371.483-01	26/10/2016	483Landgate	SLIP Subscription Services & Package Map	\$14,407.11
3371.4861-01	26/10/2016	4861Big W	Promotional bag fillers	\$706.40
3371.4914-01	26/10/2016	4914Website Weed & Pest (WA) Pty Ltd	Treatment for white scale on Eucalypt tr	\$462.00
3371.4918-01	26/10/2016	4918Fairfax Digital Australia & NZ Pty	TenderLink - Tender 614KWN16	\$192.50
3371.4926-01	26/10/2016	4926Aussie Clotheslines	BP - villa 10 Replace clothesline	\$445.00
3371.4995-01	26/10/2016	4995LGISWA	LGIS Property 30/6/16 to 30/6/17-2nd ins	\$429,905.11
3371.5035-01	26/10/2016	5035Quell Cleen	APU - unit 62, clean contaminated carpet	\$930.00
3371.5071-01	26/10/2016	5071JB HiFi Commercial Division	1x iPad Pro 9.7 Inch 32GB Wi-Fi + Cellul	\$1,139.87
3371.52-01	26/10/2016	52Agrizzi Farm Machinery	PTO shaft, clutch cover	\$442.80
3371.522-01	26/10/2016	522Dymocks Book Sellers	Purchase titles as per email 8/9/16.	\$63.47
3371.5247-01	26/10/2016	5247Abraham Pattiselanno	Reimb Lyrik excursion-2016 Breaking Cham	\$105.00
3371.5259-01	26/10/2016	5259Buswest	Sep/ Oct 2016 holiday Program. Bus hire	\$869.00
3371.5427-01	26/10/2016	5427Phase 3 Landscape Construction Pty	Release of retention - Skottowe & Hennes	\$4,982.71
3371.544-01	26/10/2016	544Environmental Industries Pty Ltd	Adventure Playground - Claim 11	\$291,378.71
3371.5520-01	26/10/2016	5520Master Lock Service	BP - villa 27, replace faulty locks on r	\$702.00
3371.5530-01	26/10/2016	5530Nature Play Solutions Pty Ltd	Logs for Kwinana Adventure Park for Arti	\$880.00
3371.5546-01	26/10/2016	55464 Signs Pty Ltd	Supply and Install Artwork to City KWN20	\$5,401.00
3371.560-01	26/10/2016	560Goodchild Enterprises	574068-S5, Battery 12v	\$1,024.10
3371.5627-01	26/10/2016	5627Tyrecycle Pty Ltd	Disposal of illegally dumped tyres - see	\$40.96
3371.5646-01	26/10/2016	5646Bent Logic	Qty x2,750 complimentary coffee and icec	\$772.75
3371.5743-01	26/10/2016	5743Programmed Maintenance Services Ltd	Banksia Park & Callistemon Maint Sept 20	\$10,196.67
3371.5750-01	26/10/2016	5750Kev's Wheelie Kleen	Administration - Rubbish bin clean - 21/	\$770.00
3371.5822-01	26/10/2016	5822Perth Security Services	Certificate II in Security & First Aid-I	\$550.00
3371.5858-01	26/10/2016	5858Vizcom Technologies	Darius wells - call out fee and labour c	\$297.00
3371.5919-01	26/10/2016	5919Advanced Pet Care of Australia Pty	x3 Bag of 10kg Vitality Chicken & Wheat	\$118.04
3371.5995-01	26/10/2016	5995Zenien Pty Ltd T/as ATFT Astuta Tru	Phase 2 - CCTV project	\$48,735.90
3371.6000-01	26/10/2016	6000Scott Printers Pty Ltd	Kwinana Recquatic letterhead paper 10,00	\$990.00
3371.60-01	26/10/2016	60Air Liquide	September - Monthly cylinder fees	\$98.75
3371.6018-01	26/10/2016	6018ALSCO Pty Ltd	Table linen for Council dinners, citizen	\$254.71
3371.6091-01	26/10/2016	6091Kilo Holdings Pty Ltd	Darius Wells Library & Res- Hire Desktop	\$110.00
3371.6110-01	26/10/2016	6110Castrol Lubricants	5W-40 OIL MAGNA, DIESEL OIL 15W/ GRE	\$2,353.82
3371.614-01	26/10/2016	614Fridgair Industries	The Zone - Lounge kitchen freezer is not	\$1,670.71
3371.6189-01	26/10/2016	6189Alexi Peacock	30 x helium balloons - Adventure Park	\$90.00
3371.6224-01	26/10/2016	6224The Grant Finder	Darius Wells - facilitation of chisham s	\$1,320.00
3371.6261-01	26/10/2016	6261Rebecca J Flanagan	Facilitation of Story time & Rhyme time	\$600.00
3371.6289-01	26/10/2016	6289Clockwork Print	Banner for Garage Sale Trail	\$1,056.00
3371.6370-01	26/10/2016	6370Lexacom	Calista Tennis Club - Exit and Emergency	\$36,952.70
3371.6371-01	26/10/2016	6371KDAire Mechanical Services Pty Ltd	Monthly Maintenance - Darius Library & R	\$15,285.27
3371.6377-01	26/10/2016	6377The Glow Studio	Harry McGuigan Pk: Supervision of applic	\$396.00

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Warrant Listing



Warrants between
1/10/2016 to 31/10/2016

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Program - ci_ap001 1/11/2016 11:16:03AM
Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3371.638-01	26/10/2016	638GHD Consultant Engineers	Thomas Road Landfill Facility-monitoring	\$12,365.10
3371.6382-01	26/10/2016	6382Zip Heaters	Darius Wells-Repair Zip in Hall Prep are	\$160.05
3371.6457-01	26/10/2016	6457Total Green Recycling	E Waste Processing September 2016	\$528.00
3371.6486-01	26/10/2016	6486Lotus Folding Walls & Doors P/L	Repair of the Operable Wall system at th	\$902.00
3371.6576-01	26/10/2016	6576Kylie Ilana Jesus	Facilitation, Set Up & Pack Down and Mat	\$930.00
3371.662-01	26/10/2016	662Green Skills Inc / Ecojobs	Weed Control work & spraying along Bertr	\$4,431.90
3371.664-01	26/10/2016	664Greenway Enterprises	EZI REACH 850MM, EZ REACHER 1M L	\$5,343.53
3371.6700-01	26/10/2016	6700Spraying WA Pty Ltd	September - 3 monthly work schedule C sp	\$15,012.49
3371.6743-01	26/10/2016	6743Josh Byrne & Associates	Proffessional fees - Adventure Park	\$2,823.93
3371.6872-01	26/10/2016	6872Schindler Lifts Australia Pty Ltd	John Wellard Community Centre - Lift Bat	\$2,129.60
3371.6972-01	26/10/2016	6972Go Doors Pty Ltd	Recquatic - Main entry door staying open	\$2,210.12
3371.7-01	26/10/2016	7AAA Windscreens & Tinting	Supply & Fit new windscreen - Holden Col	\$265.00
3371.7103-01	26/10/2016	7103Antonina Lance	Darius Wells - assistance at school holi	\$140.00
3371.7158-01	26/10/2016	7158Growers Agrishop	2 x 10 L leopard herbicide	\$239.00
3371.7168-01	26/10/2016	7168Exit Waste	Darius Wells Dome Cafe - Clean Greasetra	\$869.00
3371.7200-01	26/10/2016	7200Allyce Rosamond Paulsen	School Holidays Assistant Term 3 2016 29	\$360.00
3371.72-01	26/10/2016	72All Lines & Signs	Linemarking Mandogalup Fire Station. Kee	\$770.00
3371.7248-01	26/10/2016	7248Riteshkumar Ambalal Patel	Refund bond-hall hire 30/9/16	\$800.00
3371.7255-01	26/10/2016	7255Bosston Auto Bodies	3270 Vice - 100mm, 3280 Vice Holder Fold	\$364.22
3371.7351-01	26/10/2016	7351Pony Cycles	Ponycycle hire for Bertram Wild Wild Wes	\$423.50
3371.7366-01	26/10/2016	7366REDiMED Pty Ltd	Pre employment medical - K Whaley	\$874.50
3371.738-01	26/10/2016	738OCLC (UK) Ltd	Contract cataloguing - September 16	\$16.50
3371.7401-01	26/10/2016	7401As Clean As A Whistle	APU - unit 12, vacate clean	\$220.00
3371.7436-01	26/10/2016	7436Action Glass Pty Ltd	APU - unit 18, repair to rear fly slidin	\$2,680.46
3371.7445-01	26/10/2016	7445Mustang Welding & Fabrication	P325, Mowing Trailer Repairs & Service	\$654.06
3371.7489-01	26/10/2016	7489City Subaru	Subaru Forester 37,500km service and par	\$390.45
3371.7492-01	26/10/2016	7492Xpresso Delight Perth	Coffee Machine Service - period of 25th	\$541.20
3371.7520-01	26/10/2016	7520Sharon Knight	Graphic design for KIC Poster Competitio	\$135.00
3371.7551-01	26/10/2016	7551Vanessa Liebenberg	Wildflower Walk 2016: Artist Services	\$500.00
3371.7552-01	26/10/2016	7552Audiovault Events	equipment hire for silent disco - 30th S	\$583.00
3371.7575-01	26/10/2016	7575Pickles Auctions	Sale fee for TOK007	\$594.00
3371.7586-01	26/10/2016	7586Critters Up close	2 hour show for open day at the recquati	\$550.00
3371.759-01	26/10/2016	759IWF Fencing Pty Ltd	Supply and fit sump gate - Depot	\$1,564.00
3371.7605-01	26/10/2016	7605Flying Canape	Catering for citizen Ceremony 20/09/16	\$3,211.50
3371.762-01	26/10/2016	762Blackwood & Sons Ltd	07897000 - CRATE BLUE POLYPROPYLENI	\$3,064.47
3371.7621-01	26/10/2016	7621Espresso Essential WA Pty Ltd	Service to Coffee Machine by Espresso Es	\$358.79
3371.7625-01	26/10/2016	7625Flex Industries Pty Ltd	19/9/16 PL259, KWN1778, CLUTCH AND RE	\$2,443.59
3371.7737-01	26/10/2016	7737Kat Morasutti	Darius Wells Library & Res Cnt-Facilitat	\$140.00
3371.7765-01	26/10/2016	7765ArborCarbon Pty Ltd	KAP Tree Risk Assessment Field Work (WA	\$8,148.25
3371.7797-01	26/10/2016	7797Active 24HR Fitness	Silversport - Patricia Slanzi	\$200.00
3371.7808-01	26/10/2016	7808EEO Specialists	EEO Training - 11 October 2016	\$7,150.00
3371.7833-01	26/10/2016	7833Kwinana Veterinary Hospital Pty Ltd	Dog microchip	\$502.00
3371.7834-01	26/10/2016	7834Integrity Management Solutions Pty	Extra License for existing clients	\$1,168.20
3371.7848-01	26/10/2016	7848Leith Tarrant Counsel	Framework and review of Cost schedule fo	\$1,050.00
3371.7858-01	26/10/2016	7858Datacom systems (WA) Pty Ltd	Monthly SaaS fee for Sphere website - Se	\$1,870.00
3371.7937-01	26/10/2016	7937Kerb Direct Kerbing Pty Ltd	Install mountable kerb-Djilba view	\$3,094.30
3371.795-01	26/10/2016	795K Mart	Stamp and craft accessories for Pin It M	\$80.00
3371.7959-01	26/10/2016	7959Engineered Water Systems	Kwinana Jetty Demolition - Claim 2	\$4,826.25
3371.7960-01	26/10/2016	7960Kerb 2 Kerb Concreting	18 mtrs kerb Marri Park Drive, 6 mtrs ke	\$2,013.00
3371.7996-01	26/10/2016	7996Collaboration For Impact	Collective Impact Learning Lab - 7 Novem	\$295.00
3371.806-01	26/10/2016	806Kearns Garden & Hardware Supplies	10m3 of white playground sand for Wellar	\$913.69
3371.8064-01	26/10/2016	8064Hannah - Rose Winter	Darius Wells - assistance after school	\$472.50
3371.8099-01	26/10/2016	8099Total Tools Rockingham	Trowel, Retract Blades, Rake	\$1,422.80
3371.8119-01	26/10/2016	8119The Smart Security Company P/L	BP - 9 Bright Road - Replace faulty medi	\$426.50
3371.8133-01	26/10/2016	8133Glen Flood Group Pty Ltd	City of Kwinana - Depot service delivery	\$5,214.68
3371.8192-01	26/10/2016	8192Artlines Cutting Service	4 A frame signs - as per designs provide	\$836.00
3371.8224-01	26/10/2016	8224Axis Contracting	Supply and Install New Footpath at Djilb	\$17,389.93
3371.8227-01	26/10/2016	8227Emerald Gardens and Landscaping	Weed control at BP site Governor Road Re	\$1,430.00
3371.8243-01	26/10/2016	8243Brackson Construction Pty Ltd	Demolish, Repair Frame, Paint & Re-Roof	\$6,944.85
3371.8264-01	26/10/2016	8264Events Industry Assoc WA	Events 101: Everything you need to know	\$350.00
3371.8268-01	26/10/2016	8268Rapid Global	Contractor Management Implementation Fe	\$6,600.00
3371.8279-01	26/10/2016	8279Laerdal Pty Ltd	Adult Training Pads (Item: M5073A) - \$15	\$461.10
3371.829-01	26/10/2016	829Kwinana Cricket Club	Kidsport voucher - Hayden Arnot	\$229.48
3371.8300-01	26/10/2016	8300Stephen Peacock	Wildflower Walk 2016:Artist materials fo	\$400.00
3371.8301-01	26/10/2016	8301Top Of The Ladder Gutter Cleaning	Gutter/downpipe cleaning - Various Prope	\$4,983.00
3371.8302-01	26/10/2016	8302Chris Kershaw Photography	Photography for Adventure Park 4.5 hours	\$990.00
3371.8303-01	26/10/2016	8303Pressure Cleaner Performance Centre	Service to E7I-30H	\$247.50
3371.8318-01	26/10/2016	8318Brite Star Pty Ltd	Nest Hollow Inspection Camera	\$1,110.00
3371.8319-01	26/10/2016	8319Poolwerx Spearwood	Daily water testing and balance (plus co	\$238.00

TOK [LIVE]

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Warrant Listing



Warrants between
1/10/2016 to 31/10/2016

TOK [LIVE]

Program - ci_ap001 1/11/2016 11:16:03AM
Minimum Amount: \$0.00

Creditors

Cheque No.	Chq Date	Creditor Payee	Description	Amount
3371.8326-01	26/10/2016	8326Kylie Howarth	Write Along the Highway Author Talk	\$350.00
3371.8328-01	26/10/2016	8328Preview Industries Pty Ltd	A-35NEGX4-25, 35mm NEG PAGE 4 STRIP	\$92.93
3371.8336-01	26/10/2016	8336Lynne Brooke	Reimbursement Industrial Ladder	\$49.00
3371.8356-01	26/10/2016	8356Wilkie Civil Engineering	Engineering design detail drawing for 3	\$2,667.50
3371.8371-01	26/10/2016	8371Sohan Ariel Hayes	Artist Talk Kwinana Industrial Council	\$275.00
3371.8373-01	26/10/2016	8373Bootlegger Coffee Co	300x prepaid coffees - Opening of Advent	\$1,050.00
3371.8374-01	26/10/2016	8374Two Way Hire Services Pty Ltd	Hire of 12 x two ways - Adventure Park o	\$363.00
3371.8378-01	26/10/2016	8378Melissa Julieanne Harris	C/over subsidy rebate-L221 Burrowa App.	\$540.00
3371.8381-01	26/10/2016	8381Josip Vuletic	C/over subsidy rebate-L38 Sapphire Chase	\$540.00
3371.8382-01	26/10/2016	8382Michael Garry Pettinger	C/over subsidy rebate-L804 Tuart Ridge,P	\$360.00
3371.8387-01	26/10/2016	8387Ilisangelo Frederico Leong Pereira	Refund hire fees & alcohol permit	\$478.45
3371.850-01	26/10/2016	850Gilmore College	Year 12 Valedictory Prize from Mayor	\$50.00
3371.851-01	26/10/2016	851Kwinana Signs & Engraving	Green rural number sign (125)	\$33.00
3371.861-01	26/10/2016	861Kwinana Amateur Swimming & Lifesavi	Kidsport voucher x 2 - L Stevenson & B T	\$400.00
3371.928-01	26/10/2016	928Major Motors	8981554590 LAMP; TURN SIGN, SCN181DF	\$1,448.42
3371.959-01	26/10/2016	959McLeods Barristers & Solicitors	Disclosure of Gifts - New Regulatory Req	\$16,080.34
3371.978-01	26/10/2016	978Microcom Pty Ltd trading as MetroCo	100 Meters on Premium Road Tube as Reque	\$511.50
3372.565-01	26/10/2016	565Bright Futures Family Day Care - Pa	FDC Payroll 10/10 - 23/10/2016	\$100,058.85
3373.568-01	26/10/2016	568Bright Futures In Home Care - Payro	IHC Payroll to 23/10/2016	\$53,497.10
3374.2853-01	26/10/2016	2853Maxxia Pty Ltd	Payroll Deduction	\$6,308.62
3374.3376-01	26/10/2016	3376Health Insurance Fund of WA (HIF)	Payroll Deduction	\$1,929.60
3374.3719-01	26/10/2016	3719Town of Kwinana - Xmas fund	Payroll Deduction	\$6,570.00
3375.3719-01	28/10/2016	3719Town of Kwinana - Xmas fund	Payroll Deduction	\$30.00
3376.565-01	28/10/2016	565Bright Futures Family Day Care - Pa	FDC payroll 10/10/16-23/10/16 File 1	\$1,933.52
3376.568-01	28/10/2016	568Bright Futures In Home Care - Payro	IHC payroll 10/10/16-23/10/16 File 1	\$1,019.50
3377.153-01	31/10/2016	153Australian Taxation Office	Taxation	\$176,271.00
3377.568-01	31/10/2016	568Bright Futures In Home Care - Payro	IHC payroll 10/10/16-23/10/16	\$75.78
354077	31/10/2016	2765Toyota Financial Services	Monthly lease fees - 1EWZ823 & 1EYT548	\$1,194.07
6485015	21/10/2016	229BP Australia Pty Ltd	Fleet Fuel 01/09 to 30/09/2016	\$14,718.50
81954341	14/10/2016	727li Net Technologies Pty Ltd	Monthly Internet Senior Citizens 14/10-14/11/	\$39.95
82050136	03/10/2016	727li Net Technologies Pty Ltd	Internet Bertram Community Centre 1/10-1/11	\$59.95
82352322	12/10/2016	727li Net Technologies Pty Ltd	Monthly Internet Darius Training 12/10-12/11/	\$59.95
82352323	12/10/2016	727li Net Technologies Pty Ltd	Monthly Internet Zone Training 12/10-12/11/1	\$59.95
82602866	20/10/2016	727li Net Technologies Pty Ltd	Internet Charges Kwinana Village 20/10-20/1	\$39.95
82775104	26/10/2016	727li Net Technologies Pty Ltd	Internet Wellard Community Centre 25/10-25/	\$59.95

Total: Creditors 518 \$4,056,824.03

Warrant Listing



Warrants between
1/10/2016 to 31/10/2016

TOK [LIVE]

Program - ci_ap001 1/11/2016 11:16:03AM
Minimum Amount: \$0.00

Non Creditors

Cheque No.	Chq Date	Payee	Description	Amount
00200093	12/10/2016	Norman Trevor Meatchem & Mae Meatch	Rates Refund	\$590.49
00200094	12/10/2016	Yvette Symons	Rates Refund	\$713.04
00200095	12/10/2016	Nicholas & Jennifer Leach	Rates Refund	\$380.47
00200096	12/10/2016	Susan Fisher	Refund - Death of dog	\$80.00
00200101	19/10/2016	Salvation Army	Refund bond-Bus hire 17/6/16	\$449.69
00200102	19/10/2016	101 Residential Pty Ltd	Refund sec dep-L272 Pennine Way	\$1,456.00
00200103	19/10/2016	Margaret Ritchie Richardson	Rates Refund	\$306.38
00200104	19/10/2016	Bradley Mark Adams & Cherry Sue Ada	Rates Refund	\$668.48
00200119	26/10/2016	Housing Authority	Rates Refund	\$1,621.59
00200120	26/10/2016	Shire of Ashburton	Reimb of LSL entitlements - Maurice Ferialdi	\$22,364.98
00200121	26/10/2016	Rebekah Hilary Stella Paraskevas	Refund Annual Equine registration - app ame	\$90.00
00200122	26/10/2016	Gregory James Margetts	Refund Annual Equine registration - app canc	\$90.00
00200123	26/10/2016	Galadesign Pty Ltd T/as Belle Const	Refund sec dep-L448 Furness Way	\$1,456.00
00200124	26/10/2016	Moorditj Koort	Refund for hire paid 27/11/16	\$83.00
00200125	27/10/2016	Cameron The Magician	Roving Magician - Adventure Park Opening 1	\$300.00
00200126	27/10/2016	Barbara Gurney	Workshop fee and booklet publication fee	\$400.00
Total: Non-Creditors				16 \$31,050.12

Grand Total: 534 \$4,087,874.15

Additional Page 10 to include Payroll Payments

27/10/2016	City of Kwinana	Payroll interim f/e 27/10/2016	\$	1,950.50
26/10/2016	City of Kwinana	Payroll f/e 26/10/2016	\$	574,120.06
12/10/2016	City of Kwinana	Payroll f/e 12/10/2016	\$	584,518.49
Total: Payroll		3	\$	1,160,589.05
Total: Creditors, Non Creditors		534	\$	4,087,874.15
Less Cancelled Cheques			\$	-
Grand Total:		537	\$	5,248,463.20

16.3 Monthly Statement of Financial Activity for the Period Ending 30 September 2016

SUMMARY:

The Monthly Statement of Financial Activity and explanation of material variances for the period ending 30 September 2016 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council accepts:

1. The Monthly Statements of Financial Activity for the period ending 30 September 2016; and
2. The explanations for material variances for the period ending 30 September 2016.

DISCUSSION:

Variance percentages between budget estimates to the end of September and actual amounts to the end of September have been presented in the attached Statement of Financial Activity.

The material variances that are required to be reported on are:

Description	Actual	Y-T-D Budget		Variance (%)
Directorate Corporate and Engineering Services Revenue	1,400,399	1,907,062	▼	(26.57%)
Directorate City Strategy Expenditure	(885,926)	(1,020,102)	▼	13.15%
Directorate City Living Expenditure	(6,302,725)	(7,545,607)	▼	16.47%
Directorate City Development Expenditure	(735,732)	(1,166,028)	▼	36.90%
Contributions for the Development of Assets	1,436,113	340,935	▲	321.23%
Purchase Transportation Vehicles	(161,948)	(356,000)	▼	54.51%
Purchase Land and Buildings	(101,176)	(231,204)	▼	56.24%
Purchase Reserve Development	(554)	(198,500)	▼	99.72%

Note: A negative (%) variance indicates additional expenditure or reduced revenue than budgeted. A positive % variance indicates additional revenue or reduced expenditure than budgeted.

16.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 30 SEPTEMBER 2016

Directorate Corporate and Engineering Services Revenue – (26.57%)

This area shows reduced income mainly due to the following areas:

- a. Engineering Services (*Infrastructure Maintenance*) – 2016/17 Local Roads Program Direct Grant funds were anticipated to have been received during the period resulting in a timing variance.
- b. Financial Services (*Finance*) – the second instalment of the Local Government Assistance Grant funds were anticipated to have been received during the period resulting in a timing variance.

Directorate City Strategy Expenditure – 13.15%

This area shows reduced expenditure mainly due to the following areas:

- a. Economic Development (*Development Initiatives*) – work that is being planned for the new Port in Kwinana is currently underway. It is anticipated that work will be completed by March 2017 and all funds will expended by 30 June.
- b. Executive Office (*Executive Management*) – no specific projects have been identified to date however with the State Election coming up in March 2017 and the City advocating for Kwinana projects to be supported, it is likely that most of the funds will be expended by 30 June.
- c. Governance (*Governance and Compliance*) – this area is under the anticipated year to date budget due to low number of registrations for conferences and training by Elected Members.

Directorate City Living Expenditure – 16.47%

This area shows reduced expenditure mainly due to the following areas:

- a. Community Centres (*Community Centres*) – employee costs associated with vacancies within the team have resulted in savings to date.
- b. Community Development (*Youth Centre*) – employee costs associated with the vacant Engagement Officer role have resulted in savings to date.
- c. Community Services (*Community Services Admin*) – costs associated with the activation of the Adventure Playground and implementation of the Community Engagement Strategy were less than had been anticipated.
- d. Environmental Health Services (*Waste Management*) – consultancy costs associated with waste management planning are yet to be realised.
- e. Facilities Management (*Building Services*) – purchase orders are in the system and works are underway.

Directorate City Development Expenditure – 36.90%

This area shows reduced expenditure mainly due to the following areas:

- a. Planning and Building Services (*Building Control/Approvals*) – recruitment of the vacant Building Surveyor position has been deferred pending the submission of a business case.
- b. Planning and Building Services (*Developer Contributions Administration*) – City contributions required under the Wellard Village Agreement are payable upon request for clearance by Developers however no applications had been lodged at reporting date.
- c. Planning and Building Services (*Statutory Planning/Approvals*) – recruitment of the vacant Planning Compliance Technical position was deferred due to Officer secondment and a business case is to be prepared.
- d. Planning and Building Services (*Strategic Planning*) – consultants have been engaged to undertake works on the Urban Amenities Strategy, purchase orders are in the system and invoices are expected.

16.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 30 SEPTEMBER 2016**Contributions for the Development of Assets – 321.23%**

The third milestone payment for the Adventure Park was received from the Department of Infrastructure earlier than had been anticipated resulting in a timing variance.

Purchase Transportation Vehicles – 54.51%

Vehicle purchases anticipated to have occurred during the month were delayed either due to supplier lead time or as result of the Human Resource (City Vehicles) policy review that occurred late in 2015/16 to provide greater flexibility in makes and models and minimising whole of life costs.

Purchase Land and Buildings – 56.24%

Transfers to Reserves are processed monthly as funds are received.

Purchase Reserve Development – 99.72%

Various projects including those relating to the Parks for People Strategy have been delayed due to the completion and opening of the Adventure Playground. Purchase orders are in the system and works are now underway. Design and costs are not yet finalised for the beautification works within the Medina Revitalisation area. This project is expected to be complete in March 2017. In addition, landscape works to the Recquatic Centre entrance and surrounding gardens will now not occur until after the peak summer season thereby minimising disruption within the City Centre.

Investment activity September 2016

- *Tier 1* – Investment rates available to the City were not favourable therefore no funds were invested in this tier.
- *Tier 2* – Funds were allocated in accordance with the guidelines of the Investment Policy.
- *Tier 3* – Funds were allocated in accordance with the guidelines of the Investment Policy.
- *Tier 4* – Funds were allocated in accordance with the guidelines of the Investment Policy.

LEGAL/POLICY IMPLICATIONS:

Local Government (Financial Management) Regulations – Clause 34.

FINANCIAL/BUDGET IMPLICATIONS:

As outlined in the 'Discussion' and 'Risk' sections.

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

16.3 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 30 SEPTEMBER 2016

STRATEGIC/SOCIAL IMPLICATIONS:

Continuous monitoring and review ensures the future sustainability of the City through the implementation of sound revenue and expenditure policies, and seeking additional revenue sources.

RISK IMPLICATIONS:

The report is provided to highlight 'over' and 'under' provisions, revenues and expenditures. Monitoring the City's financials enables the City to suitably manage these financial risks by allowing for suitable responsible adjustments to be proposed if necessary. No such adjustments are considered to be required at this point in time.

COUNCIL DECISION

380

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

That Council accepts:

1. **The Monthly Statements of Financial Activity for the period ending 30 September 2016; and**
2. **The explanations for material variances for the period ending 30 September 2016.**

**CARRIED
7/0**



CITY OF KWINANA

MONTHLY STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

TABLE OF CONTENTS

Statement of Financial Activity	2
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Income Statement by Nature or Type	4
Notes to and Forming Part of the Financial Report	5 to 20

CITY OF KWINANA
RATE SETTING STATEMENT by DIRECTORATE
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

	NOTE	September 2016 Actual \$	September 2016 Y-T-D Budget \$	2016/17 Revised Budget \$	Variance Budget to Actual	
					YTD \$	Y-T-D %
Estimated Surplus/(Deficit) July 1 B/Fwd	7	2,844,089	1,000,000	1,000,000		
Revenues	1					
Directorate City Strategy		184,915	181,174	507,395		
Directorate Corporate & Engineering Services		1,400,399	1,907,062	5,260,171	▼	506,663 26.57%
Directorate City Living		8,954,864	8,754,458	16,229,020		
Directorate City Development		1,766,354	1,626,130	8,373,574		
		<u>12,306,532</u>	<u>12,468,824</u>	<u>30,370,160</u>		
Expenses	1					
Directorate City Strategy		(885,926)	(1,020,102)	(4,528,319)	▼	(134,176) 13.15%
Directorate Corporate & Engineering Services		(3,380,215)	(3,592,217)	(30,267,435)		
Directorate City Living		(6,302,725)	(7,545,607)	(29,153,240)	▼	(1,242,882) 16.47%
Directorate City Development		(735,732)	(1,166,028)	(4,323,214)	▼	(430,296) 36.90%
		<u>(11,304,598)</u>	<u>(13,323,954)</u>	<u>(68,272,208)</u>		
NET OPERATING RESULT EXCLUDING RATES		<u>1,001,934</u>	<u>(855,130)</u>	<u>(37,902,048)</u>		
Adjustments for Cash Budget Requirements:						
Non-Cash Expenditure and Revenue						
(Profit) on Asset Disposals	4	-	(86,495)	(214,497)		
Loss on Asset Disposals		-	13,994	20,557		
Movement in Deferred Pensioner Rates		15,298	-	-		
Movement in Employee Leave Provision		-	-	-		
Depreciation on Assets		-	-	11,316,975		
		<u>15,298</u>	<u>(72,501)</u>	<u>11,123,035</u>		
Capital Revenue						
Grants/Contributions for Development of Assets		1,436,113	340,935	3,916,488	▲	(1,095,178) (321.23%)
Proceeds from Disposal of Assets	4	<u>98,020</u>	<u>194,500</u>	<u>476,500</u>		
		<u>1,534,133</u>	<u>535,435</u>	<u>4,392,988</u>		
Capital Expenditure						
Purchase Furniture and Equipment	3	(15,461)	(65,820)	(98,820)		
Purchase Computing Equipment	3	(33,442)	(16,000)	(471,345)		
Purchase Plant and Machinery	3	(347,507)	(411,250)	(864,750)		
Purchase Transportation Vehicles	3	(161,948)	(356,000)	(590,000)	▼	(194,052) 54.51%
Purchase Land and Buildings	3	(101,176)	(231,204)	(2,120,084)	▼	(130,028) 56.24%
Purchase Reserve Development	3	(554)	(198,500)	(1,256,527)	▼	(197,946) 99.72%
Purchase Playground Equipment	3	(1,649,022)	-	(3,137,836)		
Purchase Infrastructure - Urban Road Grant	3	-	-	(1,109,133)		
Purchase Infrastructure - Black Spot Grant	3	-	-	(22,000)		
Purchase Infrastructure - Roads to Recovery	3	-	-	(966,398)		
Purchase Infrastructure - Road Resurfacing	3	(1,364)	-	(22,000)		
Purchase Infrastructure - Street Lights	3	(2,159)	-	(25,000)		
Purchase Infrastructure - Bus Shelters	3	-	-	(50,000)		
Purchase Infrastructure - Footpaths	3	(6,908)	-	(125,000)		
Purchase Infrastructure - Drainage	3	-	-	(320,000)		
Purchase Infrastructure - Other Structures	3	-	-	-		
Purchase Infrastructure - Municipal Roadworks	3	(31,602)	(70,000)	(386,558)		
Purchase Infrastructure - Car Parks	3	-	-	(115,000)		
Purchase of Land held for resale	3	-	-	-		
		<u>(2,351,143)</u>	<u>(1,348,774)</u>	<u>(11,680,451)</u>		
Financing Expenditure & Revenue						
Repayment of Loans Principal	5	-	-	(640,453)		
Repayment of Liquidity Advance	5	(2,500,000)	(2,500,000)	(2,500,000)		
Proceeds from New Loan Borrowings	5	2,500,000	2,500,000	2,605,550		
Self-Supporting Loan Principal Revenue	5	9,303	9,396	37,590		
Transfer from Loan Fund for Capital	5	-	-	62,705		
Transfers to Reserves (Restricted Assets)	6	(1,429,216)	(1,395,070)	(8,640,389)		
Transfers from Reserves (Restricted Assets)	6	<u>651,925</u>	<u>634,011</u>	<u>7,219,358</u>		
		<u>(767,988)</u>	<u>(751,663)</u>	<u>(1,855,639)</u>		
Estimated Surplus/(Deficit) Year to Date	7	36,543,570	32,925,783	-		
Amount Required to be Raised from Rates	8	<u>(34,267,247)</u>	<u>(34,418,416)</u>	<u>(34,922,115)</u>		

This statement is to be read in conjunction with the accompanying notes.

CITY OF KWINANA
STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

	NOTE	September 2016 Actual \$	September 2016 Y-T-D Budget \$	2016/17 Revised Budget \$
Revenues	1			
General Purpose Funding		35,563,438	35,999,545	38,834,295
Governance		118,536	82,801	113,895
Law, Order, Public Safety		24,731	74,887	446,539
Health		20,449	38,806	384,632
Education and Welfare		1,894,890	1,590,999	6,068,114
Community Amenities		7,884,801	7,685,270	14,012,608
Recreation and Culture		637,356	785,717	3,066,958
Transport		3,002	120,500	261,984
Economic Services		352,782	391,271	1,564,439
Other Property and Services		73,794	30,949	324,314
		<u>46,573,779</u>	<u>46,800,745</u>	<u>65,077,778</u>
Expenses Excluding Finance Costs	1			
General Purpose Funding		(289,742)	(374,828)	(1,589,197)
Governance		(942,741)	(370,090)	(5,005,345)
Law, Order, Public Safety		(568,937)	(703,570)	(2,914,286)
Health		(373,498)	(364,377)	(1,394,160)
Education and Welfare		(2,154,918)	(2,028,093)	(8,751,990)
Community Amenities		(1,598,134)	(2,526,606)	(10,577,767)
Recreation & Culture		(2,883,631)	(3,793,745)	(17,857,751)
Transport		(1,174,900)	(1,541,434)	(12,877,280)
Economic Services		(442,628)	(544,810)	(2,050,999)
Other Property and Services		(867,549)	(971,222)	(4,009,285)
		<u>(11,296,678)</u>	<u>(13,218,775)</u>	<u>(67,028,060)</u>
Finance Costs	1			
Governance		632	(3,237)	(63,009)
Education and Welfare		1,216	(5,769)	(96,765)
Recreation & Culture		1,555	(69,059)	(886,255)
Transport		(11,323)	(13,120)	(177,562)
		<u>(7,920)</u>	<u>(91,185)</u>	<u>(1,223,591)</u>
		<u>35,269,181</u>	<u>33,490,785</u>	<u>(3,173,873)</u>
Grants/Contributions for the Development of Assets		1,436,113	340,935	3,916,488
Profit on Disposal of Assets	4	-	86,495	214,497
(Loss) on Disposal of Assets	4	-	(13,994)	(20,557)
NET RESULT		<u>36,705,294</u>	<u>33,904,221</u>	<u>936,555</u>
Other Comprehensive Income		-	-	-
TOTAL COMPREHENSIVE INCOME		<u>36,705,294</u>	<u>33,904,221</u>	<u>936,555</u>

This statement is to be read in conjunction with the accompanying notes.

CITY OF KWINANA
STATEMENT OF COMPREHENSIVE INCOME BY NATURE & TYPE
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

	NOTE	September 2016 Actual \$	September 2016 Y-T-D Budget \$	2016/17 Revised Budget \$
Revenues	1			
Rates	8	34,267,247	34,418,416	34,922,115
Operating Grants, Subsidies & Contributions		3,254,876	3,681,390	13,844,225
Reimbursements and Donations		201,903	189,525	586,782
Fines & Penalties		13,934	40,249	186,000
Fees and Charges		7,553,086	7,466,167	11,781,944
Interest Earnings		812,491	557,751	1,967,000
Income from Property		462,988	439,696	1,757,512
Other Revenue		7,254	7,551	32,200
		<u>46,573,779</u>	<u>46,800,745</u>	<u>65,077,778</u>
Expenses Excluding Finance Costs	1			
Employee Costs		(5,917,878)	(7,463,758)	(27,329,505)
Materials and Contracts		(4,272,581)	(4,498,646)	(24,062,520)
Utilities Charges (gas, electricity, water, etc)		(477,781)	(595,894)	(2,564,418)
Leases		(72,527)	(80,238)	(320,935)
Depreciation on Non-current Assets		-	-	(11,316,975)
Insurance Expenses		(369,440)	(357,220)	(593,600)
Other Expenditure		(186,471)	(223,019)	(840,107)
		<u>(11,296,678)</u>	<u>(13,218,775)</u>	<u>(67,028,060)</u>
Finance Costs				
Interest Expenses	5	(7,920)	(91,185)	(1,223,591)
		<u>35,269,181</u>	<u>33,490,785</u>	<u>(3,173,873)</u>
Grants/Contributions for the Development of Assets				
Non-operating Grants, Subsidies & Contributions		1,436,113	340,935	3,916,488
Non-operating Reimbursements & Donations		-	-	-
		<u>1,436,113</u>	<u>340,935</u>	<u>3,916,488</u>
Profit/(Loss) on Disposal of Assets	4			
Profit on Asset Disposals		-	86,495	214,497
Loss on Asset Disposals		-	(13,994)	(20,557)
		<u>-</u>	<u>72,501</u>	<u>193,940</u>
NET RESULT		<u>36,705,294</u>	<u>33,904,221</u>	<u>936,555</u>
Other Comprehensive Income		-	-	-
TOTAL COMPREHENSIVE INCOME		<u>36,705,294</u>	<u>33,904,221</u>	<u>936,555</u>

This statement is to be read in conjunction with the accompanying notes.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) Basis of Accounting

The budget has been prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

(b) The Local Government Reporting Entity

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statement, but a separate statement of those monies appears at Note 9 to this budget.

(c) Rounding Off Figures

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) Fixed Assets

Property, plant and equipment and infrastructure assets are brought to account at cost or fair value less, where applicable, any accumulated depreciation or amortisation and any accumulated impairment balances.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

ASSET CLASS	ASSET DESCRIPTION	Economic Life	Depreciation Rate
Land	Land	Nil	
	Vested Land	Nil	
	Other Vested Land	Nil	
Buildings	Fencing	20 to 50	5% to 2%
	Building Structure	40 to 60	2.5% to 1.67%
	Air conditioning	10 to 30	10% to 3.33%
	Soft Furnishings	10	0.10%
	Fixtures	10	0.10%
	Other	10 to 30	10% to 3.33%
	Alarms	3 to 10	33.33% to 10%
Plant & Equipment	Vehicles	5 to 10	20% to 10%
	Major Plant	5 to 10	20% to 10%
	Minor Plant & Equipment	3 to 10	33.33% to 10%
Furniture & Equipment	Computing Equipment	2 to 7	50% to 14.29%
	Office Furniture	7 to 13	14.29% to 7.69%
	Office Equipment	3 to 10	33.33% to 10%
	Audio Visual Equipment	3 to 10	33.33% to 10%
	Specialised Equipment	7 to 13	14.29% to 7.69%
	White Goods	7 to 13	14.29% to 7.69%
	Art Works	Nil	
Infrastructure - Roads		50	0.02%
Infrastructure - Footpaths		50	0.02%
Infrastructure - Drainage	Drainage	75	0.0133%
	Sewerage	75	0.0133%
Infrastructure - Crossovers		50	0.02%
Infrastructure - Car Parks		20 to 40	5% to 2.5%
Infrastructure - Bus Shelters		20	0.05%
Infrastructure - Street Lights	Street Lights	30	0.0333%
	Other Lights	30	0.0333%
Infrastructure – Parks & Ovals	Playground Equipment	5 to 15	20% to 6.67%
	Bores/Pumps/Irrigation	8 to 20	12.5% to 5%
	BBQ's	10 to 20	10% to 5%
	Streetscapes	20 to 50	5% to 2%
	Landscape Surrounds	10 to 50	10% to 2%
	Sportsgrounds - Reticulated	15 to 25	6.67% to 4%
	Public Open Space Not Reticul	20 to 50	5% to 2%
Infrastructure - Other Structures	Jetties	20 to 40	5% to 2.5%
	Other Structures	20 to 50	5% to 2%
	Tennis Courts	30 to 50	3.33% to 2%

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

2. STATEMENT OF OBJECTIVE

In order to discharge its responsibilities to the community, the City has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City's Vision, and for each of its broad activities/programs.

CITY'S VISION

"Kwinana 2030: Rich in spirit, alive with opportunities, surrounded by nature - it's all here!"

Council operations as disclosed in this budget encompass the following service orientated activities/programmes:

GENERAL PURPOSE FUNDING

Rates Income and Expenditure, Grants Commission and Pensioner Deferred Rates interest and interest on Investments. Principal and Interest payments on borrowing's.

GOVERNANCE

Members of Council and Governance (includes Audit and other costs associated with reporting to council). Administration, Financial and Computing Services are included.

LAW, ORDER, PUBLIC SAFETY

Supervision of various local laws, fire prevention and animal control.

HEALTH

Prevention and treatment of human illness, including inspection of premises/food control, immunisation and child health services.

EDUCATION AND WELFARE

Provision, management and support of services for families, children and the aged and disabled within the community; including pre-school playgroups, day and after school care, assistance to schools, senior citizens support groups, meals on wheels provision and Aged Persons Units and Resident Funded Units.

COMMUNITY AMENITIES

City planning and development, rubbish collection services, stormwater drainage, the provision of public conveniences, bus shelters, roadside furniture and litter control.

RECREATION AND CULTURE

Provision of facilities and support for organisations concerned with leisure time activities and sport, support for the performing and creative arts and the preservation of the national estate. This includes maintenance of halls, aquatic centre, recreation and community centres, parks, gardens, sports grounds and the operation of Libraries.

TRANSPORT

Construction, maintenance and cleaning of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City depot, including plant purchase and maintenance.

ECONOMIC SERVICES

Rural services and pest control and the implementation of building controls.

OTHER PROPERTY & SERVICES

Private works, public works overheads, council plant operations, materials, salaries and wages. With the exception of private works, the above activities listed are mainly summaries of costs that are allocated to all works and services undertaken by the council.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

3. ACQUISITION OF ASSETS

The following assets are budgeted to be acquired during the period under review:

<u>By Directorate</u>	September 2016 Actual \$	2016/17 Revised Budget \$
City Strategy		
Furniture & Equipment	-	-
Transportation Vehicles	-	(39,000)
Land & Buildings	-	-
	-	(39,000)
Corporate & Engineering Services		
Furniture & Equipment	-	-
Computing Equipment	(33,442)	(471,345)
Plant & Equipment	(343,618)	(802,500)
Transportation Vehicles	(26,332)	(158,000)
Land & Buildings	-	-
Reserve Development	(554)	(1,256,527)
Playground Equipment	(1,649,022)	(3,017,836)
Urban Road Grant	-	(1,109,133)
Black Spot Grant	-	(22,000)
Roads to Recovery Grant	-	(966,398)
Road Resurfacing	(1,364)	(22,000)
Street Lighting	(2,159)	(25,000)
Bus Shelter Construction	-	(50,000)
Footpath Construction	(6,908)	(125,000)
Drainage Construction	-	(320,000)
Municipal Roadworks	(31,602)	(386,558)
Carpark Construction	-	(115,000)
	(2,095,001)	(8,847,297)
City Living		
Furniture & Equipment	(15,461)	(98,820)
Plant & Equipment	(3,889)	(62,250)
Transportation Vehicles	(63,751)	(193,000)
Land & Buildings	(101,176)	(2,120,084)
Playground Equipment	-	(120,000)
	(184,277)	(2,594,154)
City Development		
Transportation Vehicles	(71,865)	(200,000)
	(71,865)	(200,000)
	<u>(2,351,143)</u>	<u>(11,680,451)</u>

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

3. ACQUISITION OF ASSETS (Continued)

<u>By Class</u>	September 2016 Actual \$	2016/17 Revised Budget \$
Furniture and Equipment	(15,461)	(98,820)
Computing Equipment	(33,442)	(471,345)
Plant and Equipment	(347,507)	(864,750)
Transportation Vehicles	(161,948)	(590,000)
Land and Buildings	(101,176)	(2,120,084)
Reserve Development	(554)	(1,256,527)
Playground Equipment	(1,649,022)	(3,137,836)
Infrastructure - Urban Road Grant	-	(1,109,133)
Infrastructure - Black Spot Grant	-	(22,000)
Infrastructure - Roads to Recovery	-	(966,398)
Infrastructure - Road Resurfacing	(1,364)	(22,000)
Infrastructure - Street Lights	(2,159)	(25,000)
Infrastructure - Bus Shelters	-	(50,000)
Infrastructure - Footpaths	(6,908)	(125,000)
Infrastructure - Drainage	-	(320,000)
Infrastructure - Municipal Roadworks	(31,602)	(386,558)
Infrastructure - Carpark	-	(115,000)
	<u>(2,351,143)</u>	<u>(11,680,451)</u>

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review

<u>By Class</u>	Net Book Value September Actual \$	Sale Proceeds September Actual \$	Profit(Loss) September Actual \$
Furniture and Equipment	-	-	-
Plant and Equipment	(82,003)	82,003	-
Transportation Vehicles	(16,017)	16,017	-
Buildings	-	-	-
Reserve Development	-	-	-
Land	-	-	-
Other	-	-	-
	<u>(98,020)</u>	<u>98,020</u>	<u>-</u>

Summary

	September Actual \$
Profit on Asset Disposals	-
(Loss) on Asset Disposals	-
	<u>-</u>

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

5. INFORMATION ON BORROWINGS

(a) Loan Repayments

Particulars	Principal 1-Jul-16	Interest Rate	Maturity Date	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
				Sep-16 Actual \$	Sep-16 Actual \$	2016/17 Budget \$	Sep-16 Actual \$	2016/17 Budget \$	Sep-16 Actual \$	2016/17 Budget \$
Governance										
Loan 99 - Administration Office Renovations	925,362	6.25%	25-Jun-25	-	-	79,376	925,362	845,986	633	63,009
Education & Welfare										
Loan 96 - Youth Specific Space	193,278	7.53%	19-Jun-23	-	-	21,880	193,278	171,398	440	15,486
Loan 100 - Youth Specific Space	1,521,312	4.67%	25-Jun-28	-	-	-	1,521,312	1,521,312	776	81,279
Recreation & Culture										
Loan 94 - Wellard Sports Pavilion	289,483	6.38%	04-May-22	-	-	41,000	289,483	248,483	2,911	19,836
Loan 95 - Orelia Oval Pavilion	463,867	7.53%	19-Jun-23	-	-	52,512	463,867	411,355	1,056	37,166
Loan 97 - Orelia Oval Pavilion Extension	2,047,558	6.25%	25-Jun-25	-	-	175,636	2,047,558	1,871,922	1,399	139,419
Loan 102 - Resource & Knowledge Centre	7,421,567	4.54%	28-Jun-29	-	-	-	7,421,567	7,421,567	3,662	386,856
Loan 103 - Kwinana Golf Club	297,904	4.07%	25-Jun-23	-	-	37,590	297,904	260,314	132	13,815
Loan 104 - Recquatic Upgrade	3,350,000	4.05%	26-Jun-30	-	-	-	3,350,000	3,350,000	1,475	159,318
Loan 105 - Bertram Community Centre	1,296,840	3.25%	27-Mar-30	-	-	-	1,296,840	1,296,840	(10,079)	50,851
Loan 106 - Calista Destination Park	1,700,000	3.14%	24-Jun-31	-	-	90,000	1,700,000	1,700,000	999	70,000
New - Darius Wells Building Solar Panels	-			-	-	35,302	-	191,360	-	8,994
Transport										
Loan 98 - Streetscape Beautification	1,249,239	6.25%	25-Jun-25	-	-	107,157	1,249,239	1,142,082	853	85,062
Loan 101 - City Centre Road Network**	2,500,000	2.18%	27-Sep-16	-	2,500,000	2,500,000	-	-	(12,177)	-
Loan 101 - City Centre Road Network	-	2.47%	27-Sep-21	2,500,000	-	-	2,500,000	2,500,000	-	92,500
	23,256,410			2,500,000	2,500,000	3,140,453	23,256,410	22,932,619	(7,920)	1,223,591

Principal Repayments - Debentures	-	640,453
Liquidity Advance Repayments	2,500,000	2,500,000
	<u>2,500,000</u>	<u>3,140,453</u>

(*) Self Supporting loan financed by payments from third parties

(**) Short Term Facility Loans

All loan repayments were financed by general purpose revenue.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

5. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges	Interest Rate	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
Darius Wells Building Solar Panels	-	105,550	WA Treasury	Debenture	10	4,960	4.0% & 0.7%	-	105,550	-
Loan 101 - City Centre Redevelopment	2,500,000	2,500,000	WA Treasury	Debenture	5	101,750	2.47% & 0.7%	2,500,000	2,500,000	-
	2,500,000	2,605,550				106,710		2,500,000	2,605,550	-

The City has a \$12,578,433 Short Term Loan Facility with Western Australian Treasury Corporation (WATC) that expires on 30 June 2017

(c) Unspent Debentures

Particulars	Date Borrowed	Balance 1-Jul-16 \$	Borrowed During Year \$	Expended During Year	Liquidity Repayment \$	Balance 30-Sep-16 \$
Loan 99 - Administration Office Renovations	25-Jun-10	62,705	-	-		62,705
		62,705	-	-	-	62,705

(d) Self Supporting Loan Repayments

Particulars	Principal 1-Jul-16	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Sep-16 Actual \$	2016/17 Budget \$	Sep-16 Actual \$	2016/17 Budget \$	Sep-16 Actual \$	2016/17 Budget \$
Recreation & Culture								
Loan 103 - Kwinana Golf Club	297,904	-	9,303	37,590	288,601	260,314	3,405	13,815
	297,904	-	9,303	37,590	288,601	260,314	3,405	13,815

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

Reserve Accounts Transactions

RESERVE FUND DETAILS	Opening Balance 1 July 2016	Transfers			Movements	Closing Balance 30 September 2016
		To Reserve	Interest	From Reserve		
Aged Persons Units Reserve	528,629	-	4,996	(2,669)	-	530,956
Asset Management Reserve	1,212,394	-	9,857	(5,964)	-	1,216,287
Asset Replacement Reserve	531,373	-	5,022	(210,912)	-	325,483
Banksia Park Reserve	72,480	-	685	(1,455)	-	71,710
CLAG Reserve	246,658	-	2,331	-	-	248,989
Community Services & Emergency Relief Reserve	25,299	-	239	-	-	25,538
Employee Leave Reserve	4,100,853	-	-	-	-	4,100,853
Family Day Care Reserve	1,423,011	-	13,449	(568)	-	1,435,892
Future Community Infrastructure Reserve	2,571,524	-	24,303	-	-	2,595,827
Golf Course Cottage Reserve	26,469	-	250	-	-	26,719
Infrastructure Reserve	119,703	-	1,131	-	-	120,834
Refuse Reserve	8,385,016	-	79,247	-	-	8,464,263
Restricted Grants & Contributions Reserve	2,303,075	-	-	(407,409)	-	1,895,666
Settlement Agreement Reserve	157,743	-	-	-	-	157,743
Un-Restricted Reserves Sub Total	21,704,227	-	141,510	(628,977)	-	21,216,760

RESERVE FUND DETAILS	Opening Balance 1 July 2016	Transfers			Movements	Closing Balance 30 September 2016
		To Reserve	Interest	From Reserve		
DCA 1 - Hard Infrastructure - Bertram	1,483,289	165,468	12,636	-	-	1,661,393
DCA 2 - Hard Infrastructure - Wellard East	1,530,683	265,657	8,662	-	-	1,805,002
DCA 5 - Hard Infrastructure - Wandii	2,846,531	-	11,653	-	-	2,858,184
DCA 9 - Soft Infrastructure - Wandii/Anketell	9,116,394	21,949	30,183	(638)	-	9,167,888
DCA 11 - Soft Infrastructure - Wellard East	3,647,606	436,131	22,145	(12,548)	-	4,093,334
DCA 12 - Soft Infrastructure - Wellard West	5,779,219	156,093	36,293	(8,081)	-	5,963,524
DCA 13 - Soft Infrastructure - Bertram	286,381	-	57,885	-	-	344,266
DCA 14 - Soft Infrastructure - Wellard/Leda	406,289	-	24,095	-	-	430,384
DCA 15 - Soft Infrastructure - Townsite	137,457	2,299	36,557	(1,681)	-	174,632
Developer Contribution Reserves Sub Total	25,233,849	1,047,597	240,109	(22,948)	-	26,498,607
Reserves Total	46,938,076	1,047,597	381,619	(651,925)	-	47,715,367

All of the above reserve accounts are to be supported by money held in financial institutions.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

	September Actual \$	2016/17 Budget \$
Cash Backed Reserves		
(a) Aged Persons Units Reserve		
Opening Balance	528,629	426,000
Amount Set Aside / Transfer to Reserve	-	279,314
Interest Applied to Reserve	4,996	9,488
Amount Used / Transfer from Reserve	(2,669)	(210,315)
	<u>530,956</u>	<u>504,487</u>
(b) Asset Management Reserve		
Opening Balance	1,212,394	1,086,200
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	9,857	24,193
Amount Used / Transfer from Reserve	(5,964)	(816,174)
	<u>1,216,287</u>	<u>294,219</u>
(c) Asset Replacement Reserve		
Opening Balance	531,373	528,400
Amount Set Aside / Transfer to Reserve	-	250,000
Interest Applied to Reserve	5,022	11,767
Amount Used / Transfer from Reserve	(210,912)	(559,000)
	<u>325,483</u>	<u>231,167</u>
(d) Banksia Park DMF Reserve		
Opening Balance	72,480	83,900
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	685	1,869
Amount Used / Transfer from Reserve	(1,455)	(85,400)
	<u>71,710</u>	<u>369</u>
(e) CLAG Reserve		
Opening Balance	246,658	206,200
Amount Set Aside / Transfer to Reserve	-	72,306
Interest Applied to Reserve	2,331	4,593
Amount Used / Transfer from Reserve	-	(83,120)
	<u>248,989</u>	<u>199,979</u>
(f) Community Services & Emergency Relief Reserve		
Opening Balance	25,299	25,200
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	239	561
Amount Used / Transfer from Reserve	-	-
	<u>25,538</u>	<u>25,761</u>
(g) Employee Leave Reserve		
Opening Balance	4,100,853	3,695,958
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>4,100,853</u>	<u>3,695,958</u>
(h) Family Day Care Reserve		
Opening Balance	1,423,011	1,301,900
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	13,449	28,997
Amount Used / Transfer from Reserve	(568)	(170,570)
	<u>1,435,892</u>	<u>1,160,327</u>
(i) Future Community Infrastructure Reserve		
Opening Balance	2,571,524	1,515,400
Amount Set Aside / Transfer to Reserve	-	518,629
Interest Applied to Reserve	24,303	33,752
Amount Used / Transfer from Reserve	-	(1,702,481)
	<u>2,595,827</u>	<u>365,300</u>

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

	September Actual \$	2016/17 Budget \$
Cash Backed Reserves		
(j) Golf Course Cottage Reserve		
Opening Balance	26,469	26,349
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	250	577
Amount Used / Transfer from Reserve	-	-
	<u>26,719</u>	<u>26,926</u>
(k) Infrastructure Reserve		
Opening Balance	119,703	116,100
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	1,131	2,586
Amount Used / Transfer from Reserve	-	-
	<u>120,834</u>	<u>118,686</u>
(l) Refuse Reserve		
Opening Balance	8,385,016	6,655,700
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	79,247	148,242
Amount Used / Transfer from Reserve	-	(710,119)
	<u>8,464,263</u>	<u>6,093,823</u>
(m) Restricted Grants & Contributions Reserve		
Opening Balance	2,303,075	1,633,383
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	(407,409)	(1,633,383)
	<u>1,895,666</u>	<u>-</u>
(n) Settlement Agreement Reserve		
Opening Balance	157,743	-
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>157,743</u>	<u>-</u>
Un-Restricted Reserves Sub Total	<u>21,216,760</u>	<u>12,717,002</u>
Developer Contributions Reserve - DCA 1 - Hard		
(o) Infrastructure Bertram		
Opening Balance	1,483,289	1,255,800
Amount Set Aside / Transfer to Reserve	165,468	-
Interest Applied to Reserve	12,636	27,970
Amount Used / Transfer from Reserve	-	-
Movement	-	-
	<u>1,661,393</u>	<u>1,283,770</u>
Developer Contributions Reserve - DCA 2 - Hard		
(p) Infrastructure Wellard		
Opening Balance	1,530,683	1,538,600
Amount Set Aside / Transfer to Reserve	265,657	825,740
Interest Applied to Reserve	8,662	34,269
Amount Used / Transfer from Reserve	-	-
	<u>1,805,002</u>	<u>2,398,609</u>
Developer Contributions Reserve - DCA 5 - Hard		
(q) Infrastructure Wandii		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	305,103
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>305,103</u>
Developer Contributions Reserve - DCA 5 - Hard		
(r) Infrastructure Wandii		
Opening Balance	2,846,531	2,637,100
Amount Set Aside / Transfer to Reserve	-	-
Interest Applied to Reserve	11,653	58,736
Amount Used / Transfer from Reserve	-	-
	<u>2,858,184</u>	<u>2,695,836</u>

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

Cash Backed Reserves	September Actual \$	2016/17 Budget \$
Developer Contributions Reserve - DCA 8 -Soft		
(s) Infrastructure Mandogalup		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	475,303
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	-	(16,119)
	<u>-</u>	<u>459,184</u>
Developer Contributions Reserve - DCA 9 -Soft		
(t) Infrastructure Wandii/Anketell		
Opening Balance	9,116,394	8,623,100
Amount Set Aside / Transfer to Reserve	21,949	192,062
Interest Applied to Reserve	30,183	1,733,961
Amount Used / Transfer from Reserve	(638)	(311,844)
	<u>9,167,888</u>	<u>10,237,279</u>
Developer Contributions Reserve - DCA 10 -Soft		
(u) Infrastructure Casuarina/Anketell		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	362,462
Interest Applied to Reserve	-	-
Amount Used / Transfer from Reserve	-	(24,502)
	<u>-</u>	<u>337,960</u>
Developer Contributions Reserve - DCA 11 -Soft		
(v) Infrastructure Wellard East		
Opening Balance	3,647,606	3,627,500
Amount Set Aside / Transfer to Reserve	436,131	1,382,313
Interest Applied to Reserve	22,145	80,796
Amount Used / Transfer from Reserve	(12,548)	(64,568)
	<u>4,093,334</u>	<u>5,026,041</u>
Developer Contributions Reserve - DCA 12 -Soft		
Infrastructure Wellard West		
(w) Opening Balance	5,779,219	5,513,900
Amount Set Aside / Transfer to Reserve	156,093	842,081
Interest Applied to Reserve	36,293	122,810
Amount Used / Transfer from Reserve	(8,081)	(307,302)
Movement	-	-
	<u>5,963,524</u>	<u>6,171,489</u>
Developer Contributions Reserve - DCA 13 -Soft		
(x) Infrastructure Bertram		
Opening Balance	286,381	295,400
Amount Set Aside / Transfer to Reserve	-	281,178
Interest Applied to Reserve	57,885	6,580
Amount Used / Transfer from Reserve	-	(86,448)
	<u>344,266</u>	<u>496,710</u>
Developer Contributions Reserve - DCA 14 -Soft		
(y) Infrastructure Wellard/Leda		
Opening Balance	406,289	326,400
Amount Set Aside / Transfer to Reserve	-	191,283
Interest Applied to Reserve	24,095	7,270
Amount Used / Transfer from Reserve	-	(166,559)
	<u>430,384</u>	<u>358,394</u>
Developer Contributions Reserve - DCA 15 -Soft		
(z) Infrastructure Townsite		
Opening Balance	137,457	129,400
Amount Set Aside / Transfer to Reserve	2,299	320,716
Interest Applied to Reserve	36,557	2,882
Amount Used / Transfer from Reserve	(1,681)	(271,454)
	<u>174,632</u>	<u>181,544</u>
Developer Contributions Reserves Sub Total	<u>26,498,607</u>	<u>29,646,816</u>
Total Cash Backed Reserves	<u>47,715,367</u>	<u>42,668,921</u>

All of the above reserve accounts are to be supported by money held in financial institutions.

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Aged Persons Units Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Aged Persons Units, Callistemon Court

Arts Centre Reserve

This Reserve was established to cover any increases in the cost of operations and maintenance for the Kwinana Arts Centre

Asset Management Reserve

This Reserve is utilised to provide funds for renewal projects for the City's building and infrastructure assets.

Asset Replacement Reserve

This Reserve is utilised to replace existing fleet, plant and other City assets

Banksia Park Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Banksia Park Retirement Village

CLAG Reserve

This Reserve has been established to provide funds for the prevention and education of Mosquito management.

Community Services & Emergency Relief Reserve

This Reserve is established to provide funding to alleviate the effect of any disaster within the City of Kwinana boundaries and to provide funds to develop

Employee Leave Reserve

This Reserve is established for the purpose of ensuring that adequate funds are available to finance employee leave entitlements

Family Day Care Reserve

This Reserve provides for the capital acquisitions and maintenance of this facility

Future Community Infrastructure Reserve

This Reserve is established to accumulate the City's contributions for the capital funding of future community infrastructure in accordance with Town Planning Scheme #2

Golf Course Cottage Reserve

This Reserve was established to provide funds for the maintenance of this building

Infrastructure Reserve

This Reserve was established to be used to provide funds to create new City assets or for the major upgrade of City assets to increase the service level provided by the asset

Refuse Reserve

This Reserve was established to provide funds for the costs and subsidy of Waste Management in the City

Restricted Grants & Contributions Reserve

The Reserve is utilised to restrict funds required to complete projects from prior financial years

Settlement Agreement Reserve

This Reserve was established to provide funds to account for future negotiated settlement agreement payments.

DCA 1 - Hard Infrastructure - Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 1 - Hard Infrastructure Bertram

DCA 2 - Hard Infrastructure - Wellard

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 2 - Hard Infrastructure Wellard

DCA 5 - Hard Infrastructure - Wandi

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Wandi

DCA 8 - Soft Infrastructure - Mandogalup

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 8 - Soft Infrastructure Mandogalup

DCA 9 - Soft Infrastructure - Wandii/Anketell

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 9 - Soft Infrastructure Wandii/Anketell

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

6. RESERVES

DCA 10 - Soft Infrastructure - Casuarina/Anketell

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 10 - Soft Infrastructure Casuarina/Anketell

DCA 11 - Soft Infrastructure - Wellard East

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 11 - Soft Infrastructure Wellard East

DCA 12 - Soft Infrastructure - Wellard West

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 12 - Soft Infrastructure Wellard West

DCA 13 - Soft Infrastructure - Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 13 - Soft Infrastructure Bertram

DCA 14 - Soft Infrastructure - Wellard/Leda

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 14 - Soft Infrastructure Wellard/Leda

DCA 15 - Soft Infrastructure - Townsite

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 15 - Soft Infrastructure Townsite

7. NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position

	September 2016 Actual \$	Brought Forward 1-Jul \$
CURRENT ASSETS		
Cash - Unrestricted	21,310,016	8,356,933
Cash - Restricted (Reserves)	47,715,367	46,938,076
Cash - Restricted (Unspent Loan Funds)	62,705	62,705
Rates - Current	18,323,835	1,590,578
Sundry Debtors	877,038	1,139,001
GST Receivable	-	554,076
Accrued Receivables	-	410,710
Inventories	22,230	26,163
	<u>88,311,191</u>	<u>59,078,242</u>
LESS: CURRENT LIABILITIES		
Sundry Creditors	(615,366)	(4,674,862)
Bonds and Deposit Creditors	(3,374,183)	(3,408,346)
Accrued payables - Current	-	(1,150,164)
Current Borrowings	(3,105,457)	(3,105,457)
Provisions - Current	(4,545,806)	(4,545,806)
	<u>(11,640,812)</u>	<u>(16,884,635)</u>
Net Current Asset Position (Prior to Adjustment)	76,670,379	42,193,607
Less:		
Cash Restricted - (Unspent Loan Funds)	(62,705)	(62,705)
Cash Restricted - (Reserves)	(47,715,367)	(46,938,076)
	<u>(47,778,072)</u>	<u>(47,000,781)</u>
Add Back:		
Cash Backed Leave Reserve - Current	4,545,806	4,545,806
Current Loan Liability	3,105,457	3,105,457
	<u>7,651,263</u>	<u>7,651,263</u>
	<u><u>\$ 36,543,570</u></u>	<u><u>\$ 2,844,089</u></u>

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

8. RATING INFORMATION

<u>RATE TYPE</u>	Rate in \$	Number of Properties	Rateable Value \$	2016/17 Actual Rate Revenue \$	2016/17 Actual Interim Rates \$	2016/17 Back Rates \$	2016/17 Total Revenue \$	2016/17 Total Budget \$
Differential General Rate								
<i>Gross Rental Value (GRV)</i>								
Improved Residential	0.07303	10,615	184,561,500	13,478,527	264,454	-	13,742,981	14,150,127
Vacant Residential	0.17974	555	8,674,147	1,559,091	(29,156)	-	1,529,935	1,559,091
Improved Special Rural	0.06385	716	16,868,756	1,077,070	152,469	-	1,229,539	1,077,070
Light Industrial and Commercial	0.09082	146	22,148,306	2,011,509	5,296	-	2,016,805	2,011,509
General Industry and Service Commercial	0.07961	318	33,469,413	2,664,500	3,087	-	2,667,587	2,664,500
Large Scale General Industry and Service Commercial	0.08260	48	52,329,591	4,322,424	-	-	4,322,424	4,322,424
<i>Improved Value (UV)</i>								
General Industrial	0.02639	3	121,200,000	3,198,468	-	-	3,198,468	3,198,468
Rural	0.00464	187	184,212,000	854,744	(357,500)	-	497,244	854,744
Mining	0.00793	13	27,291,000	216,418	13,486	-	229,904	216,418
Urban/Urban Deferred	0.00612	65	171,510,000	1,049,641	(35,404)	-	1,014,237	1,049,641
		12,666	822,264,713	30,432,392	16,732	-	30,449,124	31,103,992

CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

.. RATING INFORMATION (Continued)

	Minimum \$	Number of Properties	Rateable Value \$	2016/17 Actual Rate Revenue \$	2016/17 Actual Interim Rates \$	2016/17 Back Rates \$	2016/17 Total Revenue \$	2016/17 Total Budget \$
Minimum Payments								
Gross Rental Value (GRV)								
Improved Residential	943	2,679	31,546,688	2,526,297	-	-	2,526,297	2,526,297
Vacant Residential	943	1,220	5,290,264	1,150,460	-	-	1,150,460	1,150,460
Improved Special Rural	943	5	68,260	4,715			4,715	4,715
Light Industrial and Commercial	1226	18	168,008	22,068	-	-	22,068	22,068
General Industry and Service Commercial	1226	37	299,688	45,362	-	-	45,362	45,362
Large Scale General Industry and Service Commercial	1226	0	-	-			-	-
Improved Value (UV)								
General Industrial	1226	0	-	-	-		-	-
Rural	943	11	1,453,000	10,373			10,373	10,373
Mining	1226	1	15,000	1,226	-		1,226	1,226
Urban/Urban Deferred	1226	47	7,786,600	57,622	-	-	57,622	57,622
Sub-Totals		4,018	46,627,508	3,818,123	-	-	3,818,123	3,818,123
							34,267,247	34,922,115
Specified Area Rates							-	-
Totals		16,684	868,892,221	34,250,515	16,732	-	34,267,247	34,922,115

The City of Kwinana raises rates on all land within its boundaries, except exempt land, using a combination of dual rating and differential rating. Generally land within the urban area is rated at Gross Rental Value (GRV) and land within the rural area being rated with Unimproved Valuations (UV). Certain Town Planning zonings have attracted different rates so as to achieve greater equity within the urban and rural sectors.

The general rates detailed above for the 2016/17 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

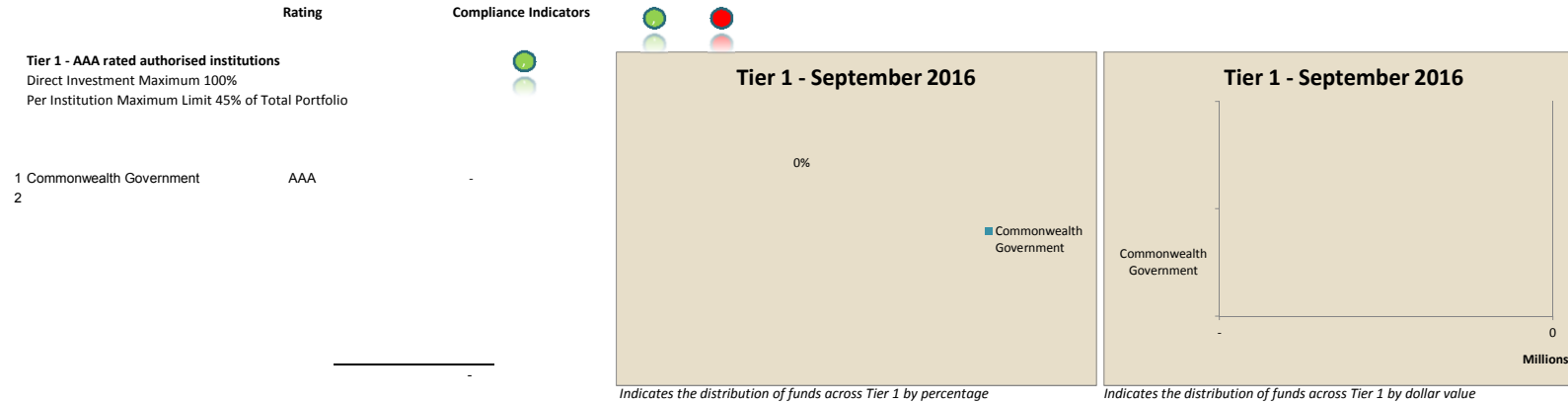
CITY OF KWINANA
NOTES TO AND FORMING PART OF THE FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2016 TO 30 SEPTEMBER 2016

9. TRUST FUNDS

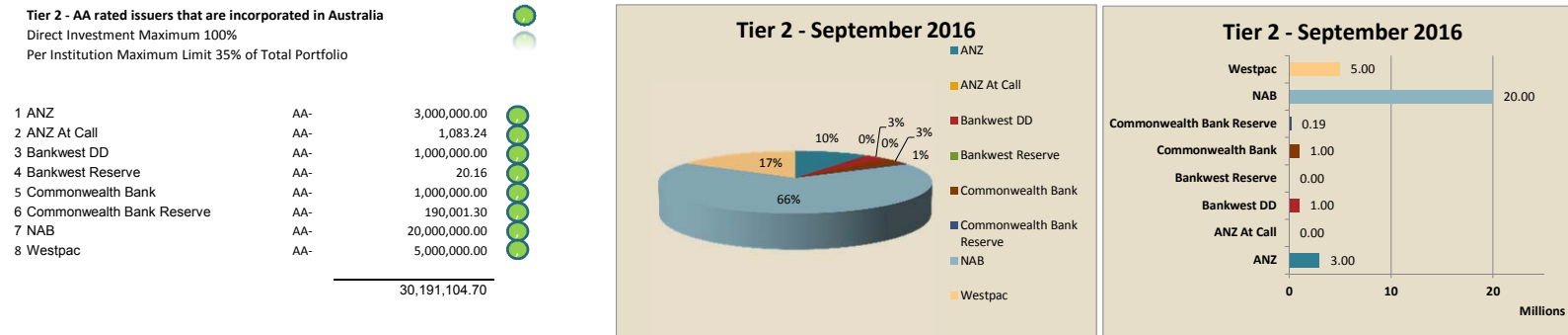
Funds held at balance date over which the Municipality has no control and which are not included in this financial statements are as follows:

	Balance 1-Jul-16 \$	Amounts Received \$	Amounts Paid \$	Balance 2016/17 \$
	-	-	-	-
	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

City of Kwinana
Statement of Investments
For the Period Ending 30 September 2016



Comment: Tier 1 rates available to the City were not favourable and therefore no funds were invested in this tier.



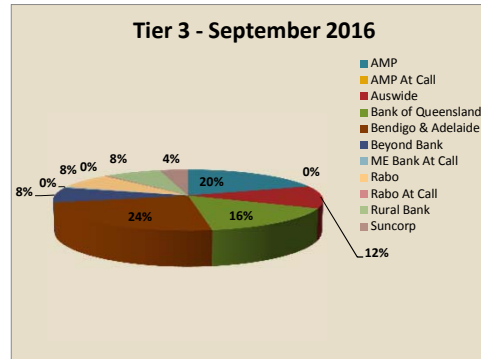
Comment: Funds were allocated in accordance with the guidelines of Investment Policy.

City of Kwinana
Statement of Investments
For the Period Ending 30 September 2016

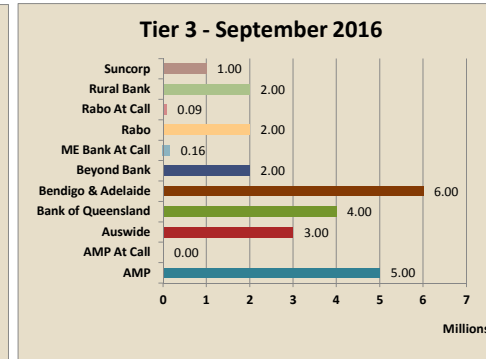


Tier 3 - other investment grade authorised institutions
Direct Investment Maximum 40%
Per Institution Maximum Limit 20% of Total Portfolio

1 AMP	A+	5,000,000.00	
2 AMP At Call	A+	195.34	
3 Auswide	BBB	3,000,000.00	
4 Bank of Queensland	A-	4,000,000.00	
5 Bendigo & Adelaide	A-	6,000,000.00	
6 Beyond Bank	BBB	2,000,000.00	
7 ME Bank At Call	BBB	157,503.92	
8 Rabo	AA-	2,000,000.00	
9 Rabo At Call	AA-	85,102.32	
10 Rural Bank	A-	2,000,000.00	
11 Suncorp	A+	1,000,000.00	
		25,242,801.58	



Indicates the distribution of funds across Tier 3 by percentage



Indicates the distribution of funds across Tier 3 by dollar value

Comment: Funds were allocated in accordance with the guidelines of Investment Policy.

Tier 4 - other compliant authorised institutions

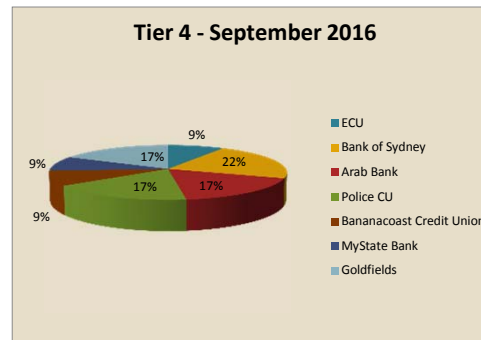
Direct Investment Maximum 30%
Per Institution Maximum Limit 5% of Total Portfolio

Term Deposits

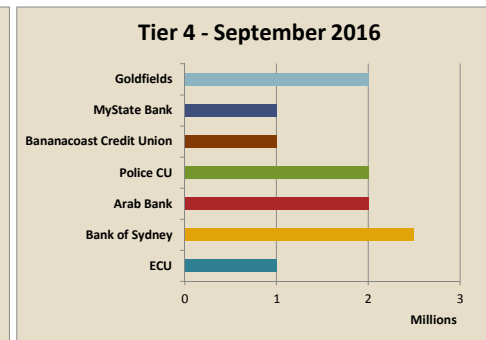
1 ECU	UR	1,000,000.00	
2 Bank of Sydney	UR	2,500,000.00	
3 Arab Bank	BB+	2,000,000.00	
4 Police CU	UR	2,000,000.00	
5 Bananacoast Credit Union	UR	1,000,000.00	
6 MyState Bank	UR	1,000,000.00	
7 Goldfields	UR	2,000,000.00	

CDOs

MA S6-7 (Parkes IA'AAA')	NR
MA S6-7 (Parkes IIA'AAA')	NR



Indicates the distribution of funds across Tier 4 by percentage



Indicates the distribution of funds across Tier 4 by dollar value

	11,500,000.00
\$	66,933,906.28

Comment: Funds were allocated in accordance with the guidelines of Investment Policy.

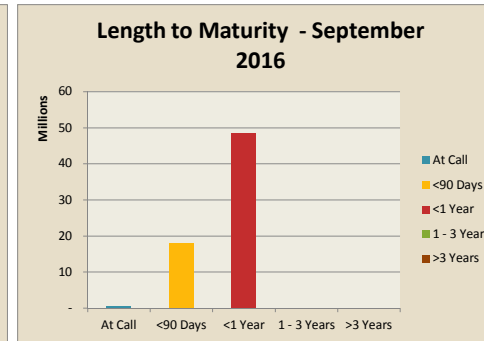
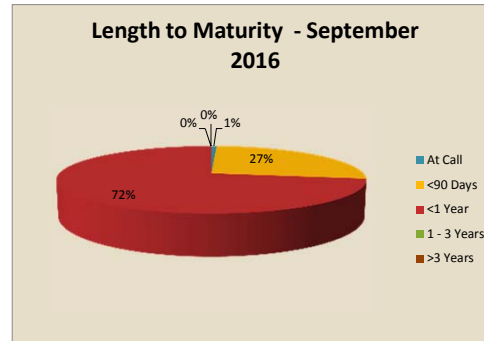
Legend

FRNs	Floating Rate Notes
CDOs	Collateralised Debt Obligations

City of Kwinana
Statement of Investments
For the Period Ending 30 September 2016



At Call	433,906.28	●
<90 Days	18,000,000.00	●
<1 Year	48,500,000.00	●
1 - 3 Years	-	●
>3 Years	-	●
\$	66,933,906.28	



Portfolio Term to Maturity Limits

At Call investment

Compliance Indicator

Funds invested for 90 days or less
100% (with 10% minimum) of Total Portfolio
Compliance Indicator

Funds invested for between 90 days and up to 1 year
100% (with 40% minimum) of Total Portfolio
Compliance Indicator

Funds invested for between 1 and 3 years
60% (Bonds Only) of Total Portfolio
Compliance Indicator

Funds invested for greater than 3 years
0% of Total Portfolio
Compliance Indicator

At Call	<90 Days	<1 Year	1-3 Years	>3 Years
\$ 433,906.28 0.65% ✓	\$ 18,000,000.00 26.89% ✓	\$ 48,500,000.00 72.46% ✓	\$ - 0.00% ✓	\$ - 0.00% ✓

Comment: Portfolio compliant with the Policy

Portfolio Credit Framework

Direct Investment Maximum 100%
Per Institution Maximum Limit 45% of Total Portfolio

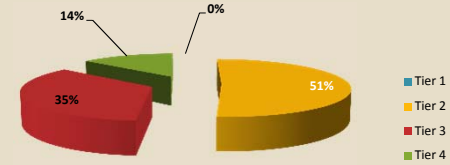
Direct Investment Maximum 100%
Per Institution Maximum Limit 35% of Total Portfolio

Direct Investment Maximum 40%
Per Institution Maximum Limit 20% of Total Portfolio

Direct Investment Maximum 30%
Per Institution Maximum Limit 5% of Total Portfolio

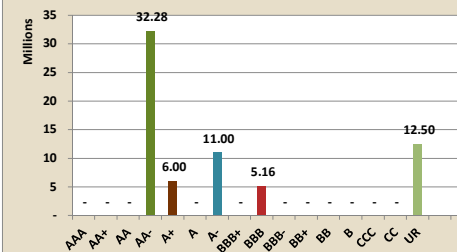
Tier 1	Tier 2	Tier 3	Tier 4
0.00% ✓			
	45.11% ✓		
		37.71% ✓	
			17.18% ✓

Portfolio Credit Framework



Indicates the distribution of funds across the 4 Tiers

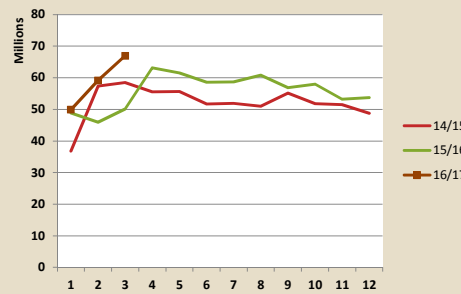
Portfolio Credit Distribution by Rating



Indicates the distribution of funds by credit rating

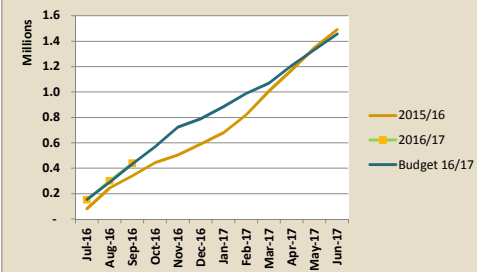
Comment: Portfolio compliant with the Policy

City of Kwinana - Total Investment Portfolio



Indicates the total amount invested at the report date compared to prior years

Portfolio Actual Interest Income Comparison (Cumulative)



Indicates the amount of interest earned on investments for the period to report date

16.4 Adoption of the Annual Report, including the full set of Audited Financial Statements, for the year ending 30 June 2016 and acceptance of the date set for Electors' General Meeting 2016

SUMMARY:

Each year the City is required to hold an Electors' General Meeting to consider matters arising with respect to the previous financial year. In order to set a date for the 2016 Electors' General Meeting, the Council is required to have both received the audit report for the prior period as well as having accepted the Annual Report.

A copy of the draft Annual Report for the year ended 30 June 2016 is attached for consideration of Council.

In addition to acceptance of the Annual Report, approval of Council is sought to set the date of the 2016 Electors' General Meeting.

OFFICER RECOMMENDATION:

That Council:

1. Adopt the 2015/2016 Annual Report as detailed in Attachment A.
2. Advertise the availability of the Annual Report in accordance with Section 5.55 of the Local Government Act 1995.
3. In accordance with Section 5.27 of the Local Government Act 1995, accept the date for the 2016 Electors' General Meeting as Wednesday 14 December 2016 commencing at 7:00pm.

NOTE: ABSOLUTE MAJORITY OF COUNCIL REQUIRED

DISCUSSION:

Section 5.27 of the Local Government Act 1995 requires the following in each local government:

- (1) A general meeting of the electors of a district is to be held once every financial year.
- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.

Section 5.53 of the Local Government Act states the following:

- (1) The local government is to prepare an annual report for each financial year.

16.4 ADOPTION OF THE ANNUAL REPORT, INCLUDING THE FULL SET OF AUDITED FINANCIAL STATEMENTS, FOR THE YEAR ENDING 30 JUNE 2016 AND ACCEPTANCE OF THE DATE SET FOR ELECTORS' GENERAL MEETING 2016

- (2) The annual report is to contain —
 - (a) a report from the mayor or president; and
 - (b) a report from the CEO; and
 - [(c), (d) deleted.]*
 - (e) an overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year;
 - (f) the financial report for the financial year; and
 - (g) such information as may be prescribed in relation to the payments made to employees; and
 - (h) the auditor's report for the financial year; and
 - (ha) a matter on which a report must be made under section 29(2) of the *Disability Services Act 1993*; and
 - (hb) details of entries made under section 5.121 during the financial year in the register of complaints, including —
 - (i) the number of complaints recorded in the register of complaints; and
 - (ii) how the recorded complaints were dealt with; and
 - (iii) any other details that the regulations may require; and
 - (i) such other information as may be prescribed.

The Annual Report, as attached to Councillors' agendas, is in final draft format, with minor changes to be made to correct any typographical errors.

If Council accedes to the adoption of the Annual Report and to the setting of the date for the Electors' General Meeting, statutory advertising will take place within the district and the final version of the report once printed, will be distributed through the Administration Centre and at the City Library and on the night of the meeting. The Annual Report will also be placed on the City's website under 'Publications and Reports'.

In an effort to be more environmentally friendly, the printed community edition of the annual report will contain an abridged version of the financial report, the full version will be available on the City's internet site and upon request.

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 specifically provides for the development of annual reports, the holding of electors meetings and the content of both (as indicated above in the discussion section of this report).

Local Government Act 1995

5.56. Planning for the future

- (1) *A local government is to plan for the future of the district.*
- (2) *A local government is to ensure that plans made under subsection (1) are in accordance with any regulations made about planning for the future of the district.*

16.4 ADOPTION OF THE ANNUAL REPORT, INCLUDING THE FULL SET OF AUDITED FINANCIAL STATEMENTS, FOR THE YEAR ENDING 30 JUNE 2016 AND ACCEPTANCE OF THE DATE SET FOR ELECTORS' GENERAL MEETING 2016

Disability Services Act 1993

29. Report about disability access and inclusion plan

- (2) A local government or regional local government that has a disability access and inclusion plan must include in its annual report prepared under section 5.53 of the Local Government Act 1995 a report about the implementation of the plan.

Local Government Act 1995

5.121. Register of certain complaints of minor breaches

- (1) The complaints officer for each local government is required to maintain a register of complaints which records all complaints that result in action under section 5.110(6)(b) or (c).
- (2) The register of complaints is to include, for each recorded complaint —
- (a) the name of the Council member about whom the complaint is made; and
 - (b) the name of the person who makes the complaint; and
 - (c) a description of the minor breach that the standards panel finds has occurred; and
 - (d) details of the action taken under section 5.110(6)(b) or (c).

Local Government Act 1995

6.4. Financial report

- (1) A local government is to prepare an annual financial report for the preceding financial year and such other financial reports as are prescribed.
- (2) The financial report is to —
- (a) be prepared and presented in the manner and form prescribed; and
 - (b) contain the prescribed information.
- (3) By 30 September following each financial year or such extended time as the Minister allows, a local government is to submit to its auditor —
- (a) the accounts of the local government, balanced up to the last day of the preceding financial year; and
 - (b) the annual financial report of the local government for the preceding financial year.

FINANCIAL/BUDGET IMPLICATIONS:

The City has made provision for the Electors' General Meeting in its adopted budget for the 2016/2017 financial year, however, no budget is provided for external printing of the Annual Report as reports will be made available upon request via the City's in-house printer.

ASSET MANAGEMENT IMPLICATIONS:

No Asset Management implications have been identified as a result of this report or recommendation.

16.4 ADOPTION OF THE ANNUAL REPORT, INCLUDING THE FULL SET OF AUDITED FINANCIAL STATEMENTS, FOR THE YEAR ENDING 30 JUNE 2016 AND ACCEPTANCE OF THE DATE SET FOR ELECTORS' GENERAL MEETING 2016

ENVIRONMENTAL IMPLICATIONS:

The Annual Report will not be printed professionally and will only be printed on a needs' basis. Digital copies will be made available through the City's regular communication channels. This is in line with City's intent to work in a paper-free environment wherever possible.

STRATEGIC/SOCIAL IMPLICATIONS:

The holding of the Electors' General Meeting contributes towards the aims of the City's 'Plan for the Future' and subsequent informed documents by:

- *Undertaking community consultation.*
- *Measuring our performance.*

RISK IMPLICATIONS:

The holding of an annual Electors' General Meeting (EGM) is required in accordance with the Local Government Act 1995. Deferral of the adoption of the Annual Report will delay the holding of the EGM and require the reorganisation of a further meeting, within a two month period following adoption.

COUNCIL DECISION

381

MOVED CR W COOPER

SECONDED CR R ALEXANDER

That Council:

1. **Adopt the 2015/2016 Annual Report as detailed in Attachment A.**
2. **Advertise the availability of the Annual Report in accordance with Section 5.55 of the Local Government Act 1995.**
3. **In accordance with Section 5.27 of the Local Government Act 1995, accept the date for the 2016 Electors' General Meeting as Wednesday 14 December 2016 commencing at 6:30pm.**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
7/0

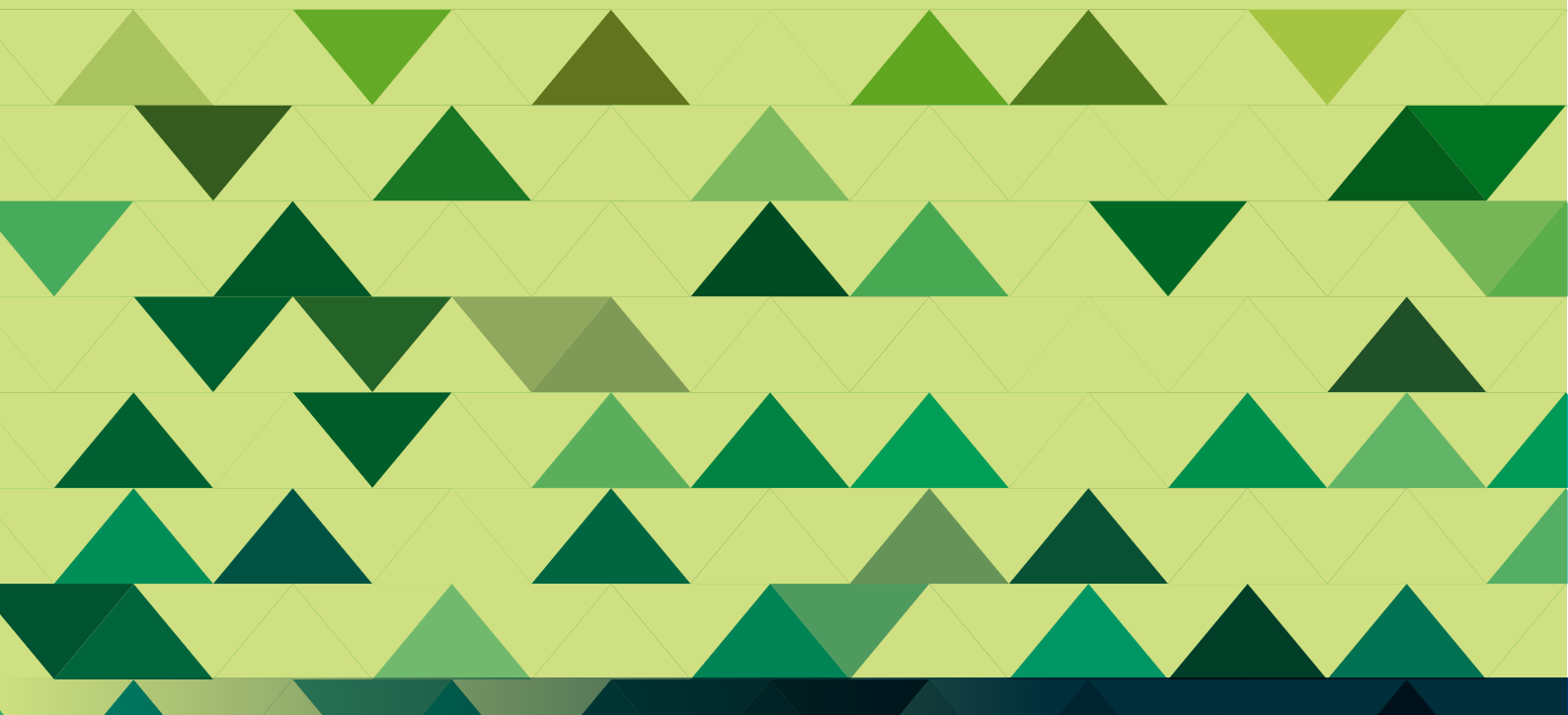
NOTE – That the officer recommendation has been amended at point 3 to change the commencement time to 6:30pm for the Electors' General Meeting.

ANNUAL REPORT 2015/16



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Mayor's Report



It is with great pleasure that I introduce the City of Kwinana's 2015/16 Annual Report and to reflect on the events and achievements of the last 12 months.

It has been a busy year as usual at the City and we're proud to have delivered some wonderful outcomes and upgrades to assist our residents.

Not least of these is of course the Kwinana Adventure Park – the largest infrastructure project in our recent history. I have to admit, despite being privy to the plans and process, even I was overwhelmed by the final outcome of this \$5.2million project that will be enjoyed for years to come by our local families and those from surrounding areas. We're proud to be able to bring such a remarkable space to our community and we hope you and your family will make some great memories at the park.

Kwinana is also growing in terms of population, houses, commercial real estate and infrastructure. Just this year we welcomed WA's first Aldi and confirmed that Coles will be taking up tenancy in the Kwinana Marketplace. Attracting retailers of this calibre can only be good news for our residents, giving them more options and competitive pricing.

Our advocacy efforts have also been plain to see with the Indian Ocean Gateway, a project focussed on gaining commitment for an Outer Harbour in Cockburn Sound, growing in momentum. In terms of Kwinana's economic future, very few initiatives will even come close to matching this.

I would like to extend my gratitude to those who have worked closely with the City of Kwinana in the last financial year. Thank you to our local politicians, to our stakeholders, to my fellow Councillors, our Chief Executive Officer and her hardworking Executive team and all the staff at the City for working alongside me and continuing to demonstrate sound and responsible leadership.

Our community focus, driven by a strong and committed Council has been a successful partnership for the City and I'm honoured to work closely with this group of people who are truly working towards a better future for the City.

**Carol Adams,
Mayor of Kwinana**



CEO Message

The City of Kwinana continues to evolve and is proving to not only be a desirable place to live, but also a great place to do business and now, with the new Kwinana Adventure Park, it's a great tourist destination too.

As you read through this Annual Report, you'll see just how much your City has achieved in the last year, yet this is just a snapshot of all the projects we've been working hard to achieve on a day to day basis.

City staff have been focussed on continuing to transform the organisation to ensure the broadest range of high quality services are provided at the lowest possible cost to meet community needs. In response to customer surveys, this year the City Assist service was introduced, giving 24 hour a day, 7 day a week ranger and security patrols to our community. Given feedback from residents about how important the environment is to them, the City has also allocated additional resources to the care of our natural reserves by taking a critical look at how better value can be achieved for our expenditure in this area.

Initiatives such as larger recycling bins have also been implemented, lower cost waste services have been negotiated and a new program known as place management has been developed which will see each unique community throughout the City create place plans for the activities and projects they would like to see happen in their areas.

The City's management team has been able to do this through dedicating significant time to strategic financial planning and creating a workplace where the culture is focussed on asking "Why not yes?" and staff are motivated and empowered to drive performance improvements.

With our continued hard work and committed workforce, our strong future will continue, guided by the community's wants and needs.

I'm proud of how the City keeps progressing. We're once again one of the fastest growing local governments in not just Western Australian but throughout the nation, and I'm honoured to help lead this team and community into a bright future.

Of course this rapid growth brings with it a unique mixture of challenges, particularly in areas such as service provision and infrastructure development - it certainly makes the task of balancing priorities all the more critical. However, thanks to an excellent team and a set of ever-improving processes, the City continues to handle this task with maturity and creativity.

Thanks must be extended to my Executive team and to all staff at the City of Kwinana for ensuring we remain on a trajectory of efficiency and enhancement in all that we do.

It's indisputable that the past decade has seen Kwinana undergo some of the most significant changes in its history. The 2015/16 year has been no exception and I have every confidence that positive change will continue to flow throughout the community for many years to come.

Joanne Abbiss
Chief Executive Officer



City Living

This directorate is responsible for delivering important services to the community as well as being focused on employing strategies that build and enhance the strong communities that already exist here in Kwinana.

Community Centres

William Bertram Community Centre

Hireable spaces at William Bertram Community Centre have proven popular with a number of regular hirers such as karate, dance classes and small business forums to name a few. Programs coordinated by the City were also well attended including after school activities, baby and toddler rhyme time, school holiday programs and a group for seniors.

A Bertram Community Playgroup was established and supported crèche craft activities. Bookings for community celebrations were also popular with a number of first birthday parties and a wedding reception being held at the Centre.

The Centre is popular for community celebration events and both the Centre's birthday and Neighbour Day were well attended and enjoyed by locals.

Darius Wells Library and Resource Centre

Entering its third year, the Darius Wells Library and Resource Centre (DWLRC) is now a well-established community hub in central Kwinana. All areas of the Centre are well used with a range of programs, activities and events on offer throughout the year.

Hireable spaces have been well used on a daily basis for meetings, celebration events, training and community programs. The community lounge is a popular meeting spot for community members, regular business meetings, parent groups and even a knitters' circle. The community agencies located in the DWLRC provided valuable services including job search assistance, counselling, early childhood development support, education and skills building workshops, migrant support, family and relationship counselling and legal advice.

Community participation in events and activities in Chisham Square – just outside the DWLRC – continued to increase. The summer movie nights, 80's disco and after school games were popular with families. The school holiday Science Extravaganza

event was an overwhelming success with Scitech, International Centre for Radio Astronomy Research, UWA International Robogals and special guest, former Chief Scientist of WA, Professor Lyn Beasley all participating.

John Wellard Community Centre

Bookings and programs at the John Wellard Community Centre also continued to be popular. A range of regular programs are well established with the continuation of yoga, Pin It Made It, Kwinana Toastmasters, Wellard Residents Association, Wellard Ladies over 60 Group, Boogie Babes, school holiday programs, sewing and a number of church groups, all attracting excellent participation from members of the community.

A community barbecue event was held on 24 October to celebrate the Centre's birthday and Safety Month. The event was a great success with over 250 people attending.

Community Centres' Crèche

The Community Centres' crèche service continued to grow in 2015/16 with the introduction of a pop-up crèche at William Bertram Community Centre.

Services also continued at Toddler Town Crèche (Darius Wells Library and Resource Centre) and John Wellard Community Centre. The three crèches provided over 3,000 child places across the year, which allowed parents to access services and programs on offer at the three centres.

Arts, Culture and Community Events

The City presented a comprehensive program of community events in 2015/16, including Australia Day celebrations, Alcoa Children's Party, PETScapade – The Village at Wellard, Kwinana Festival Fair Day, NAIDOC Week celebrations, Act-Belong-Commit Sunset Fiesta and Act-Belong-Commit Our Heritage.

PETScapade, presented in partnership with Peet Ltd, was a fun-filled event for pet lovers of all ages, held on 11 October 2015. It promoted healthy lifestyles and physical activity, encouraging residents to be active through walks and games with their pets. The 2015 event offered a unique opportunity for residents to meet specialised service providers, learn from the City Assist team about the responsibilities of pet ownership and access discounted micro-chipping.

Alcoa Children's Party, held on 27 October 2015 during Children's Week, was the biggest day out for kids under five in Kwinana. Activities included an animal farm, aqua bumper boats, Ausdance fun, bouncy castles, a cardboard city, face painting, a merry go-round, racing cars and a chill-out zone for parents.

Kwinana Festival Fair Day, Kwinana's biggest annual event, was held on 31 October 2015. The Festival provided a full day of live entertainment, free children's rides (supported by the Kwinana Industries Council), a Healthy Stadium (supported by BHP Billiton) and fresh food. The 2015 Festival attracted record attendance, with more than 6,000 visitors.

Act-Belong-Commit Sunset Fiesta, held on 21 March 2016 during Harmony Week, celebrated multiculturalism with an evening of international food, music and dance on the grassy knoll of Centennial Park in Bertram. The 2016 event featured a variety of unique and culturally-diverse acts including Mitchell (Fingers) Cullen, Gina Williams and Hula Magic.

Act-Belong-Commit Our Heritage, held on 15 May 2016 during Australian Heritage Week, celebrated Kwinana's rich history with a day of cultural entertainment, activities and learning opportunities at Sloan's Reserve. Activities included a treasure hunt, community planting, and old-fashioned games. Families could also visit an animal farm, get involved with a community garden, or just sit back and relax while immersed in the acoustic delights of the Littlest Fox.

Exhibitions

The City presented a number of art exhibitions at the Darius Wells Community Centre in 2015/16, including:

- **Answering the Call** - a multimedia exhibition commemorating the Centenary of ANZAC and its legacy, including Australia's participation in war and peacekeeping missions around the world;
- **I am in love all my life** - by Iranian artist Mrs Fatemeh Sharifi. This exhibition included a small gathering of quotes that the artist created from her readings of the classic Persian poets.
- **Albert Windie Art Exhibition** - an annual exhibition presenting work by local Aboriginal artists.



Neighbour Day Events

On Sunday, 3 April, the City celebrated Neighbour Day with a number of well attended community events coordinated by local groups, with funding and support from the City.

Community events were held in Wellard, Wandi, Medina, Parmelia, Casuarina and Bertram. Smaller street events were also held across the City.

Lolly Run

This is a unique event associated with Kwinana, reflecting the generous spirit of our community for over 50 years. On Christmas morning, 150 community members volunteered to ensure every child in every home in Kwinana received a visit from Santa with 10,500 lolly bags distributed.

Seniors' Christmas Party

The Seniors' Christmas Party continues to be a highlight on the events calendar for many older residents in the community. This event was attended by 120 residents and was held at the Thomas Kelly Pavilion in Medina.

Koorliny Arts Centre

The City undertook a review of the Koorliny Arts Centre in 2015/16. The Centre, built in 1990, is a major performing arts venue presenting more than 100 performances annually to upwards of 30,000 attendees. Implementation of the review's recommendations will ensure the Centre continues to meet community expectations into the future and these recommendations include the re-activation of the Koorliny Amphitheatre, which will be a focus in 2016/17.

The Koorliny Arts Centre is firmly committed to offering this community a variety of opportunities to engage in the arts, both visual and performing. The resident dance school, Instep Performance Academy and the Wellard School of Music offer classes for all ages from three years to adults. Seniors are well catered for with monthly Morning Melody Concerts proving to be a favourite and local artists get together every week to hone their skills and encourage one another.

All in-house and entrepreneurial productions exceeded box office expectations and combined with the professional touring season, Koorliny saw significant benefits in terms of new and repeat patron attendance and greater community recognition of the Centre.

The professional touring season continued to grow during the year and Koorliny was delighted to present professional works for all ages. Thanks to its growing reputation in the Perth theatre community, Koorliny has also been increasingly successful in attracting a wider audience from all over the metropolitan area and beyond, people who would never have thought to come to Kwinana are now becoming regular patrons and performers and are appreciating all that this City has to offer.

Koorliny was also the proud recipient of the Yvonne Hough-Neilson Memorial Award for continued excellence at the ITA Finley Awards for 2015.



Community Engagement

Community Engagement Policy

In 2015/16, Council adopted a Community Engagement Policy, which commits to undertaking community engagement actions for initiatives. Community engagement is based on the belief that those who are affected by a decision should have an opportunity to be involved in the decision-making process. It promotes sustainable decisions by recognising and communicating the needs and interests of all participants.

As part of the City's new community engagement initiatives, the website, WhatsOnKwinana.com, was developed to inform residents of upcoming events and activities in the area, and two-way SMS messaging was introduced to notify and consult with residents about a range of issues.

Other new initiatives included:

- quarterly community workshops and networking sessions to build the capacity and networks of local community groups and services; and
- weekly live entertainment by the Wellard train station in summer where City officers engaged with residents in relation to City facilities and services.

Community Wellbeing Survey

In April 2016, the City administered a community wellbeing survey to 4,000 households in order to better understand and address local community needs. The report identified several priority areas, including: building local pride, strengthening sense of belonging, improving general health, encouraging residents to review household spending patterns, reducing fast-food consumption, increasing physical activity and encouraging greater adoption of active transport solutions.

Workshops were subsequently organised with City staff, community groups and services to devise a strategic cross-sector response to these needs.



Connecting Community for Kids Program

The Partnership Forum Early Years Working Group, of which the City is a founding member, launched the Connecting Community for Kids (CCK) program in 2015/16 with an investment of \$2 million from the Woodside Development Fund.

The CCK program aims to improve the level of physical, social, emotional, communication and language development of children in Kwinana and Cockburn. It will enable the partners involved in the project to identify gaps and duplication of effort to ensure delivery of services for young children is targeted and relevant. The program is a significant example of the government and community services sector working with private industry to deliver a substantial project.

Homelessness Policy

In 2015/16 Council adopted a Homelessness Policy, which articulates Council's commitment to addressing homelessness in Kwinana. In accordance with this Policy, the Community Engagement team engaged with people experiencing homelessness and provided referral to services for accommodation, mental health counselling, financial counselling and employment assistance.

Disability Access and Inclusion

Through the Access and Inclusion Working Group, the City strives to ensure people with a disability have the same opportunities as others in the community. This includes access to services, programs and opportunities for employment.

Newly-built centres are universally accessible and each year the City upgrades parks by replacing play equipment at the end of its life to improve access and inclusion. Connecting pathways are installed to assist access to seating and play areas and the City was also able to provide Auslan interpretation for better access to local services.

The City continues to hold bi-monthly meetings of the Access and Inclusion Working Group where members of the community provide advice on access and inclusion issues affecting the community. Individual issues are raised with the Working Group, which the City seeks to resolve in partnership with local stakeholders. Having large print books and talking cassettes available at the library, providing a floatable wheel chair for disability access at Wells Park, offering a wheelchair for participants at the Darius Wells Library and Resource Centre, offering the SAIL swimming program from the Kwinana Recquatic and using access and inclusion tools to plan events, all add to our commitment to community inclusion.

As per Regulation 8(b) of the Disability Services Regulations 2004, the City has implemented the following strategies to inform its agents and contractors of the Disability Access and Inclusion Plan.

- All tenders and Request for Quote (RFQ) documents include a copy of the City of Kwinana Disability Access and Inclusion Plan or, at a minimum, provide a link to download the Plan.
- Contractors are required to agree to comply with the City of Kwinana Disability Access and Inclusion Plan as part of the compliance criteria assessment undertaken by the City.
- A template is included within the City's documentation to assist contractors in reporting how they have complied with the Disability Access and Inclusion Plan.

Kwinana Volunteer Centre

The Kwinana Volunteer Centre continues to encourage and assist residents to connect to their community through volunteering.

The City of Kwinana facilitated its annual Volunteer Thank You event during National Volunteer Week, as well as offering a range of learning and development workshops for volunteers and community organisations that involve volunteers.

The Kwinana Volunteer Centre also consulted with 765 individuals looking for volunteer opportunities and 75 community groups or not-for-profit organisations were registered with the Centre.

Community Development Fund

In 2015/16, the Community Development Fund supported seven community organisations in buying sporting equipment for junior sporting clubs and implementing community activities and programs such as the development of a sustainable food forest, a women's health open day and the Paint the Town REaD program to the value of \$25,795.

Sport, Health and Recreation

In April 2016, the City won the Heart Foundation's Local Government Award for Western Australia for 'councils with a population over 25,000'. This Award recognises the City's excellence in improving heart health through building a sense of community, encouraging people to be physically active through free and affordable events, promoting smoke-free living and encouraging healthy food choices.

Additionally, the City received a Highly Commended in the Excellence in Health Promotion Practice Award from the WA branch of the Australian Health Promotion Association. This state-wide recognition resulted in part from Council's adoption of a new Healthy Lifestyles Plan, which articulates the City's commitment to improving health and wellbeing in Kwinana.

Various health promotion programs continued in 2015/16, with an increased focus on raising community awareness of mental health. In October, the City's Healthy Lifestyles team partnered with the Disability Services Commission to host the Art of Wellbeing event, which showcased mental health services available to Kwinana residents and ways to stay mentally healthy through art activities. Furthermore, the Walk on the Wild Side photography workshop showcased alternative ways to stay active and keep mentally healthy. The City also partnered with Anglicare WA to present two Applied Suicide Intervention Skills Training (ASIST) Programs in Kwinana, free of charge to community members.

During Australia's Healthy Weight Week, a Mastershop Supermarket Tour was held at Woolworths in Wellard, providing tips on healthy choices in the supermarket.

Additionally, a Lunchbox Inspiration session was held at Bertram to encourage parents and children to be creative when packing a healthy lunch and a Healthy at Every Size seminar was held at the Recquatic to reduce stigma associated with media messages surrounding body image and health.

The Get Active In Kwinana program operated from January until March, teaching participants about the importance of healthy eating, being physically active, reducing stress and setting goals.

In April, another Guided Wetland Wander was hosted by the Healthy Lifestyles team and Friends of the Spectacles, with a large number of participants attending from outside of Kwinana. This event continues to grow each year and is another opportunity to promote ways of keeping mentally healthy by staying active and connecting with nature.

In May, the first FoodRedi™ program was presented in partnership with the Red Cross at Medina Hall over a four-week period, teaching participants how to cook tasty, healthy food on a budget.

Five Parks Play events were also held during 2015/16, with a variety of activities on offer in parks across Orelia, Wandi, Parmelia, Calista and Wellard. Additionally, a number of organisations including KEYS, Ngala, Moorditj Koort and the Kwinana Schools and Community Network were invited to attend Parks Play, which saw an increase in participation.



Healthy lifestyle messages have again played a key role in community events. At PETScapade 2015, participants received various prizes for each lap of Henley Reserve they completed, some of which were handed out by Hearty (the Heart Foundation's mascot). At the Alcoa Children's Party, more than 200 fruit kebabs were made by over 150 children, reinforcing the message that healthy eating can be both fun and delicious.

At the Kwinana Festival Fair Day Healthy Lifestyles Stadium, a series of pedal powered smoothie bikes were introduced, which saw over 200 adults and children pedal to create a fruit smoothie. Furthermore, the sporting zone continues to be popular with a high number of children and youth engaged with local and state club representatives, including rugby, soccer and football.

Additionally, the City identified a gap in male-specific initiatives and organised a Pit Stop program during Men's Health Week in June 2016 to allow men to check on their health, free of charge, with five key areas assessed – chassis (waist), exhaust (smoking), fuel additives (alcohol), oil pressure (blood pressure) and shock absorbers (coping skills). This program was delivered in partnership with the Zone Youth Space, Moorditj Koort and the Kwinana District Football Club.

Individual Sporting Donations

The City supports local elite sportspeople through the provision of the 'Individual Sporting Donation' to assist residents who have been selected to represent Western Australia or Australia in a regional, national or international competition or event. In 2015/16 the City supported 25 athletes to the value of \$5,350. Athletes represented Australia in athletics, American football, baseball, roller hockey and ultimate (Frisbee).

KidSport

The City continued to support young people's access to sporting clubs through the KidSport program. Funding increased from the Department of Sport and Recreation from \$118,007 in 2014/15 to \$125,000 in 2015/16.

New members are vital to sporting clubs and their development, as new members bring enhanced energy, potential new volunteers and increased participation numbers. Aussie Rules football continues to be the most popular sport, followed by netball, rugby, hockey, athletics and Scouts. Of the children accessing the KidSport program, most reside in Parmelia, Bertram and Orelia.

Kwinana Recquatic

July 2015 marked a new era for the Recquatic as the \$6.5 million refurbishment was completed. Works included upgrades to all pool plant equipment and air handling systems, LED lighting, new spa, refurbished changing rooms, retiling, painting and signage.

The Recquatic celebrated the re-opening with a community event in November 2015 that gave patrons free access to the Centre for the day. Over 1,500 people attended the event, which included activities and entertainment such as face painting, large inflatables and climbing walls, animal farms, walking dinosaurs and an appearance from a mermaid in the leisure pool. Kwinana Swim School mascot Sammy the Seal also put in an appearance, meeting children and having photos taken.

The gym areas and stadium similarly received upgrades to equipment, boasting state of the art facilities for cardio and weights machines

In terms of participation at the Centre, Kindy Gym was the stand-out program for kids, while the adult ladies and mixed netball competitions were the standouts for adults.

Swim School has continued to grow with record attendance – over 1,000 participants per term.

Both the gym and group fitness have had consistent attendances over 2015/16. Both areas are showing positive trends in participation following part closures for the refurbishment.

Club Development

Sporting and recreational clubs are supported by the City's Club Development Officer. This position is part funded by the Department of Sport and Recreation and supports the development and activities of local clubs. In 2015/16, the Club Development Officer assisted 41 sporting clubs and 12 recreational groups. Management group meetings were held with clubs to ensure they were well administered, operational requirements were met, they were properly constituted and were provided with opportunities to access financial support.



Several workshops were delivered to develop clubs further and assist volunteers in the areas of funding, finances, governance and risk management. The Club Development Officer hosted 'come and try' days at the Kwinana Marketplace with a focus on winter-based clubs, and at the Kwinana Recquatic, which focussed on summer-based clubs.

The City promoted activities and the achievements of its clubs on the City's Facebook page. Regular updating of the club list on the City's website also occurred, as well as the circulation of stories and achievements of our clubs in the Healthy Lifestyles e-newsletter. Talented athletes and administrators were recognised as part of the City's Australia Day Community Awards with the awarding of the Senior Sports Star of the year, the Junior Sports Star of the Year and the Volunteer of the Year.

The City continues to value the contribution of sport and recreation clubs in the community. This is supported by regular attention to the repair and maintenance of facilities as well as the provision of new infrastructure. Improvements were made to several sporting grounds including Rhodes Park, Bertram Oval and Wellard Oval while improvements were made to Thomas Hall, Thomas Pavilion and Fiona Harris Pavilion. The City is committed to the ongoing maintenance and upgrade of our facilities and playing arenas.

Youth Welfare and Youth Needs

The Youth team continued its focus on supporting alternative education, training and employment pathways for young people. This was achieved with the delivery of the 'Connections' youth forum and the retention of the Urban GATE program (Challenger Institute of Technology) at the Zone Youth Space, which continues to achieve successful educational outcomes for young Kwinana students.

The Kwinana Youth Services program continued to provide information, referral and case management support to young people in a range of locations including schools, home visits and outreach.

LyriK Program

The 'Leadership Youth Respect in Kwinana' (LyriK) program delivered youth development outcomes through the LyriK Awards, LyriK ImpaKt leadership development and Youth Advisory Council.

The LyriK Awards were a highlight with 56 young people nominated and recognised for their achievements and contribution to the Kwinana community and over 200 community members attending the spectacular event at Kooliny Arts Centre.

As a result of identified gaps in youth programs in emerging suburbs, the Youth Development team achieved a more inclusive community for young people through the implementation of the Youth Friendly Communities Project funded by the Department of Local Government and Communities. The project focussed on activating community spaces in the suburb of Wellard with programs aimed at building social networks and fostering positive self expression through creative arts.

Youth Recreation and Social Outcomes

The Zone Youth Space celebrated its fourth birthday and consolidated its suite of free and low cost youth programs over four terms, six days a week. The Zone Youth Space continues to have a strong level of youth participation engaged in its structured programs and unstructured activities.

As a result of the decommissioning of the Kwinana Skate Park at Calista Oval, a pop-up skate park was installed, providing young people with an alternative facility while the new Kwinana Outdoor Youth Space is in the process of being built.

The annual FreakFest event was held on 5 December 2015. FreakFest is a youth festival designed to target teenagers by providing a dynamic and engaging positive social and recreational opportunity. It provides exposure to positive supportive messages about a range of issues (including mental health) and information and referral to support services. The 2015 FreakFest program included live music, a silent disco, inflatable rides, art activities, beauty activities and engagement opportunities.

Successful youth diversional programs such as Beatball (basketball to hip hop music) and Nightfields (night time multi-sports) continued as a result of partnerships with state and local sporting associations and Aboriginal organisations.

Bright Futures Family Day Care

Use of the service remained stable throughout the year. This was a particularly pleasing result as 2015/16 saw the introduction of increased educator levies and fees for families as a consequence of the loss of federal government funding to family day care services.

Significant stakeholder consultation was undertaken to ensure a smooth transition following this loss of funding.

It was also particularly pleasing for Bright Futures to be nominated for the Excellence in Family Day Care Award 2015 and to be subsequently selected as the WA state winner. Many Bright Futures' educators were also nominated for the Educator of the Year Award with Deborah Hudson taking out the Regional Award.

These Awards and nominations highlight the excellent work and collaborative partnerships which continue to be developed at Bright Futures.

Over the past 12 months there has been an increase in the demand for childcare and prospective new educators, which the service successfully met due in part to a highly effective recruitment and induction process.



In Home Care

The In Home Care Child Care Service had a progressive year, steadily increasing its capacity to provide childcare to families who can't access a standard child care service. Use has been high against targets with the service running well within budget.

Community links have been built based on good working relationships developed with the Department of Child Protection and Family Services, the Disability Services Commission, Health Services, Kwinana Early Years Service and schools.



The service continued to attend quarterly networking meetings with other In Home Child Care Services in WA. This provides support, guidance, and sharing of best practice ideas. The service remains an active member of the Australia Home Childcare Association, which is the peak representative body for In Home Care throughout Australia. AHCA has been involved in several media campaigns to heighten the awareness and raise the profile of In Home Care.

Aboriginal Playgroup

Aboriginal playgroup funding was renewed by the federal government in 2015/16, allowing the team to continue providing the 'Moodjit Kulungars' playgroup session on a weekly basis for parents and children from an Aboriginal cultural background.

During the playgroup sessions, Aboriginal children are supported and encouraged to grow and become confident and environmentally-aware members of the community. It's a place where every opportunity is taken to nurture and enhance children's learning in the early years and provide a foundation for a positive future education. Healthy eating is promoted and a varied balanced lunch is provided each week with parents provided a copy of the lunch recipes cooked at playgroup.

Kwinana Public Library

New and extended services were put in place in 2015/16. In response to community feedback, the Library now provides extended opening times on a Saturday, which means the facility is open 54 hours per week.

A games collection library was launched in November 2015 and has proven to be popular and Wheelers eBooks were launched in October, giving members more to choose from.

The Library also now runs three monthly adult book clubs in response to customer feedback.

Noteworthy events for the Library included a number of successful Senior's morning events, including guest speakers and entertainment; Children's Book Week with author sessions for local children; an internet safety session for eSmart Week; International Games Day event with 50 participants; coordination of craft activities at the Wandi Neighbour Day event; a Minecraft Camp; an 'activation' evening in Wellard where Library staff gave away books; a family history presentation; launch of the Voices of Kwinana local history blog; third birthday celebrations and a book launch event.

Environmental Health

Food Quality and Compliance

The Food Act 2008 covers all Government Departments, schools, prisons, aged person facilities and homes for vulnerable people, all community groups, non-governmental organisations and volunteers, all industrial food outlets and commercial food businesses.

In Kwinana there are 272 food premises, up 1.5% on last year's number. The total number of food business inspections in 2015/16 was 588 – an increase of 251 on the previous year. Of these, 48 notifications and food fit-out plans for new fixed/mobile/temporary food businesses were processed, 13 Food Act Improvement Notices were issued, one Food Act Prohibition order was issued, one Food Act Seizure Notice was issued and actioned, four Food Act Infringement Notices were issued and there were two Food Act legal actions instigated with one successful prosecution.



Water Sampling

Water sampling by Environmental Health Officers resulted in a total of 121 samples being collected and taken for analysis to ensure the water met the required standards for each of the three categories – beach sampling, portable water sampling and pool sampling.

Noise and Dust Pollution

There were 135 noise complaints and 90 inspections carried out. Fifteen noise management plans were received, assessed and approved. There were five noise impact assessments for road and rail noise and six dust management plans assessed for development during this period.

Mosquito Management - Risk Assessment and Control

The City of Kwinana has partnered with the City of Cockburn to form a Contiguous Local Authority Group (CLAG) for the control of mosquito borne disease within the two local communities.

The creation of a CLAG allows for partial funding from the WA Department of Health to carry out mosquito control and access to additional funding for mosquito management planning.

Consultants have been employed by the City to draft a regional strategic mosquito management plan that integrates management for private developments and the City's reserves and drains.

The City also received developer contributions for mosquito control work. Sampling and analysis of mosquitoes for disease vectors continued to establish a database of mosquito species and the risk of disease.

Waste Education

The City continues to support the South Metropolitan Regional Council's Recycle Right education program. The program uses a website and mobile application to advise users how to recycle household wastes correctly.

Stickers have been designed with recycling messages to encourage proper recycling and have been placed on all new and replacement bins in the City.

The Garage Sale Trail has once again been featured and heavily promoted on the City's online platforms. The Garage Sale Trail is a national initiative that sees businesses and households across Australia host garage sales on one day of the year in order to promote the reduce, reuse and recycle message.

Waste Management

During 2015/16, there were a total of 353 customer service requests received and assessed by the Waste Services team with 275 inspections carried out including bin audits, compliance inspections, littering inspections and verge collection inspections.

The City also introduced upgrades to recycling bins for residents, increasing the bin size from 240 litres to 360 litres for a one-off fee of \$50.

Bin Tagging

The Bin Tagging Program was followed up this year by an audit of 295 households in May 2016 to measure the recycling content in waste and recycling bins. The non-contamination rate in recycling bins improved by 0.55%.

The number of households not presenting a recycling bin reduced from 20% down to 17.55%, which is an improvement of 2.45%.

Environment Services

This year saw Environment Services look at on-ground management capabilities to determine if there were improvements to be made with regard to effectiveness and cost of the program. This resulted in a decision to bring many contracted services in-house and subsequently saw the Environmental Field team increase in staff numbers from two FTE to six FTE, plus support vehicles.

The increase in field resources has boosted capacity significantly with regard to grass weed control, plus increased the frequency of undertaking routine maintenance tasks in the natural areas managed by the City of Kwinana. A considerable effort has been made to reduce fire risk posed by grass weeds in the City of Kwinana managed natural areas.

The natural areas managed by the City increased in area this year by twenty hectares as several wetlands that are part of the Honeywood development area were accepted by the City for ongoing management.

The City continued its relationship with Perth Region NRM by hosting the Coastal and Marine Programs Manager and supporting the projects that this program develops and implements with community, school and industry participants. The Coastcare program in Kwinana worked with four corporate partners, two schools and four community groups planting 4,750 coastal species and using 319 community volunteers over 23 events. Through the Adopt a Beach program, students planted coastal species and carried out beach clean-up events at Challenger Beach and Kwinana Beach. Participants from the 'Work for the Dole' program and the Federal Government's 'Green Army' program participated in coastal rehabilitation activities.

During 2015/16, the City was awarded funding from the Waterwise Council program run by the Water Corporation. This funding allowed the City to install water data loggers on seven buildings and two sub-meters in order to better detect leaks on City owned buildings. This equipment has already identified annual water savings due to leaks and faulty equipment. A retrofit of inefficient toilets and urinals at the Depot and

Administration Building was also completed as part of this grant. This resulted in annual water savings of approximately 847,000 litres or \$2,700.

The City was also successful in gaining a Community Litter Grant from the Keep Australia Beautiful Council to address builder's litter in reserves. The grant paid for covert cameras and signage to warn and educate builders about containing rubbish on their building site.

A successful Living Smart Sustainable Living Course was run at the John Wellard Community Centre with 20 participants. The City also held a Mini-Enviro Fest alongside one of the outdoor movies held at the Darius Wells Library and Resource Centre. Funding from the Water Corporation also provided a Water Conservation Professional Development workshop for educators from the Bright Futures Family Day Care service.

The City also piloted a program encouraging residents to plant a local native waterwise garden on their verge. This involved a subsidised local native seedling sale, free mulch and a verge gardening tips document, which was promoted on social media and on the City's website. This program was very popular and native seedlings sold out. Around 340 trailer-loads of mulch were distributed to the community.

The City of Kwinana Environment Services team has considerable assistance from volunteers in the Kwinana community - 160 community volunteers at six events, 30 participants from a NAB Corporate Day, 340 students from Bertram, Orelia and North Parmelia Primary Schools and Green Army teams helped the City install 11,000 seedlings. The City of Kwinana and the environment is grateful to these people who deserve considerable recognition as they plant trees in the cold and the rain. These people continue to make the City of Kwinana a uniquely green place in Perth's south metropolitan area.

Building Assets

Some major milestones for the Building Assets Team during 2015/16 included the construction of the Wandie Community Centre 'The Pavilion'; ongoing restoration works a Wheatfield Cottage and Sloans Cottage; continuation of the asbestos replacement program by replacing the verandah roofing at Thomas Oval Netball Clubrooms and scheduled playground equipment replacement at Bournan Heights, Parmelia.

City Development

This directorate is responsible for coordinating services, activities and programs undertaken by Building, Statutory Planning, Strategic Land Use Planning and Compliance.

Planning and Development

The City's Planning and Development team had another busy year with the continued rapid growth of the City in its residential, commercial and industrial areas.

Local Planning Strategy

Work on the new Local Planning Strategy continued with submissions from the pre-consultative advertising being assessed and revisions implemented. Formal advertising is expected to occur during 2016/17.

Development Contribution Plans and Community Infrastructure Plan

Advertising of six new Development Contribution Plans (DCPs) for standard infrastructure and the revision of eight existing DCPs for community infrastructure occurred during the year. The submissions received are being reviewed and modifications to the advertised DCPs considered. The City aims to have these scheme amendments to the Western Australian Planning Commission for assessment during the next year.

The Community Infrastructure Plan has been revised, taking into consideration new growth rates and experience with the City's existing community infrastructure. This plan outlines over \$130 million worth of community infrastructure spending to take place in the City over the next 20 years for facilities such as libraries, community centres, sporting pavilions, recreation and youth centres.

Local Structure Plan Approvals

During 2015/16, final approval was granted for new or modified local structure plans covering 126.7ha of land in Anketell and Wellard East. Over 1,500 dwellings are projected within these recently approved structure plan areas – homes for over 4,000 new residents.



New Primary Schools – Wellard and Wandi

The City has been involved considerably in the design and planning for two primary schools to open in 2018 in Wellard and Wandi. Both sites include senior sized sporting ovals and community facilities to be constructed over the next 10 years.

Review of City Centre Masterplan

Work has been ongoing with urban design and planning consultants to review the Kwinana City Centre Masterplan. The review was necessary to bring the Masterplan in line with development that has occurred since the original Masterplan was adopted and to clarify and simplify the planning requirements. The revised Masterplan will also include recommendations for the best use of the City's landholdings within the City Centre to promote economic and community growth, as well as considering a more consolidated approach to vehicle parking. The reviewed Masterplan is expected to be advertised for public comment during 2016/17.

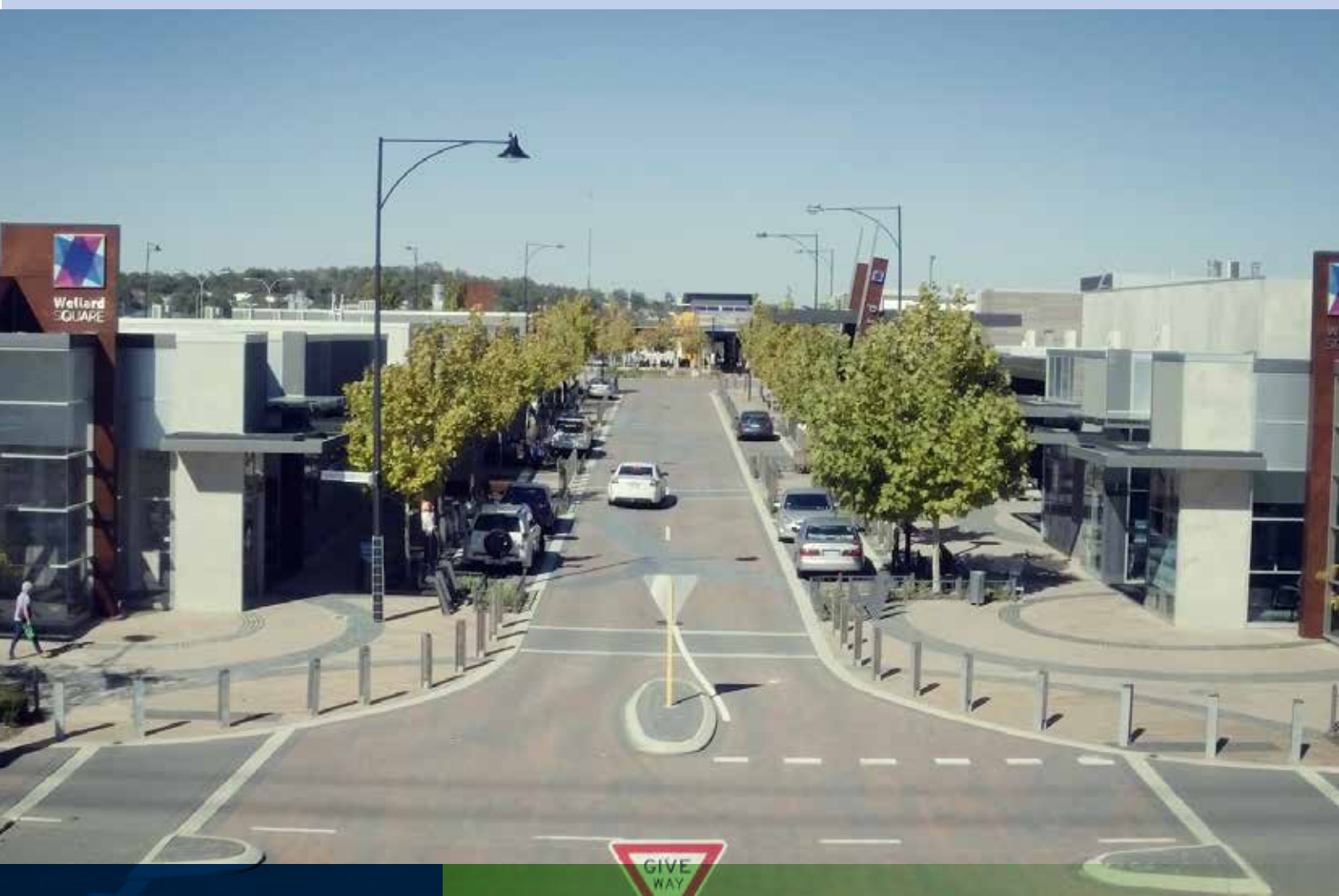
Building Services

Verge Permits were introduced on 1 September 2015 to assist builders wishing to store building materials on the verge during construction. Despite the administration of these permits being very resource hungry, their introduction realised an income of \$169k for the financial year.

In December 2015, WA was declared bushfire-prone with building legislation implementing construction requirements four months later. This hasn't posed a problem in Kwinana as subdivisional developments were already conditioned to meet these requirements.

The Building team worked with the Marketing team to update the information, fees, forms and links on the website so it was easier to navigate. Information was grouped into general categories under broad headings to make finding relevant information easier to discover.

The National Construction Code (NCC) moved to a three-year annual adoption regime on 1 May 2016 - the annual implementation date. The NCC is now free and readily available to everyone and promoting more performance based solutions.



Corporate and Engineering Services

This directorate provides vital administrative support functions to all City of Kwinana operations. It includes areas of City Assist, Emergency Management, Finance, Rates, Customer Services, ICT, Records, Data Management and Fleet Management.

Contracts and Procurement

The Contracts and Procurement team continues to ensure the City complies with the following inter-linked principles of procurement integrity:

- fairness and impartiality;
- accountability and transparency of process;
- confidentiality and security of information and materials; and
- effective management of conflicts of interest.

During 2015/16, the Contracts and Procurement team conducted the procurement process for the acquisition of goods and services for various community projects and maintenance requirements including:

- supply of profiling/planing of road surfaces;
- supply and lay of hot bituminous concrete;

- Meares Avenue landscape works;
- construction of the Kwinana Adventure Playground;
- provision of general litter collection;
- general waste and recycling collection and disposal services;
- Sandringham Park drainage upgrade works;
- Kwinana Administration Building network cable upgrade;
- construction of Moombaki Avenue extension;
- provision of banking and bill payment services;
- demolition of Kwinana Beach Jetty;
- supply and delivery of two new trucks and sale of existing trucks;
- provision of bore and irrigation electrical services;
- provision of bore maintenance, testing and construction; and
- supply and lay of extruded concrete kerbing.





City Assist

During 2015/16, the City of Kwinana implemented one of the biggest enhancements to its frontline services in its history. A whole new team has been implemented by combining Security, Rangers and Compliance into one role. The new team, City Assist, has been operating since the beginning of February 2016 and is a 24/7 service.

Within the first seven months of the financial year, the ranger team completed 2,270 customer requests. Since the implementation of City Assist, the team almost doubled the customer requests to 4,139 in a five-month period, which demonstrates the success of City Assist throughout the community.

The Closed Circuit Television (CCTV) for the City Centre has grown by 26 cameras in the 2015/16 financial year. The implementation of the CCTV systems assists the WA Police by providing another tool to solve crime.

Emergency Services

The City of Kwinana Emergency Services, in partnership with internal and external agencies, achieved continual improvements to bushfire mitigation and protection across the City to ensure community safety in Kwinana was maintained during 2015/16.

From 1 December 2015 until 31 March 2016, the City's Fire Control team continued to provide education and guidance to the community on the risks associated with not preparing their properties for the fire season and more than 13,000 properties within the City of Kwinana were inspected. The outcome of inspections was again a non-compliance rate of less than 1% - a fantastic outcome that demonstrates the education strategy and the positive attitude of the community in understanding the importance of fire prevention.

The City and key stakeholders completed 115 hectares of hazard reduction burning and 15 hectares of slashing/mulching in reserves and Crown land. The City also completed 250 hectares of chemical treatment for bushfire mitigation in its reserves.

The City's two Bushfire Brigades - Mandogalup and Kwinana South - collectively recorded 10,600 volunteer hours over this financial year. The volunteer hours were spent responding to reports of fires, community education, fire fighter training and enhancement, equipment maintenance and hazard reduction burning. While it was considered a mild fire season within the City boundaries, the brigades had heavy commitments at regional incidents, namely Esperance, Mount Solus, Waroona-Yarloop and Uduc.

The Local Emergency Management Committee completed a review of the Local Emergency Management Arrangement. The Committee, in partnership with key stakeholders, completed reassessments of the risk in the Kwinana area.

These arrangements are required under state legislation and identify and establish support mechanisms for the benefit of the Kwinana community during and following an emergency.

Works Depot

In 2015/16, the Depot team continued to provide a wide range of scheduled maintenance programs for the City's existing and newly acquired infrastructure assets. The main objective of implementing and undertaking scheduled and reactive works is to maintain the City's infrastructure assets at an appropriate level of service in the most cost-effective manner without creating any significant adverse impacts on the environment, user safety and community activities.

Major achievements and renewal projects:

- redevelopment of four of the City's irrigation bores;
- replacement of three irrigation electrical cubicles;
- upgrade of road, kerb and drainage infrastructure on Macedonia St, Naval Base;
- renewal of garden bed kerbing at Wells Park and the City Centre Precinct;
- upgrade of drainage infrastructure on Butcher Street, Kwinana Beach;
- road widening of Yates Street and Rolling's Crescent, Kwinana Beach
- landscaping of median garden beds along Gilmore Avenue, Leda which involved the planting of approximately 7,400 native tubestock;
- landscaping of median strip along Challenger Road between Bertram Road and Warner Road, which involved the planting of around 2,000 native tube stock;
- new landscape and irrigation provided to the newly developed Wandi Community Centre;
- implementation of Signal Data Central Irrigation Control System with 43% of irrigation systems now centrally controlled;
- planting of 60 street trees along the Johnson Road verge in Bertram;
- replacement of the blocked sub-surface drip irrigation in turf areas within the City Centre with conventional spray irrigation;
- successful grant funding for upgrading the field Trimble devices to 'tough pad' units to increase the City's capability of recording and reporting graffiti vandalism;
- completion of 'Parks Horticultural Standards' document; and
- fleet, plant and equipment acquisitions as per 20-year replacement program.



Engineering

The Engineering team has had several major projects for 2015/16, including an extension of Moombaki Avenue in Bertram to improve connectivity for local residents.

The extension runs along the northern boundary of Bertram Primary School and provides a link to Price Parkway, making Bertram Primary School more easily accessible for school users, and providing a shortcut to the Kwinana Train Station.

The extension includes an extra 250 metres of road, 600 metres of new footpath, 44 car bays and two motorcycle bays, which will help eliminate parking issues previously experienced at the school.

The project cost just over \$700,000 to construct and was jointly funded by The Department of Education and the City of Kwinana via a 'Roads to Recovery' grant.

The Medina Revitalisation Project was also completed, including walkways, street furniture, landscaping, Harry McGuigan Park upgrade, the small pocket park and 60 additional dwellings.

Construction also began on the all-ages and abilities Kwinana Adventure Park in November 2015 following an extensive two-year period of consultation and design. The \$5.2million Park was official opened on 16 October 2016 featuring a splash pad, maze, flying fox, barbecues and accessible play areas. This is the largest infrastructure endeavour for the City in 2015/16.

Customer Services

The Customer Services team continues to work closely with other teams to develop a well-resourced, knowledgeable information base for our front line staff.

Efficiencies have been gained by reducing errors and rework, resulting in faster turn around times and easier, customer-friendly processes.

The promotion of our online payments, applications and registrations portal will continue to be a focus throughout this year, along with a detailed review of the use of the Customer Request Management system across the organisation.



Information and Communication Technologies (ICT)

The 2015/16 financial year for the ICT department was productive with a number of projects, including the Telstra upgrade and our connection to Civica for our Managed Services backbone being upgraded from Broadband Digital Subscriber Line to a fibre connection. This was part of the overall project for increasing our network performance, which also included End of Life switches being upgraded and both the Recquatic and City of Kwinana Administration building's network cabling being obsolete replaced with a faster network design and cabling.

Other major projects included developing an online mapping service for public use.

Records Management (TC)

Statutory Reports

This report has been published in accordance with the requirements of the State Records Act, 2000.

Record Keeping Statement

The City of Kwinana is committed to the reliable and systematic management of government records in accordance with legislative requirements and best practice standards.

Recordkeeping Plan and System

The City's updated Record Keeping Plan was originally approved by the State Records Office on 19 November 2010. This Plan describes the City's commitment to good and compliant recordkeeping procedures. Due to the cancellation of Local Government Reform, this Plan will be reviewed prior to December 2016.

Records Training

The City continues to provide training to all staff to ensure their awareness of record keeping obligations and responsibilities. Induction and training programs were revised as required to ensure employees, contractors, elected members and external agencies were also aware of their roles and responsibilities in regards to compliance with the City's Recordkeeping Plan.

In 2015/16, records training consisted of:

- a Records Induction Sheet, which was given to all new employees for future reference;
- an e-module powered by the National Archives of Australia was delivered to all new employees and delivered to existing staff members as required;
- TRIM Training, which covers the records management software system used at the City;
- specific TRIM and records management training in a one-on-one format as required by officers; and
- departmental refresher sessions in conjunction with and as a result of our internal auditing program.

Offsite storage of records

Since 2013 all hard copy files in the Records Management Department have been assessed, indexed, boxed and are now stored in a secure, compliant and environmentally acceptable facility.

The period of time to retrieve this information can be as little as 30 minutes in an extreme occurrence and under normal circumstances within 24 hours. This change in procedure has resulted in the opportunity to free up office space and has had an OHS benefit as records officers no longer travel offsite or lift and carry boxed files.

Finance

The main tasks of the finance team are to prepare the City's Annual Budget, to finalise and prepare the City's Annual Financial Statements and prepare the City's Long Term Financial Plan. The rates section is responsible for maintaining the City's rating database and collecting the annual rates and charges.

The 2015/16 Budget was adopted by Council on 12 August 2015. The Budget was produced from Councillor deliberations of draft budgets through a series of workshops in the lead up to adoption of the final budget. The budget preparations were guided by the City's 20 year financial model, which details a financial course through an intense period of growth and development and proves the sustainability of the City.

The 20 year financial model continues to be reassessed. The City's Long Term Financial Plan for 2016 to 2035 was progressed during this year with Elected Members at Forums held from December 2015 to August 2016. The updated Long Term Financial Plan is a 20 year plan that uses the 2015/16 proposed budget as baseline data. The final plan was adopted by Council on 28 September 2016.





During the 2015/16 financial year, Statements of Financial Activity reporting on the sources and applications of funds including explanations of any material variance, listing of creditor payments, investment reports and variations to the adopted budget are presented to Council on a monthly basis for approval and information.

The City spent \$42.5m on capital initiatives during the 2015/16 financial year. This expenditure was funded by \$34.5 from non-operating grants, subsidies and contributions; \$3.8m from Council reserves; \$1.7m from use of loan borrowings; and \$0.4m in proceeds from sale of assets. From capital, \$0.8m was allocated to the 'Restricted Grants and Contributions Reserve' for incomplete works at 30 June 2016. In total \$2.9m (8.5%) from rates was expended on capital initiatives.

Council reserves increased by \$5m from \$41.9m to \$46.9m during the year. Of reserve funds, \$5.3m was used during the year primarily as follows:

- new adopted capital works projects from 15/16 budget – \$1.4m;
- reimbursement to the City from Developer Contributions for completed projects and administration expenses of \$0.7m funds;
- transfer for incomplete capital projects (\$2.4m) and operating works (\$0.4m) from the previous financial year, which totalled \$2.8m; and
- other various operating expenses totalling \$0.4m.

Overall, \$10.3m was transferred to Reserve for the year primarily as follows:

- funds of \$3.8m were received from Developers for Developer Contributions, which will be used towards future infrastructure costs in various Development Contribution Areas, resulting in a total closing balance of funds held at \$28.2m;
- funds received for completed projects from Developer Contributions totalling \$0.6m where transferred to the Future Community Infrastructure Reserve to be used towards the City's portion of the future infrastructure costs in various Development Contribution Areas;
- funds of \$0.5m were set aside to the Asset Management Reserve to ensure sufficient funds would be available for renewal of building and infrastructure projects in budget 16/17;
- funds of \$0.25m are set aside annually to the Asset Replacement Reserve as determined by the 10 year Plant Replacement Program;
- an increase of \$1m is attributed to incomplete works at 30 June 16, which were allocated to the Restricted Grants and Contributions Reserve; and
- funds of \$1.9m transferred back to Refuse Reserve from surplus resulting from annual waste service charge and environmental levy income and associated expenditure.

The City continues to address asset management with the Asset Management Reserve to provide funds for renewal projects for the City's building and infrastructure assets with an additional \$500,000 transferred during 2015/16, resulting in a closing balance of \$1.2m. Asset Management is further addressed with the Asset Replacement Reserve having an additional \$250,000 set aside, resulting in a closing balance of \$0.5m for 2015/16 to be used to replace existing fleet, plant and other City assets.

City Strategy

City Strategy looks after the legal and governance areas of the City and closely links with the Council. The directorate also encompasses Marketing and Communications, Human Resources, Corporate Strategic Planning, Civic Functions, Special Projects, Transformation Management and Land and Property Administration.

Governance and Risk

Local Law and Council Policy Review

The Governance team continued the ongoing Council Policy Review which included the review of the Code of Conduct and creation of new policies such as Leasing of Community Facilities, Illuminated Street Name Signs and Banners on Gilmore Avenue. The Extractive Industries Amendment Local Law 2016 was gazetted on 29 April 2016 and the Fencing Local Law 2016 was published in the Government Gazette on 14 June 2016. The Delegated Authority annual review was conducted in February 2016.

Risk and Business Continuity

Risk and Business Continuity Planning have been a major focus during the year. Council adopted the Risk Management Council Policy, which has been incorporated into the City of Kwinana decision making process, while the Business Continuity Plan has been developed, which included an incident exercise to test the plan.

Internal Audit

The internal audit for Quality Management System ISO Certification was conducted and the result was that the City complied. City officers have commenced the transition to ISO 9001:2015 – the latest international standard that specifies requirements for a quality management system.

Elections

Elections were held on the 17 October 2015 with Councillor Peter Feasey, Councillor Dennis Wood, Councillor Sheila Mills and Councillor Wendy Cooper sworn in as newly elected Councillors. Councillor Carol Adams was elected Mayor and Councillor Peter Feasey was elected Deputy Mayor for a term of two years. Former Councillor Sherilyn Wood was not elected and Council acknowledges her hard work and commitment while serving Kwinana.

Civic Recognition Dinner

Held to celebrate and recognise the service of retiring Councillors and welcome new Councillors, this was held for the first time in the Ken Jackman Hall in the Darius Wells Library and Resource Centre. Councillors Sheila Mills and Sherilyn Wood were each presented with a bouquet of flowers. Retiring Councillor Sherilyn Wood was presented with a framed photo of Peace Park, which is a project she was involved in during her time on Council.

Register of Complaints

In accordance with Section 5.121 of the Local Government Act 1995, the City of Kwinana reports that it received no complaints of minor breaches during the period in review.



Corporate Strategic Planning

Transformation Program

The City established a Transformation Program that is focused on reviewing current business operations and making the necessary changes to ensure the City continues to deliver services that meets the expectations of the growing community.

The City Officers and Elected Members were involved in workshops where key themes, program vision statements, milestones for the years 2016 and 2020 and what we want to achieve by 2035 were explored.

The Transformation Program vision is 'pushing the boundaries and driving change'. Projects that commenced during the year include the Kwinana Adventure Park, ICT Strategic Plan and the Depot Service Delivery Review.

Community Perception

A Community Perception Survey was conducted in April 2016 and the major focus areas that the community wants the City to prioritise are safety and security, economic development, playgrounds, parks and reserves and streetscapes.

There was a focus on investing in staff training during the year which included Equal Employment Opportunity, LGIS Workers Compensation, depot staff accreditation for operating plant and equipment, aggressive behaviour and mental health, and drug awareness.

Adoption of the Corporate Business Plan 2015 to 2020

The Corporate Business Plan outlines the actions required to implement the City's priorities as identified in the Strategic Community Plan and is the result of extensive consultation with the City's business units and careful consideration of the community's needs. The Corporate Business Plan actions include a clear outcome that will deliver each strategy of the Strategic Community Plan which is costed, identifies deliverable dates and the resources required.

Reporting of the Corporate Business Plan and Organisation Risk

Once Council adopted the Corporate Business Plan 2015 to 2020, City Officers commenced reporting on the actions that were expected to commence or be completed by each quarter. The quarterly report, which has been produced for the quarters ended 31 December 2015, 31 March 2016 and 30 June 2016, provides Council with a summary of how City Officers have progressed the actions and an update on how Officers are tracking at the end of the quarter.

Strategic Community Plan Desktop Review

As detailed in the Department of Local Government and Communities' Integrated Planning and Reporting Advisory Standard, a desktop review of the Strategic Community Plan should be undertaken every two years, while a full review, including community engagement, must be undertaken every four years.

In preparing the desktop review, the City conducted community consultation in the form of two separate community surveys, which were called the Kwinana 2030 Feedback Survey (2015) and the Kwinana Community Spirit Survey (2015) which was mailed out to every household in Kwinana and available online. The respondents believed the objectives and strategies are still relevant and minor changes were as a result of duplication, revised names of plans to be implemented and grammatical changes.

Economic Development

Indian Ocean Gateway proposal

The Indian Ocean Gateway proposal was endorsed by Council and is centred around building a 21st century land-backed port in Cockburn Sound, Kwinana. The benefits include \$42.4 billion of annual revenue and a further \$28 billion indirect annual revenue to the state, plus direct employment of 37,000 employees and indirect employment for another 49,000 employees.

Consultation has included over 100 briefings with state government agencies, federal government agencies, state and federal politicians, local governments, resident and community groups, research bodies, industry and industry associations. The final hearing of the Senate Inquiry into the Perth Freight Link was held in Kwinana where the Rural and Regional Affairs and Transport References Committee recommended in its report tabled in Federal Parliament, to undertake a full analysis of the costs and benefits of the City of Kwinana's proposal.

City Centre Commercial Development

Aldi opened its doors to the Kwinana community and Coles was granted approval to construct a new Coles in the Kwinana Marketplace.

Stakeholder Events

These were held on a quarterly basis to thank local volunteers for their hard work in the local community. The categories recognised were:

- Emergency Services Groups;
- Seniors and Kwinana Festival Volunteers;
- Sporting Groups; and
- Residents Associations and other groups.

New Teachers' Afternoon Tea

This event invited all new teachers and principals from local schools to attend. Various departments of the City did a short presentation about their area and afternoon tea was served. Teachers were then taken on a bus tour of Kwinana.

Justices of the Peace Afternoon Tea

This event was held at the Darius Wells Library and Resource Centre to thank the local Justices of the Peace for their service to the local community. This was held to celebrate 100 years of the Royal Association of Justices of Western Australia.

Citizenship Ceremonies

Over the year, citizenship ceremonies were held each month, welcoming 409 new citizens from 35 different countries. These were held at the Darius Wells Library and Resource Centre and new citizens were able to bring family members and friends to help celebrate this special day. On Australia Day, this event took place on the City Gardens and was held in conjunction with the Australia Day breakfast.



Marketing and Communications

The Marketing and Communications team had an incredibly productive year, introducing a range of new initiatives while continuing to strengthen existing communication channels with the Kwinana community.

A snapshot of the team's efforts includes:

Media Liaison

Over 100 press releases relating to important City matters were issued throughout the year. The team continued to maintain strong relationships with the local media.

Publications

The team continued to place an appropriate focus on print publications, with the annual community calendar, four editions of the Spirit community newsletter and a new strategic marketing brochure all good examples of the team's efforts in this space.

Corporate website

A review of analytics for the website show, unsurprisingly, an ongoing increase in mobile usage. In 2014/15, mobile and tablet usage was 38%. In 2015/16 that number rose to 44%.

It's therefore fitting the team spent a considerable portion of the year planning, developing and delivering a new website for the City of Kwinana – a major project of 2015/16. The scope included a plethora of new features such as mobile responsiveness, online mapping, advanced payment processing and improved customer service management.

Internal Communications

A large focus was also placed on internal communications and staff engagement in 2015/16.

The team played a major role in launching a new internal communications strategy to enhance the culture within the City and help even further improve the effectiveness of the organisation. Work commenced on a new corporate intranet and a set of new Staff Values were established following in-depth consultation. The values, which were launched in October 2015, are:

- Lead From Where You Stand
- Act With Compassion
- Make it Fun
- Stand Strong, Stand
- Trust and be Trusted
- Why Not Yes?

The team has been working diligently as part of a project group to ensure the values are effectively embedded throughout the organisation and that their use results in a more effective overall workforce.





Social Media

The team continued to maintain one of the most engaging social media presences throughout the local government sector, particularly on Facebook where the page has grown to over 11,000 likes and more importantly has seen a boost in real participation. This has cemented its position as a key communication channel for the City. Key insights from the City's Facebook Page demonstrate its effectiveness:

- 23% growth in fans over previous year;
- Over four million impressions in 2015/16;
- 44,000 direct engagements; and
- 105,000 video views.

Signage

The team managed Stage 1 of a comprehensive audit and revitalisation of signage throughout the community, starting with select entry statements and directional signage within the City Centre. Further work was done on planning for Stage 2, which will roll out in 2016/17.

Strategic Advocacy

The team played a critical role in supporting Council's vision for an Outer Harbour (a new port in Kwinana). A new strategic advocacy campaign – the Indian Ocean Gateway – was launched to key WA stakeholders and communities in August 2015 and had an enormous influence on the public debate surrounding port development in the 12 months which followed. The team secured extensive media coverage and maintained a strong narrative throughout the period following its launch.

Promotional Marketing and Communications

The team developed and delivered marketing and communications plans for all major City events throughout the year, including the Kwinana Festival, Children's Party, PETScapade, Sunset Fiesta and the Our Heritage event.

New promotional videos were also developed with the theme 'Kwinana, Why I Love It' and were shared throughout the internet via the City's website, Facebook Page and YouTube account.

A big focus was given to planning for the soon-to-open Kwinana Adventure Park. A marketing and stakeholder management program was developed during the year to ensure the community were informed of and engaged with the new facility as construction progressed.

The new 24/7 City Assist service was also launched in February 2016 and the Marketing and Communications team played a key role in developing the marketing and branding strategy for this initiative.



Human Resources

Annual Salaries

The Local Government Act 1995 requires the Local Government to provide the number of employees who are entitled to an annual salary of \$100,000 or more and to break those employees into salary bands of \$10,000.

For the period reported in the 2015/16, the City of Kwinana had nineteen (19) employees whose salary exceeded \$100,000. Of these employees one (1) had a salary between \$100,000 and \$110,000, four (4) had a salary between \$110,000 and \$120,000, seven (7) had a salary between \$120,000 and \$130,000, one (1) had a salary between \$140,000 and \$150,000, one (1) had a salary between \$150,000 and \$160,000, four (4) had a salary between \$190,000 and \$200,000 and one (1) had a salary between \$250,000 and \$260,000.

Local Government Insurance Services

The City agreed to participate in Local Government Insurance Services (LGIS) new three-step program where each local government is classified into one of three tiers. In the upper tier groups, there is an option for the audit to be conducted against AS/NZS4801 or the WorkSafe WA Plan. The City was audited against the WorkSafe WA Plan. An audit score of 75% was achieved with a number of findings and recommendations. The City has consolidated these findings and recommendations into an audit action plan and the Occupational Safety and Health Committee are responsible for ensuring these are progressed.



Plan for the Future – Kwinana 2030

The Plan for the Future is a ‘road map’ of where the community wants to go and how it’s going to get there.

Integrated Planning

All local governments are required by Section 5.56 of the Local Government Act 1995 to create a Plan for the Future of their district. It’s an incredible responsibility to be charged with the social, environmental and economic future of a whole City. It’s a duty that requires true leadership, creativity and persistence as well as a good understanding of the community’s vision for their future. A Council must have the ability to make tough decisions between competing priorities, to maintain its focus on the ‘big picture’ while meeting the needs of the present, as well as act for the good of the whole district and not be distracted by individual or minority interests. To achieve this complex task, a City must have a clear direction, a Plan for the Future or ‘road map’ of where the community wants to go and how it’s going to get there.

To facilitate this requirement, every local government in Western Australia is required to have developed and adopted two key documents – a Strategic Community Plan and a Corporate Business Plan. These two plans combine, in our case, to form the ‘Plan for the Future – Kwinana 2030’. The Strategic Community Plan outlines the community’s long term vision and aspirations for the area, while the Corporate Business Plan details how that vision will be achieved through carefully resourced actions. Both plans significantly influence the City of Kwinana’s Long Term Financial Plan, Workforce Plan, Asset Management Plans and other adopted strategies.

The Aspirations of the Kwinana Community have given life to a vision:

‘Rich in Spirit, Alive with Opportunities, Surrounded by Nature – It’s all Here’.

Rich in Spirit

Kwinana 2030 will be a place where the strong community spirit that has historically existed has continued to thrive and develop. The City will be alive with an assortment of community events that encourage civic participation and celebrate our multiculturalism.

Alive with Opportunities

In the coming years, the City of Kwinana will be a place that’s alive with opportunities. The continued prosperity of the local industrial, retail and business community will provide a wide range of employment options for residents.





Surrounded by Nature

In 2030, the City of Kwinana will still be physically surrounded by nature. This is largely thanks to the foresight and talent of WA's first female town planner, Margaret Fielman, who designed the original Town of Kwinana in the 1950s with a significant natural buffer to the industrial area. The attractive wide tree-scaped streets, abundant public open spaces and native vegetation are also testament to her skill in landscape design.

It's all here!

Kwinana 2030 will see an increasing number of new community and recreation facilities, as well as significant refurbishment of current amenities. These community spaces will be well planned to meet community needs and constructed to match population growth. They will enable the provision of more services and activities for youth and seniors and have sustainable maintenance and running costs.

Significant Changes

There have been no significant changes to the Strategic Community Plan or Corporate Business Plan during 2015/16

Achievements against the Strategic Community Plan in 2015/16 included:

All of the achievements outlined in this Annual Report including initiatives such as:

- developed a new Community Engagement Policy and Strategy;
- installed new entry signage on the corner of Gilmore Avenue and Mandurah Road;
- created the City Assist 24hr service team;
- continued to provide the Live! Kwinana event series;
- installed CCTV in the City Centre;
- developed the City's Public Health Plan;
- reviewed the Municipal Heritage Inventory;
- reviewed the Healthy Lifestyles Plan;
- creation and promotion of the Indian Ocean Gateway proposal;
- made planning and building applications available online;
- reviewed the Local Commercial and Activity Centres Strategy;
- secured the South Metropolitan Coastcare Program; and
- post box has been installed in Wellard.



Rich in Spirit - key actions to continue or commence in 2016/17:

- implementation of the Community Engagement Strategy;
- development and implementation of a Reconciliation Action Plan and Cultural Diversity Strategy;
- development of a Community Security Strategy;
- continuing to provide the Live! Kwinana event series;
- continuing to deliver successful youth programs such as LyriK, Youth Advisory Council and Junior Council;
- continuing to activate Community Centres such as the Darius Wells Library and Resource Centre, John Wellard Community Centre, William Bertram Community Centre and the Zone Youth Space;
- continuing to recognise volunteers through initiatives such as the Thank a Volunteer Celebration event;
- implementation of the City's Disability Access and Inclusion Plan; and
- continued to produce the "Spirit of Kwinana" to inform the community of important information.

Alive with Opportunities - key actions to continue or commence in 2016/17:

- implementation of the Economic Development Strategy;
- working with education and training providers to ensure Kwinana residents have access to learning opportunities;
- coordinating the Kwinana Action Group;
- implementation of the City Centre Master Plan;
- finalisation of the Land Asset Retention and Disposal Strategy;
- completion of the Medina Town Centre Revitalisation Project; and
- promotion of the Indian Ocean Gateway proposal.

Surrounded by Nature - key actions to continue or commence in 2016/17:

- implementation of the Natural Areas Management Plan;
- installation and upgrade of bushland reserve fences;
- ensuring the retention, where practicable, of remnant vegetation in new developments;
- completing a Tree Retention Policy;
- implementing the Emergency Services Business Plan;
- coordination of the Bushcare Schools Program;
- providing free street tree mulch to residents
- implementation of the Sustainable Water Management Plan;
- implementation of the Ground Water Operating Strategy;
- implementation of the Water Conservation Plan;
- implementation of the Strategic Waste Management Plan; and
- implementation of the Climate Change Adaptation and Mitigation Strategy.

It's All Here - key actions to continue or commence in 2016/17:

- implementation of the Parks for People Plan;
- completion of the Kwinana Adventure Playground;
- completion of the Youth Outdoor Space;
- review the Community Infrastructure Plan;
- conducting a feasibility study to include future dog parks in the Community Infrastructure Plan;
- conducting a feasibility study for the construction of a Community Garden;
- upgrade of the Thomas Oval netball courts;
- implementation of the Parks Inspection and Continuous Improvement System;
- review of the Local Planning Strategy;
- review of the Liveable Neighbourhood Framework;
- preparation of a Parking Strategy that includes the City Centre as a key priority;
- implementation of the Local Housing Strategy;
- management and maintenance of the City's Aged Persons Accommodation;
- implementation of the Landscaping Strategy;
- completion of the Residential Development Policy and Guidelines;
- implementation of the Depot Annual Maintenance Works Program; and
- lobbying for the continual improvement of public transport in the City.

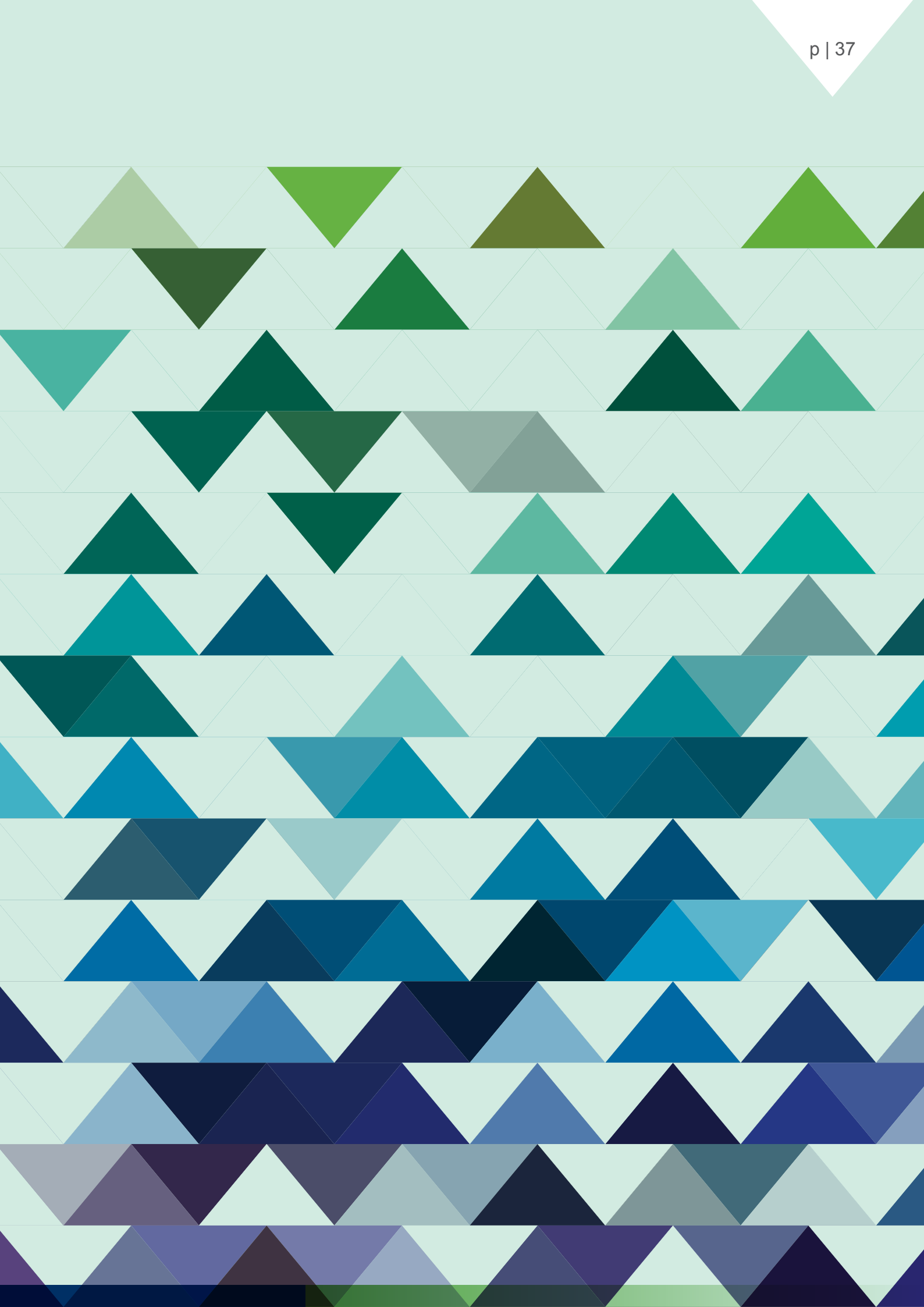
More Information

If you would like more information, the City of Kwinana's full Strategic Community Plan and Corporate Business Plan can be found on the City's website.



Abridged Annual Financial Statements and Audit Report

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INDEPENDENT AUDIT REPORT TO THE ELECTORS OF THE CITY OF KWINANA

REPORT ON THE FINANCIAL REPORT

We have audited the concise financial report of the City of Kwinana for the financial year ended 30 June 2016 comprising the statement of comprehensive income by nature or type, statement of comprehensive income by program, statement of financial position, statement of changes in equity, statement of cash flows and rate setting statement for the year then ended.

Management's Responsibility for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with Accounting Standard AASB 1039 "*Concise Financial Reports*". This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of Australian professional ethical pronouncements.

Audit Opinion

In our opinion, the concise financial report of the City of Kwinana:

- a) complies with Accounting Standard AASB 1039 "*Concise Financial Reports*"; and
- b) gives a true and fair view of the City's financial position as at 30 June 2016 and of its performance for the year ended on that date.

MOORE STEPHENS**INDEPENDENT AUDIT REPORT TO THE ELECTORS
OF THE CITY OF KWINANA (CONTINUED)****Report On Other Legal and Regulatory Requirements**

During the course of the audit we became aware of two instances where the Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended).

List of Accounts

The list of payments for the month of April 2016 were not presented to Council in the required timeframe as required by Financial Management Regulation 13 (3)(A).

Monthly Statement of Financial Activity

The monthly statement of financial activity for the months of October 2015 and January 2016 were not presented to Council within 2 months as required by Financial Management Regulation 34A(4)(A).

In accordance with the *Local Government (Audit) Regulations 1996*, we also report that:

- a) There are no matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the City.
- b) Except as noted above, no other matters indicating non-compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- c) All necessary information and explanations were obtained by us.
- d) All audit procedures were satisfactorily completed in conducting our audit.

MOORE STEPHENS
CHARTERED ACCOUNTANTS



DAVID TOMASI
PARTNER

Date: 9 November 2016
Perth, WA

**STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE YEAR ENDED 30 JUNE 2016**

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue				
Rates	22	33,835,973	33,810,043	31,596,063
Operating Grants, Subsidies and Contributions	28	12,119,463	11,096,815	19,124,397
Reimbursements and Recoveries		1,086,307	601,672	1,539,875
Fees and Charges	27	11,741,269	11,410,104	10,017,186
Interest Earnings	2(a)	2,041,745	1,958,409	2,217,869
Income from Property		1,727,946	1,588,405	1,513,548
Fines and Penalties		136,234	175,500	215,731
Other Revenue		1,404,971	96,142	1,046,242
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses excluding Finance Costs				
Employee Costs		(24,804,808)	(24,708,163)	(22,932,237)
Materials and Contracts		(23,037,059)	(23,957,230)	(20,710,931)
Utility Charges		(2,432,897)	(2,263,757)	(1,866,079)
Leases	2(a)	(281,620)	(342,951)	(234,198)
Depreciation on Non-current Assets	2(a)	(11,315,275)	(11,558,780)	(10,895,879)
Insurance Expenses		(524,890)	(541,187)	(584,559)
Other Expenditure		(1,142,175)	(1,055,726)	(554,044)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs				
Interest Expenses	2(a)	<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
		(1,165,687)	(1,161,059)	(946,619)
Sub Total		<u>(610,503)</u>	<u>(4,851,763)</u>	<u>8,546,365</u>
Grants/Contributions for the Development of Assets				
Non-Operating Grants, Subsidies & Contributions	28	34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets	20			
Profit on Asset Disposals		87,538	81,617	55,422
Loss on Asset Disposals		<u>(23,219)</u>	<u>(21,848)</u>	<u>(284,894)</u>
		64,319	59,769	(229,472)
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	<u>-</u>	<u>-</u>	<u>(6,501,293)</u>
		-	-	(6,501,293)
NET RESULT		<u>33,953,002</u>	<u>6,282,017</u>	<u>19,377,926</u>
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
		799,828	-	94,637,088
TOTAL COMPREHENSIVE INCOME		<u>34,752,830</u>	<u>6,282,017</u>	<u>114,015,014</u>

This statement is to be read in conjunction with the accompanying notes.

**STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM
FOR THE YEAR ENDED 30 JUNE 2016**

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue	2(a)			
General Purpose Funding		39,166,809	37,755,419	36,106,634
Governance		227,327	180,391	505,633
Law, Order, Public Safety		511,117	432,196	528,862
Health		242,987	220,805	292,113
Education and Welfare		7,498,753	5,931,201	7,872,957
Community Amenities		11,604,748	11,618,382	17,569,593
Recreation and Culture		2,774,943	2,757,589	1,786,118
Transport		270,430	272,867	309,328
Economic Services		1,354,003	1,220,824	1,391,804
Other Property and Services		442,791	347,416	907,869
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses Excluding Finance Costs	2(a)			
General Purpose Funding		(1,563,155)	(1,797,475)	(1,363,721)
Governance		(5,413,510)	(5,453,165)	(5,433,938)
Law, Order, Public Safety		(2,357,364)	(2,390,954)	(2,065,987)
Health		(1,134,212)	(1,182,984)	(1,020,476)
Education and Welfare		(9,960,264)	(8,351,569)	(9,140,518)
Community Amenities		(8,737,603)	(11,295,602)	(7,990,790)
Recreation & Culture		(16,909,009)	(16,994,871)	(14,973,528)
Transport		(12,280,975)	(11,711,632)	(10,546,319)
Economic Services		(1,642,555)	(1,670,343)	(1,362,076)
Other Property and Services		(3,540,077)	(3,579,199)	(3,880,574)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs	2(a)			
Governance		(67,751)	(67,973)	(63,223)
Education and Welfare		(98,103)	(98,385)	(89,383)
Recreation & Culture		(828,506)	(822,599)	(615,737)
Transport		(169,802)	(169,766)	(169,307)
Economic Services		(1,525)	(2,336)	(8,969)
		<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
Sub Total		(610,503)	(4,851,763)	8,546,365
Grants/Contributions for the Development of Assets	28			
Non-Operating Grants, Subsidies & Contributions		34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets	20			
Profit on Asset Disposals		87,538	81,617	55,422
Loss on Asset Disposals		(23,219)	(21,848)	(284,894)
		<u>64,319</u>	<u>59,769</u>	<u>(229,472)</u>
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	-	-	(6,501,293)
		-	-	(6,501,293)
NET RESULT		33,953,002	6,282,017	19,377,926
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	799,828	-	94,637,088
		<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
TOTAL COMPREHENSIVE INCOME		34,752,830	6,282,017	114,015,014

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2016

	NOTE	2016 Actual \$	2015 Actual \$
Current Assets			
Cash and Cash Equivalents	3	55,357,714	54,001,450
Trade and Other Receivables	4	4,096,861	3,963,058
Inventories	5	26,162	20,926
TOTAL CURRENT ASSETS		59,480,737	57,985,434
TOTAL CURRENT ASSETS		59,480,737	57,985,434
Non-Current Assets			
Other Receivables	4	3,943,449	3,898,870
Property, Plant and Equipment	6	160,822,364	161,971,591
Infrastructure	7	275,191,387	242,392,830
TOTAL NON-CURRENT ASSETS		439,957,200	408,263,291
TOTAL ASSETS		499,437,937	466,248,725
Current Liabilities			
Trade and Other Payables	8	9,233,372	12,275,618
Current Portion of Long Term Borrowings	9	3,105,457	3,170,480
Provisions	10	4,545,806	4,101,552
TOTAL CURRENT LIABILITIES		16,884,635	19,547,650
Non-Current Liabilities			
Payables	8	21,635,000	21,635,000
Long Term Borrowings	9	20,150,953	19,056,410
Provisions	10	378,349	373,495
TOTAL NON-CURRENT LIABILITIES		42,164,302	41,064,905
TOTAL LIABILITIES		59,048,937	60,612,555
Net Assets		440,389,000	405,636,170
Equity			
Retained Surplus		220,833,639	191,937,888
Reserves - Cash Backed	11	46,938,076	41,880,825
Revaluation Surplus	12	172,617,285	171,817,457
TOTAL EQUITY		440,389,000	405,636,170

This statement is to be read in conjunction with the accompanying notes.

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2016**

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2014		179,623,197	34,817,590	77,180,369	291,621,156
Comprehensive Income					
Net Result 30th June 2015		19,377,926	-	-	19,377,926
Changes on Revaluation of Non-Current Assets		-	-	94,637,088	94,637,088
Total Other Comprehensive Income		19,377,926	-	94,637,088	114,015,014
Transfer from/(to) Reserves		(7,063,235)	7,063,235	-	-
Balance as at 30 June 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive Income					
Net Result 30th June 2016		33,953,002	-	-	33,953,002
Changes on Revaluation of Non-Current Assets		-	-	799,828	799,828
Total Other Comprehensive Income		33,953,002	-	799,828	34,752,830
Transfer from/(to) Reserves		(5,057,251)	5,057,251	-	-
Balance as at 30 June 2016	11	220,833,639	46,938,076	172,617,285	440,389,000

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CASHFLOWS FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows From Operating Activities				
Receipts				
Rates		33,622,693	34,110,043	31,571,984
Operating Grants, Subsidies and Contributions		11,396,890	11,021,815	19,618,233
Reimbursements and Recoveries		1,165,615	601,672	1,706,466
Fees and Charges		11,726,419	11,410,104	10,123,242
Interest Earnings		2,041,745	1,958,409	2,217,869
Goods and Services Tax		3,247,432	-	3,390,230
Income from Property		1,684,466	1,588,405	1,499,976
Fines and Penalties		141,788	175,500	185,691
Other Revenue		741,806	96,142	439,771
		65,768,854	60,962,090	70,753,462
Payments				
Employee Costs		(24,094,279)	(24,708,163)	(22,213,184)
Materials and Contracts		(25,548,288)	(24,097,230)	(16,440,981)
Utility Charges		(2,431,675)	(2,313,757)	(1,867,301)
Leases		(281,620)	(342,951)	(234,198)
Insurance Expense		(524,890)	(541,187)	(584,559)
Interest Expenses		(1,167,092)	(1,161,059)	(951,777)
Goods and Services Tax		(3,269,789)	-	(3,583,465)
Other Expenditure		(789,354)	(1,055,726)	(554,044)
		(58,106,987)	(54,220,073)	(46,429,509)
Net Cash Provided By (Used In)				
Operating Activities	13(b)	7,661,867	6,742,017	24,323,953
Cash Flows from Investing Activities				
Payments for Development of Land Held for Resale		(90,443)	-	-
Payments for Construction of Buildings		(1,443,143)	(2,566,545)	(7,660,897)
Payments for Purchase of Plant & Equipment		(1,265,962)	(1,592,728)	(1,074,408)
Payments for Construction of Infrastructure		(9,818,276)	(15,474,371)	(9,981,033)
Payments for Purchase of Furniture & Equipment		(481,266)	(523,506)	(252,944)
		(13,099,090)	(20,157,150)	(18,969,282)
Grants, Subsidies and Contributions for the Development of Assets		5,337,399	11,074,011	3,366,137
Proceeds from Sale of Land & Buildings		-	-	469,904
Proceeds from Sale of Furniture & Equipment		5,700	-	15,838
Proceeds from Sale of Plant & Equipment		354,596	467,200	442,898
Proceeds from Sale of Investment Portfolio		-	-	-
		5,697,695	11,541,211	4,294,777
Net Cash Provided By (Used In)				
Investing Activities		(7,401,395)	(8,615,939)	(14,674,505)

**STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2016**

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows from Financing Activities				
Repayment of Loans		(670,480)	(670,482)	(462,241)
Repayment of Liquidity Advances		-	-	(1,750,000)
Proceeds from Self Supporting Loans		66,272	66,272	62,971
Proceeds from New Loans		1,700,000	1,985,795	4,646,840
Net Cash Provided By (Used In) Financing Activities		1,095,792	1,381,585	2,497,570
Net Increase (Decrease) in Cash Held		1,356,264	(492,337)	12,147,018
Cash at Beginning of Year		54,001,450	54,001,450	41,854,432
Cash and Cash Equivalents at End of Year	13(a)	55,357,714	53,509,113	54,001,450

This statement is to be read in conjunction with the accompanying notes.

RATE SETTING STATEMENT BY DIRECTORATE FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Net current assets at start of financial year - surplus/(deficit)	22(b)	2,917,706	2,917,706	1,000,000	2,248,156
Revenue from operating activities (excluding rates)					
City Strategy		518,661	388,935	754,515	843,805
Corporate & Engineering		6,793,161	5,190,078	4,904,069	6,578,376
City Living		17,849,368	15,648,378	15,002,667	16,231,056
City Development		5,184,283	5,781,273	17,538,093	12,077,033
		30,345,473	27,008,664	38,199,344	35,730,270
Expenditure from operating activities					
City Strategy		(4,618,387)	(4,868,706)	(4,981,110)	(4,574,618)
Corporate & Engineering		(28,816,570)	(28,094,475)	(27,994,790)	(33,136,445)
City Living		(27,539,727)	(28,225,046)	(31,353,784)	(24,494,168)
City Development		(3,752,946)	(4,422,474)	(4,486,857)	(3,305,502)
		(64,727,630)	(65,610,701)	(68,816,541)	(65,510,733)
Operating Activities excluded from budget					
(Profit)/Loss on Asset Disposals	20	(64,319)	(59,769)	22,651	229,472
Depreciation on Assets	2(a)	11,315,275	11,558,780	11,558,780	10,895,879
Loss on Revaluation of Non Current Assets	7	-	-	-	6,501,293
Movement in Employee Leave Provision		449,107	-	-	604,958
Movement in Deferred Pensioner Rates		(49,318)	-	-	(6,243)
Movement in Banksia Park DMF Receivable		352,821	-	-	(606,471)
		12,003,566	11,499,011	11,581,431	17,618,888
Amount attributable to operating activities		(19,460,885)	(24,185,320)	(18,035,766)	(9,913,419)
Revenue from investing activities					
Non-operating grants, subsidies and contributions		34,499,186	11,074,011	10,353,338	17,562,326
Proceeds from Disposal of Assets	20	360,296	467,200	1,953,500	663,079
		34,859,482	11,541,211	12,306,838	18,225,405
Expenditure from investing activities					
Purchase Furniture and Equipment		(141,469)	(154,980)	(125,200)	(111,376)
Purchase Computing Equipment		(335,160)	(368,526)	(292,400)	(90,839)
Purchase Plant and Equipment		(288,084)	(583,503)	(557,750)	(379,238)
Purchase Transportation Vehicles		(968,565)	(1,059,225)	(954,225)	(698,868)
Purchase Land and Buildings		(1,448,999)	(2,616,545)	(4,545,089)	(7,584,371)
Purchase Reserve Development		(605,200)	(1,516,934)	(1,549,000)	(966,381)
Purchase Playground Equipment		(2,780,374)	(6,048,944)	(6,390,000)	(449,458)
Purchase Infrastructure - Urban Road Grant		(1,973,964)	(2,314,135)	(1,597,776)	(5,730,013)
Purchase Infrastructure - Black Spot Funding		(1,722,961)	(2,245,458)	(2,145,000)	(1,038,947)
Purchase Infrastructure - Roads to Recovery		(865,778)	(1,093,436)	(1,434,491)	(286,935)
Purchase Infrastructure - Road Resurfacing		(229,766)	(367,658)	(263,000)	(60,875)
Purchase Infrastructure - Street Lighting		-	(25,000)	(25,000)	-
Purchase Infrastructure - Bus Shelters		(25,942)	(24,824)	(20,000)	(30,284)
Purchase Infrastructure - Footpaths		(95,377)	(113,000)	(113,000)	(273,966)
Purchase Infrastructure - Drainage		(882,251)	(1,102,841)	(930,000)	(371,953)
Purchase Infrastructure - Municipal Roadworks		(677,558)	(722,141)	(736,600)	(912,136)
Purchase Infrastructure - Carparks		(21,844)	-	-	(6,250)
Purchase Infrastructure - Other		-	-	-	-
Contributed Assets - Roads	32	(18,466,330)	-	-	(9,600,451)
Contributed Assets - Footpaths	32	(4,514,222)	-	-	(1,986,332)
Contributed Assets - Drainage	32	(6,033,391)	-	-	(2,250,960)
Contributed Assets - Parks and Ovals	32	(383,518)	-	-	-
		(42,460,753)	(20,357,150)	(21,678,531)	(32,829,633)
Amount attributable to investing activities		(7,601,271)	(8,815,939)	(9,371,693)	(14,604,228)

RATE SETTING STATEMENT BY DIRECTORATE FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Financing Activities					
Repayment of Loan Principal	21(a)	(670,480)	(670,482)	(670,482)	(462,241)
Repayment of Liquidity Advance	21(a)	-	-	(2,500,000)	(1,750,000)
Self-Supporting Loan Principal Revenue	21(e)	66,272	66,272	66,272	62,971
Self-Supporting Loan	21(e)	-	-	-	-
Proceeds from New Loan Borrowings	21(b)	1,700,000	1,891,360	5,514,377	4,646,840
Proceeds from Loan Borrowings (Unspent)	21(c)	31,731	94,435	344,435	404,955
Amount attributable to financing activities		1,127,523	1,381,585	2,754,602	2,902,525
Transfer Expenditure and Revenue					
Transfer to Reserves (Restricted Assets)	11	(10,363,246)	(12,114,693)	(23,579,613)	(20,072,157)
Transfer from Reserves (Restricted Assets)	11	5,305,995	9,924,324	14,592,777	13,008,922
Amount attributable to reserve transfers		(5,057,251)	(2,190,369)	(8,986,836)	(7,063,235)
Surplus (deficiency) before general rates		(30,991,884)	(33,810,043)	(33,639,693)	(28,678,357)
Total Amount Raised from General Rate	22(a)	33,835,973	33,810,043	33,639,693	31,596,063
Net current assets at June 30 c/fwd - surplus/(deficit)	22(b)	2,844,089	-	-	2,917,706

This statement is to be read in conjunction with the accompanying notes



Administration

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Financial Statements 2015-2016



FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

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FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016
STATEMENT BY CHIEF EXECUTIVE OFFICER

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

The attached financial report of the City of Kwinana being the annual financial report and and other information for the financial year ended 30 June 2016 are in my opinion properly drawn up to present fairly the financial position of the City of Kwinana at 30 June 2016 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and the regulations under that Act.

Signed on the

9

day of NOVEMBER 2016



Casey Mihovilovich
Acting Chief Executive Officer

STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue				
Rates	22	33,835,973	33,810,043	31,596,063
Operating Grants, Subsidies and Contributions	28	12,119,463	11,096,815	19,124,397
Reimbursements and Recoveries		1,086,307	601,672	1,539,875
Fees and Charges	27	11,741,269	11,410,104	10,017,186
Interest Earnings	2(a)	2,041,745	1,958,409	2,217,869
Income from Property		1,727,946	1,588,405	1,513,548
Fines and Penalties		136,234	175,500	215,731
Other Revenue		1,404,971	96,142	1,046,242
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses excluding Finance Costs				
Employee Costs		(24,804,808)	(24,708,163)	(22,932,237)
Materials and Contracts		(23,037,059)	(23,957,230)	(20,710,931)
Utility Charges		(2,432,897)	(2,263,757)	(1,866,079)
Leases	2(a)	(281,620)	(342,951)	(234,198)
Depreciation on Non-current Assets	2(a)	(11,315,275)	(11,558,780)	(10,895,879)
Insurance Expenses		(524,890)	(541,187)	(584,559)
Other Expenditure		(1,142,175)	(1,055,726)	(554,044)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs				
Interest Expenses	2(a)	(1,165,687)	(1,161,059)	(946,619)
		<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
Sub Total		<u>(610,503)</u>	<u>(4,851,763)</u>	<u>8,546,365</u>
Grants/Contributions for the Development of Assets				
Non-Operating Grants, Subsidies & Contributions	28	34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets				
Profit on Asset Disposals	20	87,538	81,617	55,422
Loss on Asset Disposals		(23,219)	(21,848)	(284,894)
		<u>64,319</u>	<u>59,769</u>	<u>(229,472)</u>
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	-	-	(6,501,293)
		<u>-</u>	<u>-</u>	<u>(6,501,293)</u>
NET RESULT		<u>33,953,002</u>	<u>6,282,017</u>	<u>19,377,926</u>
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	799,828	-	94,637,088
		<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
TOTAL COMPREHENSIVE INCOME		<u>34,752,830</u>	<u>6,282,017</u>	<u>114,015,014</u>

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF COMPREHENSIVE INCOME
BY PROGRAM
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue	2(a)			
General Purpose Funding		39,166,809	37,755,419	36,106,634
Governance		227,327	180,391	505,633
Law, Order, Public Safety		511,117	432,196	528,862
Health		242,987	220,805	292,113
Education and Welfare		7,498,753	5,931,201	7,872,957
Community Amenities		11,604,748	11,618,382	17,569,593
Recreation and Culture		2,774,943	2,757,589	1,786,118
Transport		270,430	272,867	309,328
Economic Services		1,354,003	1,220,824	1,391,804
Other Property and Services		442,791	347,416	907,869
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses Excluding Finance Costs	2(a)			
General Purpose Funding		(1,563,155)	(1,797,475)	(1,363,721)
Governance		(5,413,510)	(5,453,165)	(5,433,938)
Law, Order, Public Safety		(2,357,364)	(2,390,954)	(2,065,987)
Health		(1,134,212)	(1,182,984)	(1,020,476)
Education and Welfare		(9,960,264)	(8,351,569)	(9,140,518)
Community Amenities		(8,737,603)	(11,295,602)	(7,990,790)
Recreation & Culture		(16,909,009)	(16,994,871)	(14,973,528)
Transport		(12,280,975)	(11,711,632)	(10,546,319)
Economic Services		(1,642,555)	(1,670,343)	(1,362,076)
Other Property and Services		(3,540,077)	(3,579,199)	(3,880,574)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs	2(a)			
Governance		(67,751)	(67,973)	(63,223)
Education and Welfare		(98,103)	(98,385)	(89,383)
Recreation & Culture		(828,506)	(822,599)	(615,737)
Transport		(169,802)	(169,766)	(169,307)
Economic Services		(1,525)	(2,336)	(8,969)
		<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
Sub Total		<u>(610,503)</u>	<u>(4,851,763)</u>	<u>8,546,365</u>
Grants/Contributions for the Development of Assets	28			
Non-Operating Grants, Subsidies & Contributions		34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets	20			
Profit on Asset Disposals		87,538	81,617	55,422
Loss on Asset Disposals		(23,219)	(21,848)	(284,894)
		<u>64,319</u>	<u>59,769</u>	<u>(229,472)</u>
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	-	-	(6,501,293)
		<u>-</u>	<u>-</u>	<u>(6,501,293)</u>
NET RESULT		<u>33,953,002</u>	<u>6,282,017</u>	<u>19,377,926</u>
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	799,828	-	94,637,088
		<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
TOTAL COMPREHENSIVE INCOME		<u>34,752,830</u>	<u>6,282,017</u>	<u>114,015,014</u>

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	NOTE	2016 Actual \$	2015 Actual \$
Current Assets			
Cash and Cash Equivalents	3	55,357,714	54,001,450
Trade and Other Receivables	4	4,096,861	3,963,058
Inventories	5	26,162	20,926
TOTAL CURRENT ASSETS		59,480,737	57,985,434
TOTAL CURRENT ASSETS		59,480,737	57,985,434
Non-Current Assets			
Other Receivables	4	3,943,449	3,898,870
Property, Plant and Equipment	6	160,822,364	161,971,591
Infrastructure	7	275,191,387	242,392,830
TOTAL NON-CURRENT ASSETS		439,957,200	408,263,291
TOTAL ASSETS		499,437,937	466,248,725
Current Liabilities			
Trade and Other Payables	8	9,233,372	12,275,618
Current Portion of Long Term Borrowings	9	3,105,457	3,170,480
Provisions	10	4,545,806	4,101,552
TOTAL CURRENT LIABILITIES		16,884,635	19,547,650
Non-Current Liabilities			
Payables	8	21,635,000	21,635,000
Long Term Borrowings	9	20,150,953	19,056,410
Provisions	10	378,349	373,495
TOTAL NON-CURRENT LIABILITIES		42,164,302	41,064,905
TOTAL LIABILITIES		59,048,937	60,612,555
Net Assets		440,389,000	405,636,170
Equity			
Retained Surplus		220,833,639	191,937,888
Reserves - Cash Backed	11	46,938,076	41,880,825
Revaluation Surplus	12	172,617,285	171,817,457
TOTAL EQUITY		440,389,000	405,636,170

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2014		179,623,197	34,817,590	77,180,369	291,621,156
Comprehensive Income					
Net Result 30th June 2015		19,377,926	-	-	19,377,926
Changes on Revaluation of Non-Current Assets		-	-	94,637,088	94,637,088
Total Other Comprehensive Income		19,377,926	-	94,637,088	114,015,014
Transfer from/(to) Reserves		(7,063,235)	7,063,235	-	-
Balance as at 30 June 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive Income					
Net Result 30th June 2016		33,953,002	-	-	33,953,002
Changes on Revaluation of Non-Current Assets		-	-	799,828	799,828
Total Other Comprehensive Income		33,953,002	-	799,828	34,752,830
Transfer from/(to) Reserves		(5,057,251)	5,057,251	-	-
Balance as at 30 June 2016	11	220,833,639	46,938,076	172,617,285	440,389,000

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows From Operating Activities				
Receipts				
Rates		33,622,693	34,110,043	31,571,984
Operating Grants, Subsidies and Contributions		11,396,890	11,021,815	19,618,233
Reimbursements and Recoveries		1,165,615	601,672	1,706,466
Fees and Charges		11,726,419	11,410,104	10,123,242
Interest Earnings		2,041,745	1,958,409	2,217,869
Goods and Services Tax		3,247,432	-	3,390,230
Income from Property		1,684,466	1,588,405	1,499,976
Fines and Penalties		141,788	175,500	185,691
Other Revenue		741,806	96,142	439,771
		<u>65,768,854</u>	<u>60,962,090</u>	<u>70,753,462</u>
Payments				
Employee Costs		(24,094,279)	(24,708,163)	(22,213,184)
Materials and Contracts		(25,548,288)	(24,097,230)	(16,440,981)
Utility Charges		(2,431,675)	(2,313,757)	(1,867,301)
Leases		(281,620)	(342,951)	(234,198)
Insurance Expense		(524,890)	(541,187)	(584,559)
Interest Expenses		(1,167,092)	(1,161,059)	(951,777)
Goods and Services Tax		(3,269,789)	-	(3,583,465)
Other Expenditure		(789,354)	(1,055,726)	(554,044)
		<u>(58,106,987)</u>	<u>(54,220,073)</u>	<u>(46,429,509)</u>
Net Cash Provided By (Used In) Operating Activities	13(b)	<u>7,661,867</u>	<u>6,742,017</u>	<u>24,323,953</u>
Cash Flows from Investing Activities				
Payments for Development of Land Held for Resale		(90,443)	-	-
Payments for Construction of Buildings		(1,443,143)	(2,566,545)	(7,660,897)
Payments for Purchase of Plant & Equipment		(1,265,962)	(1,592,728)	(1,074,408)
Payments for Construction of Infrastructure		(9,818,276)	(15,474,371)	(9,981,033)
Payments for Purchase of Furniture & Equipment		(481,266)	(523,506)	(252,944)
		<u>(13,099,090)</u>	<u>(20,157,150)</u>	<u>(18,969,282)</u>
Grants, Subsidies and Contributions for the Development of Assets		5,337,399	11,074,011	3,366,137
Proceeds from Sale of Land & Buildings		-	-	469,904
Proceeds from Sale of Furniture & Equipment		5,700	-	15,838
Proceeds from Sale of Plant & Equipment		354,596	467,200	442,898
Proceeds from Sale of Investment Portfolio		-	-	-
		<u>5,697,695</u>	<u>11,541,211</u>	<u>4,294,777</u>
Net Cash Provided By (Used In) Investing Activities		<u>(7,401,395)</u>	<u>(8,615,939)</u>	<u>(14,674,505)</u>

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows from Financing Activities				
Repayment of Loans		(670,480)	(670,482)	(462,241)
Repayment of Liquidity Advances		-	-	(1,750,000)
Proceeds from Self Supporting Loans		66,272	66,272	62,971
Proceeds from New Loans		1,700,000	1,985,795	4,646,840
Net Cash Provided By (Used In) Financing Activities		1,095,792	1,381,585	2,497,570
Net Increase (Decrease) in Cash Held		1,356,264	(492,337)	12,147,018
Cash at Beginning of Year		54,001,450	54,001,450	41,854,432
Cash and Cash Equivalents at End of Year	13(a)	55,357,714	53,509,113	54,001,450

This statement is to be read in conjunction with the accompanying notes.

RATE SETTING STATEMENT
BY DIRECTORATE
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Net current assets at start of financial year - surplus/(deficit)	22(b)	2,917,706	2,917,706	1,000,000	2,248,156
Revenue from operating activities (excluding rates)					
City Strategy		518,661	388,935	754,515	843,805
Corporate & Engineering		6,793,161	5,190,078	4,904,069	6,578,376
City Living		17,849,368	15,648,378	15,002,667	16,231,056
City Development		5,184,283	5,781,273	17,538,093	12,077,033
		30,345,473	27,008,664	38,199,344	35,730,270
Expenditure from operating activities					
City Strategy		(4,618,387)	(4,868,706)	(4,981,110)	(4,574,618)
Corporate & Engineering		(28,816,570)	(28,094,475)	(27,994,790)	(33,136,445)
City Living		(27,539,727)	(28,225,046)	(31,353,784)	(24,494,168)
City Development		(3,752,946)	(4,422,474)	(4,486,857)	(3,305,502)
		(64,727,630)	(65,610,701)	(68,816,541)	(65,510,733)
Operating Activities excluded from budget					
(Profit)/Loss on Asset Disposals	20	(64,319)	(59,769)	22,651	229,472
Depreciation on Assets	2(a)	11,315,275	11,558,780	11,558,780	10,895,879
Loss on Revaluation of Non Current Assets	7	-	-	-	6,501,293
Movement in Employee Leave Provision		449,107	-	-	604,958
Movement in Deferred Pensioner Rates		(49,318)	-	-	(6,243)
Movement in Banksia Park DMF Receivable		352,821	-	-	(606,471)
		12,003,566	11,499,011	11,581,431	17,618,888
Amount attributable to operating activities		(19,460,885)	(24,185,320)	(18,035,766)	(9,913,419)
Revenue from investing activities					
Non-operating grants, subsidies and contributions		34,499,186	11,074,011	10,353,338	17,562,326
Proceeds from Disposal of Assets	20	360,296	467,200	1,953,500	663,079
		34,859,482	11,541,211	12,306,838	18,225,405
Expenditure from investing activities					
Purchase Furniture and Equipment		(141,469)	(154,980)	(125,200)	(111,376)
Purchase Computing Equipment		(335,160)	(368,526)	(292,400)	(90,839)
Purchase Plant and Equipment		(288,084)	(583,503)	(557,750)	(379,238)
Purchase Transportation Vehicles		(968,565)	(1,059,225)	(954,225)	(698,868)
Purchase Land and Buildings		(1,448,999)	(2,616,545)	(4,545,089)	(7,584,371)
Purchase Reserve Development		(605,200)	(1,516,934)	(1,549,000)	(966,381)
Purchase Playground Equipment		(2,780,374)	(6,048,944)	(6,390,000)	(449,458)
Purchase Infrastructure - Urban Road Grant		(1,973,964)	(2,314,135)	(1,597,776)	(5,730,013)
Purchase Infrastructure - Black Spot Funding		(1,722,961)	(2,245,458)	(2,145,000)	(1,038,947)
Purchase Infrastructure - Roads to Recovery		(865,778)	(1,093,436)	(1,434,491)	(286,935)
Purchase Infrastructure - Road Resurfacing		(229,766)	(367,658)	(263,000)	(60,875)
Purchase Infrastructure - Street Lighting		-	(25,000)	(25,000)	-
Purchase Infrastructure - Bus Shelters		(25,942)	(24,824)	(20,000)	(30,284)
Purchase Infrastructure - Footpaths		(95,377)	(113,000)	(113,000)	(273,966)
Purchase Infrastructure - Drainage		(882,251)	(1,102,841)	(930,000)	(371,953)
Purchase Infrastructure - Municipal Roadworks		(677,558)	(722,141)	(736,600)	(912,136)
Purchase Infrastructure - Carparks		(21,844)	-	-	(6,250)
Purchase Infrastructure - Other		-	-	-	-
Contributed Assets - Roads	32	(18,466,330)	-	-	(9,600,451)
Contributed Assets - Footpaths	32	(4,514,222)	-	-	(1,986,332)
Contributed Assets - Drainage	32	(6,033,391)	-	-	(2,250,960)
Contributed Assets - Parks and Ovals	32	(383,518)	-	-	-
		(42,460,753)	(20,357,150)	(21,678,531)	(32,829,633)
Amount attributable to investing activities		(7,601,271)	(8,815,939)	(9,371,693)	(14,604,228)

RATE SETTING STATEMENT
BY DIRECTORATE
FOR THE YEAR ENDED 30 JUNE 2015

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Financing Activities					
Repayment of Loan Principal	21(a)	(670,480)	(670,482)	(670,482)	(462,241)
Repayment of Liquidity Advance	21(a)	-	-	(2,500,000)	(1,750,000)
Self-Supporting Loan Principal Revenue	21(e)	66,272	66,272	66,272	62,971
Self-Supporting Loan	21(e)	-	-	-	-
Proceeds from New Loan Borrowings	21(b)	1,700,000	1,891,360	5,514,377	4,646,840
Proceeds from Loan Borrowings (Unspent)	21(c)	31,731	94,435	344,435	404,955
Amount attributable to financing activities		1,127,523	1,381,585	2,754,602	2,902,525
Transfer Expenditure and Revenue					
Transfer to Reserves (Restricted Assets)	11	(10,363,246)	(12,114,693)	(23,579,613)	(20,072,157)
Transfer from Reserves (Restricted Assets)	11	5,305,995	9,924,324	14,592,777	13,008,922
Amount attributable to reserve transfers		(5,057,251)	(2,190,369)	(8,986,836)	(7,063,235)
Surplus (deficiency) before general rates		(30,991,884)	(33,810,043)	(33,639,693)	(28,678,357)
Total Amount Raised from General Rate	22(a)	33,835,973	33,810,043	33,639,693	31,596,063
Net current assets at June 30 c/fwd - surplus/(deficit)	22(b)	2,844,089	-	-	2,917,706

This statement is to be read in conjunction with the accompanying notes

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this financial report are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The Local Government Reporting Entity

All Funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 17 to these financial statements.

(b) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(c) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities on the statement of financial position.

(d) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(e) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Inventories (Continued)

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on the City's intentions to release for sale.

(f) Fixed Assets

Each class of fixed assets within either property, plant and equipment or infrastructure is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Mandatory Requirement to Revalue Non-Current Assets

Effective from 1 July 2012, the Local Government (Financial Management) Regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

During the year ended 30 June 2013, The City commenced the process of adopting Fair Value in accordance with the Regulations.

Whilst the amendments initially allowed for a phasing in of fair value in relation to fixed assets over three years, as at 30 June 2015 all non-current assets were carried at Fair Value in accordance with the requirements.

Thereafter, each asset class must be revalued in accordance with the regulatory framework established and the City revalues its asset classes in accordance with this mandatory timetable.

Relevant disclosures, in accordance with the requirements of Australian Accounting Standards, have been made in the Financial report as necessary.

Land Under Control

In accordance with Local Government (Financial Management) Regulations 16(a), the City is required to include as an asset (by 30 June 2013), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of State or regional significance.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land in accordance with the other policies detailed in this Note.

Initial Recognition and measurement between mandatory revaluation dates

All assets are initially recognised at cost and subsequently revalued in accordance with the mandatory measurement framework detailed above.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework detailed above, are carried at cost less accumulated depreciation as management believes this approximates fair value. They will be subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework detailed above.

Revaluation

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Land Under Roads

In Western Australia, all land under roads is Crown land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, the City elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16 (a)(i) prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fixed Assets (Continued)

Land Under Roads (Continued)

Whilst such treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4(2) provides, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the City.

Depreciation of Non-Current Assets

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready to use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- a) Restated proportionately with the change in the gross carrying amount of the asset so that the carrying amount of the asset after revaluation equals its revalued amount; or
- b) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Major depreciation periods used for each class of depreciable asset are:

Asset Class	Asset Description	Estimated Useful Life	Depreciation Rate
Land	Land	Nil	
	Vested Land	Nil	
	Other Vested Land	Nil	
Buildings	Entire Building	15 to 125	6.67% to 0.8%
	Building Structure	40 to 60	2.5% to 1.67%
	Roof Cladding	40 to 60	2.5% to 1.67%
	Floor Coverings	10 to 30	10% to 3.33%
	Finishes & Fittings	10 to 30	10% to 3.33%
	Mechanical	10 to 30	10% to 3.33%
	Fire & Security	10 to 30	10% to 3.33%
	Fencing	10 to 30	10% to 3.33%
	Transportable Buildings	10 to 30	10% to 3.33%
	Vehicles	5 to 10	20% to 10%
Plant & Equipment	Major Plant	5 to 20	20% to 5%
	Minor Plant & Equipment	3 to 20	33.33% to 5%
Furniture & Equipment	Computing Equipment	2 to 7	50% to 14.29%
	Office Furniture	7 to 13	14.29% to 7.69%
	Office Equipment	3 to 10	33.33% to 10%
	Audio Visual Equipment	3 to 10	33.33% to 10%
	Specialised Equipment	5 to 13	20% to 7.69%
	White Goods	5 to 13	20% to 7.69%
	Art Works	Nil	
Infrastructure - Roads	Pavement	60	1.67%
	Subgrade	Nil	
	Surface	20	5%
	Kerbs	50	2%
	Barriers	25	4%
Infrastructure - Footpaths	Footpaths	49	2.04%
Infrastructure - Drainage	Pits	80	1.25%
	Pipes	80	1.25%
	Chambers	80	1.25%
	Culverts	80	1.25%
Infrastructure - Car Parks	Car Parks	20	5%
Infrastructure - Bus Shelters	Bus Shelters	24	4.17%
Infrastructure - Street Lights	Street Lights	30	3.33%
Infrastructure - Parks & Ovals	Playground Equipment/Shade Structures	15	6.67%
	Bores/Pumps/Irrigation	20 to 40	5% to 2.5%
	BBQ's/Park Furniture	15	6.67%
	Outdoor Public Art	23	4.35%
	Fencing	30	3%
Infrastructure - Other	Other Structures	20 to 50	5% to 2%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fixed Assets (Continued)

Capitalisation Threshold

Assets acquired during the year are recorded at the cost of acquisition, being the purchase consideration determined as at the date of acquisition plus costs incidental to the acquisition, subject to a capitalisation threshold applied to specific classes of assets as follows:

Land	Nil
Furniture and Equipment	\$500
Plant and Equipment	\$500
Building Construction	\$2,000
Infrastructure	\$5,000

(g) Fair Value of Assets and Liabilities

When performing a revaluation, the City uses a mix of both independent and management valuations using the following as a guide:

Fair Value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuations techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

Fair Value Hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on a quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Fair Value of Assets and Liabilities (Continued)

Cost approach

Valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability and considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

As detailed above, the mandatory measurement framework imposed by the Local Government (Financial Management) Regulations requires, as a minimum, all assets carried at a revalued amount to be revalued in accordance with the regulatory framework.

(h) Financial Instruments

Classification

The City classifies its investments in the following categories: financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit and loss

Financial assets are classified at "fair value through profit or loss" when they are held for trading for the purpose of short-term profit taking. Such assets are subsequently measured at fair value with changes in carrying amount being included in profit or loss. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Loans and receivables are included in current assets where they are expected to mature within 12 months after the end of the reporting period.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturities and fixed or determinable payments that the City has the positive intention and ability to hold to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Held-to-maturity investments are included in non-current assets, where they are expected to mature within 12 months after the end of the reporting period. All other investments are classified as non-current.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either not suitable to be classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses). When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are included in current assets, where they are expected to be sold within 12 months after the end of the reporting period. All other available-for-sale financial assets are classified as non-current.

(v) Financial liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Recognition and derecognition

Regular purchases and sales of financial assets are recognised on trade-date - the date on which the City commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the Statement of Comprehensive Income. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the City has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the statement of comprehensive income as gains and losses from investment securities.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Financial Instruments (Continued)

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the Statement of Comprehensive Income within other income or other expenses in the period in which they arise. Dividend income from financial assets at fair value through profit and loss is recognised in the Statement of Comprehensive Income as part of revenue from continuing operations when the City's right to receive payments is established. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

The City assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss is removed from equity and recognised in the statement of comprehensive income. Impairment losses recognised in the Statement of Comprehensive Income on equity instruments classified as available-for-sale are not reversed through the Statement of Comprehensive Income.

(i) Impairment of Assets

In accordance with Australian Accounting Standards the City's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other standard.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

(i) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(k) Employee Benefits

Short-Term Employee Benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the Statement of Financial Position. The City's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the Statement of Financial Position.

Other Long-Term Employee Benefits

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its Statement of Financial Position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

(l) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using best estimate of the amounts required to settle the obligation at the end of the reporting period.

(n) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the City, are classified as finance leases.

Finance leases are capitalised recording an asset and a liability at the lower amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

(o) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(c). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operation for the current reporting period.

(p) Independent Living Unit (ILU) Resident loan liabilities and deferred management fee receivable

ILU Resident loans are non-interest bearing payments owed to the City by retirement village residents by way of signing a Lease for Life residency agreement to occupy an ILU (min 40 years). These payments are liabilities which fall due and payable upon transfer of the lease to a new resident less the deferred management fee calculated in accordance with the residency agreement. The City's liability to the resident becomes due upon receipt of sale proceeds from the incoming resident. Therefore these liabilities are classified as Non-Current.

ILU Resident loan liabilities are recorded at fair value.

Deferred management fees crystallise upon surrender of the residency agreement. As such the deferred management fee receivables are recorded at present value based upon an expected occupancy period of five years until surrender of the loan residency agreement. Therefore deferred management fees contain both current and non-current elements.

(p) Superannuation

The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

(a) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the City's intentions to release for sale.

(r) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar.

(s) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statement, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) Budget Comparative Figures

The budget comparative figures shown in this annual financial report relate to the amended budget estimate for the relevant item of disclosure.

(u) New Accounting Standards and Interpretations for Application in Future Periods

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the City.

Management's assessment of the new and amended pronouncement that are relevant to the City, applicable to future reporting periods and which have not yet been adopted are set out as follows.

	Title	Issued/ Compiled	Applicable (')	Impact
(i)	AASB 9 - Financial Instruments (incorporating AASB 2014-7 and AASB 2014-8)	December 2014	1 January 2018	Nil - The objective of this Standard is to improve and simplify the approach for classification and measurement of financial assets compared with the requirements of AASB 139. Given the nature of the financial assets of the City, it is not anticipated the Standard will have any material effect.
(ii)	AASB 15 Revenue from Contracts with Customers	December 2014	1 January 2017	This Standard establishes principles for entities to apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from a contract with a customer. The effect of this Standard will depend upon the nature of future transactions the City has with those third parties it has dealings with. It may or may not be significant.
(iii)	AASB 16 Leases	February 2016	1 January 2019	Under AASB 16 there is no longer a distinction between finance and operating leases. Lessees will now bring to account a right-to-use asset and lease liability onto their statement of financial position for all leases. Effectively this means the vast majority of operating leases as defined by the current AASB 117 Leases which currently do not impact the statement of financial position will be required to be capitalised on the statement of financial position once AASB 16 is adopted. Currently, operating lease payments are expensed as incurred. This will cease and will be replaced by both depreciation and interest charges. Based on the current number of operating leases held by the City, the impact is not expected to be significant.
(iv)	AASB 2014-3 Amendments to Australian Accounting Standards - Accounting for Acquisitions of Interests in Joint Operations [AASB 1 & AASB 11]	August 2014	1 January 2016	This Standard amends AASB 11: <i>Joint Arrangements</i> to require the acquirer of an interest (both initial and additional) in a joint operation in which the activity constitutes a business, as defined in AASB 3: <i>Business Combinations</i> , to apply all of the principles on business combinations accounting in AASB 3 and other Australian Accounting Standards except for those principles that conflict with the guidance in AASB 11; and disclose the information required by AASB 3 and other Australian Accounting Standards for business combinations. Since adoption of this Standard would impact only acquisitions of interests in joint operations on or after 1 January 2016, management believes it is impracticable at this stage to provide a reasonable estimate of such impact on the City's financial statements.
(v)	AASB 2014-4 Amendments to Australian Accounting Standards - Clarification of Acceptable Methods of Depreciation and Amortisation [AASB 116 & 138]	August 2014	1 January 2016	This Standard amends AASB 116 and AASB 138 to establish the principle for the basis of depreciation and amortisation as being the expected pattern of consumption of the future economic benefits of an asset. It also clarifies the use of revenue-based methods to calculate the depreciation of an asset is not appropriate nor is revenue generally an appropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. Given the City currently uses the expected pattern of consumption of the future economic benefits of an asset as the basis of calculation of depreciation, it is not expected to have a significant impact.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(u) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

	Title and topic	Issued	Applicable (*)	Impact
(vi)	AASB 2014-5 Amendments to Australian Accounting Standards arising from AASB 15	December 2014	1 January 2017	Consequential changes to various Standards arising from the issuance of AASB 15. It will require changes to reflect the impact of AASB 15.
(vii)	AASB 2015-2 Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 101 [AASB 7, 101, 134 & 1049]	January 2015	1 January 2016	This Standard amends AASB 101 to provide clarification regarding the disclosure requirements in AASB 101. Specifically, the Standard proposes narrow-focus amendments to address some of the concerns expressed about existing presentation and disclosure requirements and to ensure entities are able to use judgement when applying a Standard in determining what information to disclose in their financial statements. This Standard also makes editorial and consequential amendments as a result of amendments to the Standards listed in the title column. It is not anticipated it will have any significant impact on disclosures as they currently exist and any changes will relate to presentation.
(viii)	AASB 2015-6 Amendments to Australian Accounting Standards - Extending Related Party Disclosures to Not-for-Profit Public Sector Entities [AASB 10, 124 & 1049]	March 2015	1 July 2016	The objective of this Standard is to extend the scope of AASB 124 <i>Related Party Disclosures</i> to include not-for-profit sector entities. The Standard is expected to have a significant disclosure impact on the financial report of the City as both Elected Members and Senior Management will be deemed to be Key Management Personnel and resultant disclosures will be necessary.

Notes:

(*) Applicable to reporting periods commencing on or after the given date.

(v) Adoption of New and Revised Accounting Standards

During the current year, the City adopted all of the new and revised Australian Accounting Standards and Interpretations which were compiled, became mandatory and which were applicable to its operations.

These new and revised standards were as follows:

- (i) AASB 2015-3 Amendments to Australian Accounting Standards arising from the withdrawal of AASB 1031 Materiality
- (ii) AASB 2015-7 Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-for-Profit Public Sector Entities

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES

	NOTE	2016 Actual \$	2015 Actual \$	
(a) Net Result				
The Net Result includes:				
(i) Charging as a Revenue:				
Significant Items				
Other Revenue		1,301,026	-	
The above amount relates to dividend payments received by the City during the 15/16 financial year as a final settlement claim payment. This revenue is reported as significant due to it being a one-off payment.				
Non-Operating Grants, Subsidies & Contributions	32	29,397,461	13,837,743	
The above amount relates to the value of infrastructure assets contributed to the City by developers during the 15/16 financial year and recognised in the Statement of Financial Position. These are recorded at deemed cost based on fair value when the assets are transferred.				
(ii) Charging as an Expense:				
Significant Items				
Loss on Revaluation of Assets	7	-	6,501,293	
The above amount relates to the revaluation of infrastructure assets during 14/15 financial year where the carrying amount of a class of asset decreased as a result of the revaluation. The revaluation decrement of \$6,501,293 was recognised in profit and loss.				
Auditors Remuneration				
- Audit of the Annual Financial Report - New Auditors		12,000	-	
- Audit of the Annual Financial Report - Previous Auditors		23,050	29,738	
- Internal Control and Risk Management audit fee - Previous Auditors		-	4,400	
- Other services - Previous Auditors		11,387	2,650	
Depreciation				
Land and Buildings		3,473,011	3,466,445	
Furniture and Equipment		496,552	505,173	
Plant and Equipment		919,614	789,137	
Roads		3,830,450	3,675,415	
Footpaths		813,640	361,138	
Drainage		694,159	408,180	
Crossovers		-	44,038	
Car parks		119,532	217,617	
Bus Shelters		65,155	20,939	
Street Lights		52,769	139,166	
Parks and Ovals		780,881	1,237,512	
Other Structures		69,512	31,119	
		11,315,275	10,895,879	
Interest Expenses				
Debentures (refer Note 21(a))		1,165,687	946,619	
		1,165,687	946,619	
Rental Charges				
- Operating Leases		281,620	234,198	
	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
(ii) Crediting as Revenue:				
Interest Earnings				
- Reserve Funds	11	1,088,046	800,000	1,025,680
- Other Funds		441,045	660,909	689,475
Other Interest Revenue	26	512,654	497,500	502,714
		2,041,745	1,958,409	2,217,869

2. REVENUES AND EXPENSES (Continued)

(b) Statement of Objective

In order to discharge its responsibilities to the community, the City has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City's Community Vision, and for each of its broad activities/programmes.

COMMUNITY VISION

Kwinana 2030: Rich in spirit, alive with opportunities, surrounded by nature - it's all here!

Mission

Strengthen community spirit, lead exciting growth, respect the environment – create great places to live.

We will do this by:

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

Core Values

We will demonstrate and be defined by our core values, which are:

- Lead from where you stand - Leadership is within us all.
- Act with compassion - Show that you care.
- Make it fun - Seize the opportunity to have fun.
- Stand strong, stand true - Have the courage to do what's right.
- Trust and be trusted - value the message, value the messenger.
- Why not yes? - Ideas can grow with a yes.

City operations as disclosed in this budget encompass the following service orientated activities/ programmes:

GOVERNANCE

Objective:

To provide a decision making process for the efficient allocation of scarce resources.

Activities:

Members of Council and Governance (includes Audit and other costs associated with reporting to council). Administration, Financial and Computing Services are included.

GENERAL PURPOSE FUNDING

Objective:

To collect revenue to allow for the provision of services.

Activities:

Rates Income and Expenditure, Grants Commission and Pensioner Deferred Rates interest and interest on Investments. Principal and Interest payments on borrowings.

LAW, ORDER, PUBLIC SAFETY

Objective:

To provide services to help ensure a safer and environmentally conscious community.

Activities:

Supervision of various local laws, fire prevention and animal control.

HEALTH

Objective:

To provide an operational framework for environmental and community health.

Activities:

Prevention and treatment of human illness, including inspection of premises/food control, immunisation and child health services.

2. REVENUES AND EXPENSES (Continued)

EDUCATION AND WELFARE

Objective:

To provide services to disadvantaged persons, the elderly, children and youth.

Activities:

Provision, management and support of services for families, children and the aged and disabled within the community; including pre-school playgroups, day and after school care, assistance to schools, senior citizens support groups, meals on wheels provision and Aged Persons Units and Resident Funded Units.

COMMUNITY AMENITIES

Objective:

To provide services required by the community.

Activities:

Town planning and development, rubbish collection services, stormwater drainage, the provision of public conveniences, bus shelters, roadside furniture and litter control.

RECREATION AND CULTURE

Objective:

To establish and effectively manage infrastructure and resource which will help the social well being of the community.

Activities:

Provision of facilities and support for organisations concerned with leisure time activities and sport, support for the performing and creative arts and the preservation of the national estate. This includes maintenance of halls, aquatic centre, recreation and community centres, parks, gardens, sports grounds and the operation of Libraries.

TRANSPORT

Objective:

To provide safe, effective and efficient transport services to the community.

Activities:

Construction, maintenance and cleaning of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City Depot, including plant purchase and maintenance.

ECONOMIC SERVICES

Objective:

To help promote the City and economic wellbeing.

Activities:

Rural services and pest control and the implementation of building controls.

OTHER PROPERTY & SERVICES

Objective:

To monitor and control City's overheads operating accounts.

Activities:

Private works, public works overheads, City plant operations, materials, salaries and wages. With the exception of private works, the above activities listed are mainly summaries of costs that are allocated to all works and services undertaken by the City.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES (Continued)

(c) Conditions Over Contributions

Function/ Activity	Opening ⁽¹⁾ Balance 1-Jul-14	Grants ⁽²⁾ Received 2014/15	Amount ⁽³⁾ Expended 2014/15	Closing ⁽¹⁾ Balance 30-Jun-15	Grants ⁽²⁾ Received 2015/16	Amount ⁽³⁾ Expended 2015/16	Closing Balance 30-Jun-16
	\$	\$	\$	\$	\$	\$	\$
Grants & Subsidies - Operating							
BP Coastcare	5,840	-	(2,901)	2,939	4,545	(5,672)	1,812
Bushcare Projects	2,989	-	(2,989)	-	145	(145)	-
Caring for the Coast Kwinana Rockingham Region	13,026	-	(11,201)	1,825	-	(1,379)	446
Cat Sterilisation Subsidy	8,500	-	(6,518)	1,982	-	(709)	1,273
Challenger Beach Coastal Rehabilitation	2,375	13,636	(10,675)	5,336	16,000	(10,399)	10,937
Children's Party 2014	6,966	8,334	(15,300)	-	-	-	-
Coastcare in the KIA	4,191	10,000	(4,293)	9,898	10,000	(6,648)	13,250
Community Connections Project	13,190	-	(13,190)	-	-	-	-
Community Efficiency Fund	2,865	-	(2,865)	-	-	-	-
Connections Your Next Step	-	-	-	-	2,000	-	2,000
Developer Contributions - Amendment 100	297,371	-	(1,664)	295,707	-	(295,707)	-
FESA ESL Grant	-	-	-	-	192,917	(154,229)	38,688
Freak Fest - October 2015	-	4,545	-	4,545	1,450	(5,995)	-
Freak Fest - October 2016	-	-	-	-	5,000	-	5,000
Honeywood Wetlands	-	-	-	-	13,636	-	13,636
Kidsport - 14/15 Funding	-	103,340	(94,949)	8,391	-	(8,391)	-
Kwinana Fairday Festival - October 2014	4,841	-	(4,841)	-	-	-	-
Local Government Coastcare Program	5,071	-	-	5,071	-	-	5,071
Naidoc Week Celebrations 2014	7,310	-	(7,310)	-	-	-	-
Naidoc Week Celebrations 2015	-	14,978	(8,009)	6,969	-	(6,969)	-
Naidoc Week Celebrations 2016	-	-	-	-	10,000	(8,365)	1,635
Noongar Cultural Heritage Program	16,765	-	(13,116)	3,649	-	-	3,649
Our Village	1,124	24,000	(23,788)	1,336	2,000	(3,336)	-
Perth Region NRM Support for South Metro Coast	4,015	5,000	(3,376)	5,639	5,000	(5,993)	4,646
Silversport - Pilot Seniors Program	-	-	-	-	77,500	-	77,500
SMCC - Degremont (proAlliance) - Adopt a Beach	-	5,000	(1,903)	3,097	5,000	(2,139)	5,958
SMCC - Tronox - Adopt a Beach Community Project	5,000	-	(5,000)	-	5,000	(4,288)	712
SMCC - Challenger Beach Coastal Rehab Project	-	-	-	-	16,000	-	16,000
Swan Alcoa Landcare Program - Lake Magenup	3,636	-	(3,636)	-	8,155	(3,606)	4,549
Swan Alcoa Landcare Program - Revegetation	-	9,000	(5,339)	3,661	-	(3,661)	-
Thomas Oval Res - Revegetation & Erosion Control	10,144	-	(7,804)	2,340	-	(2,340)	-
Verve Energy Community Partnership	7,180	-	(4,386)	2,794	-	(2,794)	-
Water Corporation - Real Time Monitoring	4,000	-	(3,272)	728	-	(728)	-
Water Corporation - Facility Retrofits & FDC Prof.	-	9,953	-	9,953	-	(9,953)	-
Youth Friendly Communities - Stage 1	10,000	-	(8,786)	1,214	-	(1,214)	-
Youth Friendly Communities - Stage 2	-	10,000	-	10,000	-	(10,000)	-
	436,399	217,786	(267,111)	387,074	374,348	(554,660)	206,762

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES (Continued)

(c) Conditions Over Contributions

	Function/ Activity	Opening ⁽¹⁾ Balance 1-Jul-14	Grants ⁽²⁾ Received 2014/15	Amount ⁽³⁾ Expended 2014/15	Closing ⁽¹⁾ Balance 30-Jun-15	Grants ⁽²⁾ Received 2015/16	Amount ⁽³⁾ Expended 2015/16	Closing Balance 30-Jun-16
		\$	\$	\$	\$	\$	\$	\$
Grants & Subsidies - Non Operating								
Anketell Rd	Transport	830,322	235,200	(1,038,947)	26,575	1,444,022	(1,470,597)	-
CCTV Supply & Installation - Safer Streets	Law, Order, Public Safety	-	40,000	-	40,000	135,000	(98,764)	76,236
Community Energy Efficiency	Community Amenities	10,042	11,046	(9,902)	11,186	-	(8,921)	2,265
Gilmore Avenue, Leda - Dual Carriageway	Transport	1,503,299	-	(1,503,299)	-	292,331	(292,331)	-
Johnson Road Urban Forrest Streetscape Project	Transport	-	-	-	-	11,000	(7,912)	3,088
Mandurah Road, Kwn Beach - Road Rehabilitation	Transport	42,831	-	(42,831)	-	-	-	-
Meares Avenue - Road Rehabilitation	Transport	50,233	-	(50,233)	-	194,904	(194,904)	-
Prince Regent Park Bertram Play Equipment	Recreation & Culture	-	-	-	-	20,000	-	20,000
Public Open Space Upgrade Strategy Implementation	Recreation & Culture	-	-	-	-	18,674	-	18,674
Revolving Energy Fund	Community Amenities	6,000	-	(1,382)	4,618	-	(4,618)	-
Water Wise Project - Water Efficiency Program	Community Amenities	-	-	-	-	7,398	-	7,398
Wellard Community Centre	Community Amenities	27,800	-	(27,800)	-	-	-	-
		2,470,527	286,246	(2,674,394)	82,379	2,123,329	(2,078,047)	127,661
Developer Contributions								
DCA 1 - Hard Infrastructure - Bertram	Community Amenities	976,812	781,310	-	1,758,122	267,385	(542,218)	1,483,289
DCA 2 - Hard Infrastructure - Wellard	Community Amenities	469,267	347,366	-	816,633	714,050	-	1,530,683
DCA 5 - Hard Infrastructure - Wandi	Community Amenities	-	2,634,885	-	2,634,885	211,646	-	2,846,531
DCA 9 - Soft Infrastructure - Wandii/Anketell	Community Amenities	4,491,302	4,173,544	(242,735)	8,422,111	707,256	(12,973)	9,116,394
DCA 11 - Soft Infrastructure - Wellard East	Community Amenities	1,609,385	957,136	(52,886)	2,513,635	1,164,597	(30,626)	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	Community Amenities	3,180,767	1,648,893	(178,213)	4,651,447	1,181,152	(53,380)	5,779,219
DCA 13 - Soft Infrastructure - Bertram	Community Amenities	247,891	26,776	(13,770)	260,897	32,147	(6,663)	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	Community Amenities	249,176	597,787	(578,529)	268,434	574,613	(436,758)	406,289
DCA 15 - Soft Infrastructure - Townsite	Community Amenities	71,615	163,330	(151,568)	83,377	191,054	(136,974)	137,457
		11,296,215	11,331,027	(1,217,701)	21,409,541	5,043,900	(1,219,592)	25,233,849
		14,203,141	11,835,059	(4,159,206)	21,878,994	7,541,577	(3,852,299)	25,568,272

For grants and contributions where the funds have not been fully expended at 30 June 16 the balance of the grant has been transferred to the Restricted Grants and Contributions Reserve, relevant Developer Contribution Reserve or remains in net current asset at 30 June surplus. These funds are quarantined as Restricted Cash at year ending 30 June 16 and will be expended in the 2016/2017 year or as determined by Developer Contributions Scheme.

Notes:

(1) - Grants/contributions recognised as revenue in a previous reporting period which were not expended at the close of the previous reporting period.

(2) - New grants/contributions which were recognised as revenues during the reporting period and which had not yet been fully expended in the manner specified by the contributor.

(3) - Grants/contributions which had been recognised as revenues in a previous reporting period or received in the current reporting period or received in the current reporting period and which were expended in the current reporting period in the manner specified by the contributor.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

3. CASH AND CASH EQUIVALENTS

	2016 Actual \$	2015 Actual \$
Cash at Bank	5,357,714	9,001,450
Term Deposits	<u>50,000,000</u>	<u>45,000,000</u>
	<u><u>55,357,714</u></u>	<u><u>54,001,450</u></u>
Unrestricted	8,356,933	12,026,189
Restricted	<u>47,000,781</u>	<u>41,975,261</u>
	<u><u>55,357,714</u></u>	<u><u>54,001,450</u></u>
The following restrictions have been imposed by regulations or other externally imposed requirements:		
Unspent Loan Funds	<u>62,705</u>	<u>94,436</u>
	62,705	94,436
Aged Persons Units Reserve	528,629	404,358
Asset Management Reserve	1,212,394	1,277,498
Asset Replacement Reserve	531,374	457,328
Banksia Park Reserve	72,479	173,273
Carried Forward Projects Reserve	2,303,075	4,065,475
CLAG Reserve	246,658	180,211
Community Services & Emergency Relief Reserve	25,299	24,542
Employee Leave Reserve	4,100,853	3,695,958
Family Day Care Reserve	1,423,011	1,282,200
Future Community Infrastructure Reserve	2,571,524	2,215,240
Golf Course Cottage Reserve	26,469	25,677
Infrastructure Reserve	119,703	167,558
Refuse Reserve	8,385,016	6,351,966
Settlement Agreement Reserve	<u>157,743</u>	<u>150,000</u>
	21,704,227	20,471,284
Developer Contributions Reserve - DCA 1	1,483,289	1,758,122
Developer Contributions Reserve - DCA 2	1,530,683	816,633
Developer Contributions Reserve - DCA 5	2,846,531	2,634,885
Developer Contributions Reserve - DCA 9	9,116,394	8,422,111
Developer Contributions Reserve - DCA 11	3,647,606	2,513,635
Developer Contributions Reserve - DCA 12	5,779,219	4,651,447
Developer Contributions Reserve - DCA 13	286,381	260,897
Developer Contributions Reserve - DCA 14	406,289	268,434
Developer Contributions Reserve - DCA 15	<u>137,457</u>	<u>83,377</u>
	25,233,849	21,409,541
Total Cash Backed Reserves	<u>46,938,076</u>	<u>41,880,825</u>
	<u><u>47,000,781</u></u>	<u><u>41,975,261</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

4. TRADE AND OTHER RECEIVABLES

	NOTE	2016 Actual \$	2015 Actual \$
Current			
Rates Outstanding		1,590,578	1,429,979
Sundry Debtors		1,139,002	508,044
GST Receivable		554,076	531,719
Accrued Income		410,710	672,467
Prepayments		-	4,000
DMF Receivable		364,905	750,577
Loans - Clubs/Institutions	21(e)	37,590	66,272
		<u>4,096,861</u>	<u>3,963,058</u>
Non-Current			
Rates Outstanding - Pensioners		588,874	539,556
DMF Receivable		3,094,261	3,061,410
Loans - Clubs/Institutions	21(e)	260,314	297,904
		<u>3,943,449</u>	<u>3,898,870</u>

5. INVENTORIES

	2016 Actual \$	2015 Actual \$
Current		
Stores & Materials	26,162	20,926
	<u>26,162</u>	<u>20,926</u>

6. PROPERTY, PLANT AND EQUIPMENT

	2016 Actual \$	2015 Actual \$
Land and Buildings - Cost		
Freehold Land at:		
- Independent Valuation 2014 (Level 2)	8,320,000	8,320,000
- Independent Valuation 2014 (Level 3)	26,693,000	26,693,000
- Additions after valuation - Cost	206,404	115,961
	<u>35,219,404</u>	<u>35,128,961</u>
Land Vested in and Under the Control of the City at:		
- Independent Valuation 2014 (Level 3)	12,140,000	12,140,000
- Cost	-	-
	<u>12,140,000</u>	<u>12,140,000</u>
Total Land	<u>47,359,404</u>	<u>47,268,961</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

NOTE	2016 Actual \$	2015 Actual \$
Buildings at:		
- Independent Valuation 2014 (Level 2)	22,335,000	22,335,000
- Independent Valuation 2014 (Level 3)	83,206,100	83,206,100
- Additions after valuation - Cost	6,850,520	532,776
Less: Accumulated Depreciation	<u>(6,939,279)</u>	<u>(3,466,269)</u>
	105,452,341	102,607,607
 Buildings Works in Progress - Cost	 -	 7,100,384
Less Accumulated Depreciation	<u>-</u>	<u>7,100,384</u>
 Total Land and Buildings	 <u>152,811,745</u>	 <u>156,976,952</u>
 Furniture and Equipment at:		
- Independent Valuation 2016 (Level 3)	1,422,505	-
- Independent Valuation 2013 (Level 3)	-	582,048
- Management Valuation 2016 (Level 3)	4,635,882	-
- Management Valuation 2013 (Level 3)	-	1,251,923
Add Additions after Valuation - Cost	-	750,417
Less Accumulated Depreciation	<u>(4,421,707)</u>	<u>(989,218)</u>
	1,636,680	1,595,170
 Plant and Equipment at:		
- Independent Valuation 2016 (Level 2)	4,019,255	-
- Independent Valuation 2013 (Level 2)	-	750,000
- Independent Valuation 2016 (Level 3)	2,034,817	-
- Independent Valuation 2013 (Level 3)	-	1,265,514
- Management Valuation 2016 (Level 3)	3,271,235	-
- Management Valuation 2013 (Level 3)	-	846,113
Add Additions after Valuation - Cost	-	1,851,974
Less Accumulated Depreciation	<u>(2,951,368)</u>	<u>(1,314,132)</u>
	6,373,939	3,399,469
 Total Property, Plant and Equipment	 <u>160,822,364</u>	 <u>161,971,591</u>

The fair value of property, plant and equipment is determined at least every three years in accordance with the regulatory framework. Additions since the date of valuation are shown as cost, given they were acquired at arms length and any accumulated depreciation reflects the usage of service potential, it is considered the recorded written down value approximates fair value. At the end of each intervening period the valuation is reviewed and, where appropriate, the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)*, which requires property, plant and equipment to be shown at fair value.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Balance at the beginning of the year	Additions - New	Additions - Renewal/ Upgrade	(Disposals)	Revaluation Increments/ (Decrements) Transferred to Revaluation	Revaluation (Losses)/ Reversals Through to Profit or Loss	Impairment (Losses)/ Reversals	Depreciation (Expense)	Transfers	Carrying Amount at the End of Year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Freehold Land	35,128,961	90,443	-	-	-	-	-	-	-	35,219,404
Land Vested in and Under the Control of the City	12,140,000	-	-	-	-	-	-	-	-	12,140,000
Total Land	47,268,961	90,443	-	-	-	-	-	-	-	47,359,404
Buildings	102,607,607	139,398	858,847	-	-	-	-	(3,473,011)	5,319,500	105,452,341
Building Works in Progress	7,100,384	301,261	143,637	-	-	-	-	-	(7,545,282)	-
Total Buildings	109,707,991	440,659	1,002,484	-	-	-	-	(3,473,011)	(2,225,782)	105,452,341
Total Land & Buildings	156,976,952	531,102	1,002,484	-	-	-	-	(3,473,011)	(2,225,782)	152,811,745
Furniture & Equipment	1,595,170	310,513	168,651	(2,705)	61,603	-	-	(496,552)	-	1,636,680
Plant & Equipment	3,399,469	200,188	1,065,775	(293,271)	738,225	-	-	(919,614)	2,183,167	6,373,939
Total Plant and Equipment	4,994,639	510,701	1,234,426	(295,976)	799,828	-	-	(1,416,166)	2,183,167	8,010,619
Total Property, Plant and Equipment	161,971,591	1,041,803	2,236,910	(295,976)	799,828	-	-	(4,889,177)	(42,615)	160,822,364

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Land and Buildings					
Freehold Land - Independent Valuation (Level 2)	2	Market approach using recent observable open market values as evidenced by sales transactions of similar property types, adjusted for condition and comparability, at their highest and best use.	Independent registered valuer	June 2014	Price per square metre / market borrowing rate
Freehold Land - Independent Valuation (Level 3)	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Land vested in and under the control of the City	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Buildings - Independent Valuation (Level 2)	2	Market approach using recent observable open market values as evidenced by sales transactions of similar property types, adjusted for condition and comparability, at their highest and best use.	Independent registered valuer	June 2014	Price per square metre / market borrowing rate
Buildings - Independent Valuation (Level 3)	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Furniture and Equipment					
Furniture and Equipment - Independent Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2016	Construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Furniture and Equipment - Management Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Management valuation	June 2016	Construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Plant and Equipment					
Plant and Equipment - Independent Valuation (Level 2)	2	Market approach using recent observable market data for similar assets	Independent registered valuer	June 2016	Market price per item
Plant and Equipment - Independent Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2016	Purchase costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Plant and Equipment - Management Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Management valuation	June 2016	Purchase costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

7. INFRASTRUCTURE

	2016 Actual \$	2015 Actual \$
Roads		
- Independent valuation 2015 - level 3	224,918,631	224,918,631
- Additions after valuation - cost	23,149,573	-
Less Accumulated Depreciation	<u>(72,267,506)</u>	<u>(68,437,056)</u>
	175,800,698	156,481,575
Footpaths		
- Independent valuation 2015 - level 3	40,380,270	40,380,270
- Additions after valuation - cost	5,166,511	-
Less Accumulated Depreciation	<u>(11,862,819)</u>	<u>(11,049,179)</u>
	33,683,962	29,331,091
Drainage		
- Independent valuation 2015 - level 3	55,012,877	55,012,877
- Additions after valuation - cost	6,949,340	-
Less Accumulated Depreciation	<u>(14,872,697)</u>	<u>(14,178,538)</u>
	47,089,520	40,834,339
Car Parks		
- Independent valuation 2015 - level 3	2,655,110	2,655,110
- Additions after valuation - cost	131,904	-
Less Accumulated Depreciation	<u>(1,338,294)</u>	<u>(1,218,762)</u>
	1,448,720	1,436,348
Bus Shelters		
- Independent valuation 2015 - level 3	1,584,000	1,584,000
- Additions after valuation - cost	45,206	-
Less Accumulated Depreciation	<u>(866,230)</u>	<u>(801,075)</u>
	762,976	782,925
Street Lights		
- Independent valuation 2015 - level 3	1,483,400	1,483,400
- Additions after valuation - cost	28,457	-
Less Accumulated Depreciation	<u>(532,183)</u>	<u>(479,413)</u>
	979,674	1,003,987
Parks & Ovals		
- Independent valuation 2015 - level 3	19,383,277	19,383,277
- Additions after valuation - cost	1,042,121	-
Less Accumulated Depreciation	<u>(8,688,359)</u>	<u>(7,907,477)</u>
	11,737,039	11,475,800

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

	2016 Actual \$	2015 Actual \$
Parks & Ovals - Works in Progress		
- At cost	3,091,127	379,582
	<u>3,091,127</u>	<u>379,582</u>
Other Infrastructure		
- Independent valuation 2015 - level 3	2,853,000	2,853,000
- Additions after valuation - cost	-	-
Less Accumulated Depreciation	<u>(2,255,329)</u>	<u>(2,185,817)</u>
	597,671	667,183
	<u><u>275,191,387</u></u>	<u><u>242,392,830</u></u>

The fair value of infrastructure is determined at least every three years in accordance with the regulatory framework. Additions since the date of valuation are shown as cost. Given they were acquired at arms length and any accumulated depreciation reflects the usage of service potential, it is considered the recorded written down value approximates fair value. At the end of each intervening period the valuation is reviewed and, where appropriate, the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires infrastructure to be shown at fair value.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of infrastructure between the beginning and the end of the current financial year.

	Balance at the beginning of the year	Additions - New	Additions - Renewal / Upgrade	(Disposals)	Impairment (Losses)/ Reversals	Depreciation (Expense)	Fair Value Increments	Fair Value (Decrements)	Transfers	Carrying amount at the end of year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Roads	156,481,575	20,558,749	2,590,824	-	-	(3,830,450)	-	-	-	175,800,698
Footpaths	29,331,091	4,821,282	345,229	-	-	(813,640)	-	-	-	33,683,962
Drainage	40,834,339	6,383,658	565,682	-	-	(694,159)	-	-	-	47,089,520
Car Parks	1,436,348	117,941	13,963	-	-	(119,532)	-	-	-	1,448,720
Bus Shelters	782,925	13,485	31,721	-	-	(65,155)	-	-	-	762,976
Street Lights	1,003,987	4,333	24,123	-	-	(52,769)	-	-	-	979,674
Parks and Ovals	11,475,800	544,525	454,980	-	-	(780,881)	-	-	42,615	11,737,039
Parks and Ovals - Works in Progress	379,582	2,711,545	-	-	-	-	-	-	-	3,091,127
Other Infrastructure	667,183	-	-	-	-	(69,512)	-	-	-	597,671
Total Infrastructure	242,392,830	35,155,518	4,026,522	-	-	(6,426,098)	-	-	42,615	275,191,387

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Roads	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Footpaths	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Drainage	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Car Parks	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Bus Shelters	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Street Lights	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Parks and Ovals	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Other Infrastructure	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

8. TRADE AND OTHER PAYABLES

	2016 Actual \$	2015 Actual \$
Current		
Sundry Creditors	4,674,862	5,019,833
Bond and Deposit Creditors	3,408,346	5,628,468
Accrued Expenses	279,827	259,596
Accrued Interest on Loans	16,802	18,206
Accrued Salaries and Wages	853,535	592,114
Income in Advance	-	757,401
	<u>9,233,372</u>	<u>12,275,618</u>
Non-Current		
Unit Contribution	21,635,000	21,635,000
	<u>21,635,000</u>	<u>21,635,000</u>

9. LONG-TERM BORROWINGS

	2016 Actual \$	2015 Actual \$
Current		
Secured by Floating Charge Debentures	3,105,457	3,170,480
	<u>3,105,457</u>	<u>3,170,480</u>
Non-Current		
Secured by Floating Charge Debentures	20,150,953	19,056,410
	<u>20,150,953</u>	<u>19,056,410</u>

Additional detail on borrowings is provided in Note 22.

10. PROVISIONS

	2016 Actual \$	2015 Actual \$
Current		
Provision for Annual Leave	2,018,318	1,805,544
Provision for Long Service Leave	1,894,170	1,739,871
Provision for Sick Leave	512,969	452,541
Provision for Rostered Day Off	117,370	100,655
Purchased Leave Scheme	2,979	2,941
	<u>4,545,806</u>	<u>4,101,552</u>
Non-Current		
Provision for Long Service Leave	378,349	373,495
	<u>378,349</u>	<u>373,495</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED

RESERVE FUND DETAILS	Opening Balance 1 July 2015	Transfers				Closing Balance 30 June 2016
		To Reserve	Interest	From Reserve	Movements	
	\$	\$	\$	\$	\$	\$
Aged Persons Units Reserve	404,358	334,468	10,545	(220,742)	-	528,629
Asset Management Reserve	1,277,498	500,000	35,344	(600,448)	-	1,212,394
Asset Replacement Reserve	457,328	250,000	10,510	(186,464)	-	531,374
Banksia Park Reserve	173,273	-	3,813	(104,607)	-	72,479
CLAG Reserve	180,211	60,831	5,616	-	-	246,658
Community Services & Emergency Relief	24,542	-	757	-	-	25,299
Employee Leave Reserve	3,695,958	606,726	-	(201,831)	-	4,100,853
Family Day Care Reserve	1,282,200	101,694	39,117	-	-	1,423,011
Future Community Infrastructure Reserve	2,215,240	590,473	75,479	(309,668)	-	2,571,524
Golf Course Cottage Reserve	25,677	-	792	-	-	26,469
Infrastructure Reserve	167,558	3,277	4,239	(55,371)	-	119,703
Refuse Reserve	6,351,966	1,888,364	193,373	(48,687)	-	8,385,016
Restricted Grants & Contributions Reserve	4,065,475	996,104	-	(2,758,504)	-	2,303,075
Settlement Agreement Reserve	150,000	150,042	-	(142,299)	-	157,743
Un-Restricted Reserves Sub Total	20,471,284	5,481,979	379,585	(4,628,621)	-	21,704,227

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED (Continued)

RESERVE FUND DETAILS	Opening Balance 1 July 2015	Transfers				Closing Balance 30 June 2016
		To Reserve	Interest	From Reserve	Movements	
	\$	\$	\$	\$	\$	\$
DCA 1 - Hard Infrastructure - Bertram	1,758,122	214,191	53,194	-	(542,218)	1,483,289
DCA 2 - Hard Infrastructure - Wellard	816,633	673,591	40,459	-	-	1,530,683
DCA 5 - Hard Infrastructure - Wandi	2,634,885	130,386	81,260	-	-	2,846,531
DCA 9 - Soft Infrastructure - Wandi/Anketell	8,422,111	446,293	260,963	(12,973)	-	9,116,394
DCA 11 - Soft Infrastructure - Wellard East	2,513,635	1,064,456	100,141	(30,626)	-	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	4,651,447	488,817	150,117	(53,380)	542,218	5,779,219
DCA 13 - Soft Infrastructure - Bertram	260,897	23,829	8,318	(6,663)	-	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	268,434	564,286	10,327	(436,758)	-	406,289
DCA 15 - Soft Infrastructure - Townsite	83,377	187,372	3,682	(136,974)	-	137,457
Developer Contribution Reserves Sub Total	21,409,541	3,793,221	708,461	(677,374)	-	25,233,849
	41,880,825	9,275,200	1,088,046	(5,305,995)	-	46,938,076

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(a) Aged Persons Units Reserve			
Opening Balance	404,358	404,358	200,565
Amount Set Aside / Transfer to Reserve	334,468	287,984	317,520
Interest Applied to Reserve	10,545	8,997	5,476
Amount Used / Transfer from Reserve	(220,742)	(275,315)	(119,203)
	<u>528,629</u>	<u>426,024</u>	<u>404,358</u>
(b) Asset Management Reserve			
Opening Balance	1,277,498	1,277,498	1,244,074
Amount Set Aside / Transfer to Reserve	500,000	500,000	400,000
Interest Applied to Reserve	35,344	20,692	41,948
Amount Used / Transfer from Reserve	(600,448)	(817,377)	(408,524)
	<u>1,212,394</u>	<u>980,813</u>	<u>1,277,498</u>
(c) Asset Replacement Reserve			
Opening Balance	457,328	457,328	427,466
Amount Set Aside / Transfer to Reserve	250,000	250,000	250,000
Interest Applied to Reserve	10,510	7,308	11,320
Amount Used / Transfer from Reserve	(186,464)	(434,900)	(231,458)
	<u>531,374</u>	<u>279,736</u>	<u>457,328</u>
(d) Banksia Park Reserve			
Opening Balance	173,273	173,273	95,807
Amount Set Aside / Transfer to Reserve	-	-	100,000
Interest Applied to Reserve	3,813	2,705	3,171
Amount Used / Transfer from Reserve	(104,607)	(126,047)	(25,705)
	<u>72,479</u>	<u>49,931</u>	<u>173,273</u>
(e) CLAG Reserve			
Opening Balance	180,211	180,211	103,884
Amount Set Aside / Transfer to Reserve	60,831	48,450	72,427
Interest Applied to Reserve	5,616	4,176	3,900
Amount Used / Transfer from Reserve	-	(36,620)	-
	<u>246,658</u>	<u>196,217</u>	<u>180,211</u>
(f) Community Services & Emergency Relief Reserve			
Opening Balance	24,542	24,542	23,654
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	757	664	888
Amount Used / Transfer from Reserve	-	-	-
	<u>25,299</u>	<u>25,206</u>	<u>24,542</u>
(g) Employee Leave Reserve			
Opening Balance	3,695,958	3,695,958	3,614,309
Amount Set Aside / Transfer to Reserve	606,726	-	451,596
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(201,831)	-	(369,947)
	<u>4,100,853</u>	<u>3,695,958</u>	<u>3,695,958</u>
(h) Family Day Care Reserve			
Opening Balance	1,282,200	1,282,200	1,018,087
Amount Set Aside / Transfer to Reserve	101,694	-	238,630
Interest Applied to Reserve	39,117	26,674	37,950
Amount Used / Transfer from Reserve	-	(590,000)	(12,467)
	<u>1,423,011</u>	<u>718,874</u>	<u>1,282,200</u>

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(i) Future Community Infrastructure Reserve			
Opening Balance	2,215,240	2,215,240	1,476,934
Amount Set Aside / Transfer to Reserve	590,473	600,239	682,869
Interest Applied to Reserve	75,479	62,898	55,437
Amount Used / Transfer from Reserve	(309,668)	(1,383,017)	-
	<u>2,571,524</u>	<u>1,495,360</u>	<u>2,215,240</u>
(j) Golf Course Cottage Reserve			
Opening Balance	25,677	25,677	35,307
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	792	262	1,170
Amount Used / Transfer from Reserve	-	-	(10,800)
	<u>26,469</u>	<u>25,939</u>	<u>25,677</u>
(k) Infrastructure Reserve			
Opening Balance	167,558	167,558	1,692,684
Amount Set Aside / Transfer to Reserve	3,277	3,765,864	481,445
Interest Applied to Reserve	4,239	11,848	51,447
Amount Used / Transfer from Reserve	(55,371)	(75,343)	(2,058,018)
	<u>119,703</u>	<u>3,869,927</u>	<u>167,558</u>
(l) LG Reform Reserve			
Opening Balance	-	-	678,286
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	-	-	11,575
Amount Used / Transfer from Reserve	-	-	(689,861)
	<u>-</u>	<u>-</u>	<u>-</u>
(m) Refuse Reserve			
Opening Balance	6,351,966	6,351,966	5,122,343
Amount Set Aside / Transfer to Reserve	1,888,364	-	1,115,305
Interest Applied to Reserve	193,373	139,221	191,581
Amount Used / Transfer from Reserve	(48,687)	(685,533)	(77,263)
	<u>8,385,016</u>	<u>5,805,654</u>	<u>6,351,966</u>
(n) Restricted Grants & Contributions Reserve			
Opening Balance	4,065,475	4,065,475	7,787,975
Amount Set Aside / Transfer to Reserve	996,104	1,336,515	4,065,475
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(2,758,504)	(4,065,475)	(7,787,975)
	<u>2,303,075</u>	<u>1,336,515</u>	<u>4,065,475</u>
(o) Settlement Agreement Reserve			
Opening Balance	150,000	150,000	-
Amount Set Aside / Transfer to Reserve	150,042	150,042	150,000
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(142,299)	(300,042)	-
	<u>157,743</u>	<u>-</u>	<u>150,000</u>
Restricted Reserves Sub Total	<u>21,704,227</u>	<u>18,906,154</u>	<u>20,471,284</u>
(p) Developer Contributions Reserve - DCA 1 - Hard Infrastructure Bertram			
Opening Balance	1,758,122	1,758,122	976,812
Amount Set Aside / Transfer to Reserve	214,191	214,189	731,026
Interest Applied to Reserve	53,194	39,885	50,284
Movement	(542,218)	-	-
Amount Used / Transfer from Reserve	-	(308,167)	-
	<u>1,483,289</u>	<u>1,704,029</u>	<u>1,758,122</u>

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(q) Developer Contributions Reserve - DCA 2 - Hard Infrastructure Wellard			
Opening Balance	816,633	816,633	469,267
Amount Set Aside / Transfer to Reserve	673,591	999,723	323,411
Interest Applied to Reserve	40,459	22,298	23,955
Amount Used / Transfer from Reserve	-	-	-
	<u>1,530,683</u>	<u>1,838,654</u>	<u>816,633</u>
(r) Developer Contributions Reserve - DCA 5 - Hard Infrastructure Wandl			
Opening Balance	2,634,885	2,634,885	-
Amount Set Aside / Transfer to Reserve	130,386	-	2,588,601
Interest Applied to Reserve	81,260	2,187	46,284
Amount Used / Transfer from Reserve	-	-	-
	<u>2,846,531</u>	<u>2,637,072</u>	<u>2,634,885</u>
(s) Developer Contributions Reserve - DCA 9 - Soft Infrastructure Wandl/Anketell			
Opening Balance	8,422,111	8,422,111	4,491,302
Amount Set Aside / Transfer to Reserve	446,293	58,531	3,944,202
Interest Applied to Reserve	260,963	189,773	229,342
Amount Used / Transfer from Reserve	(12,973)	(47,347)	(242,735)
	<u>9,116,394</u>	<u>8,623,068</u>	<u>8,422,111</u>
(t) Developer Contributions Reserve - DCA 11 - Soft Infrastructure Wellard East			
Opening Balance	2,513,635	2,513,635	1,609,385
Amount Set Aside / Transfer to Reserve	1,064,456	1,544,937	876,590
Interest Applied to Reserve	100,141	75,035	80,546
Amount Used / Transfer from Reserve	(30,626)	(97,131)	(52,886)
	<u>3,647,606</u>	<u>4,036,476</u>	<u>2,513,635</u>
(u) Developer Contributions Reserve - DCA 12 - Soft Infrastructure Wellard West			
Opening Balance	4,651,447	4,651,447	3,180,767
Amount Set Aside / Transfer to Reserve	488,817	677,771	1,494,510
Interest Applied to Reserve	150,117	157,233	154,383
Movement	542,218	-	-
Amount Used / Transfer from Reserve	(53,380)	(34,529)	(178,213)
	<u>5,779,219</u>	<u>5,451,922</u>	<u>4,651,447</u>
(v) Developer Contributions Reserve - DCA 13 - Soft Infrastructure Bertram			
Opening Balance	260,897	260,897	247,891
Amount Set Aside / Transfer to Reserve	23,829	142,972	17,061
Interest Applied to Reserve	8,318	19,425	9,715
Amount Used / Transfer from Reserve	(6,663)	(53,243)	(13,770)
	<u>286,381</u>	<u>370,051</u>	<u>260,897</u>
(w) Developer Contributions Reserve - DCA 14 - Soft Infrastructure Wellard/Leda			
Opening Balance	268,434	268,434	249,176
Amount Set Aside / Transfer to Reserve	564,286	506,716	585,714
Interest Applied to Reserve	10,327	6,595	12,073
Amount Used / Transfer from Reserve	(436,758)	(430,352)	(578,529)
	<u>406,289</u>	<u>351,393</u>	<u>268,434</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(x) Developer Contributions Reserve - DCA 15 - Soft Infrastructure Townsite			
Opening Balance	83,377	83,377	71,615
Amount Set Aside / Transfer to Reserve	187,372	230,760	160,095
Interest Applied to Reserve	3,682	2,124	3,235
Amount Used / Transfer from Reserve	(136,974)	(163,886)	(151,568)
	<u>137,457</u>	<u>152,375</u>	<u>83,377</u>
Developer Contributions Reserves Sub Total	<u>25,233,849</u>	<u>25,165,040</u>	<u>21,409,541</u>
Total Cash Backed Reserves	<u><u>46,938,076</u></u>	<u><u>44,071,194</u></u>	<u><u>41,880,825</u></u>

All of the cash backed reserve accounts are supported by money held in financial institutions and match the amount shown as restricted cash or cash equivalent in Note 3 to this financial report.

Aged Persons Units Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Aged Persons Units, Callistemon Court.

Arts Centre Reserve

This Reserve was established to cover any increases in the cost of operations and maintenance for the Kwinana Arts Centre - *(currently no balance as at 30th June 2016)*.

Asset Management Reserve

This Reserve is established to provide funds for asset management renewal projects of the City's building and infrastructure assets, thereby extending the useful economic life of such assets.

Asset Replacement Reserve

This Reserve is utilised to replace existing fleet, plant and other City assets.

Banksia Park Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Banksia Park Retirement Village.

CLAG Reserve

This Reserve has been established to provide funds for the prevention and education of Mosquito management.

Community Services & Emergency Relief Reserve

This Reserve is established to provide funding to alleviate the effect of any disaster within the City of Kwinana boundaries and to provide funds to develop community services.

Employee Leave Reserve

This Reserve is established for the purpose of ensuring that adequate funds are available to finance employee leave entitlements.

Family Day Care Reserve

This Reserve provides for the capital acquisitions and maintenance of this facility.

Future Community Infrastructure Reserve

This Reserve is established to accumulate the City's contributions for the capital funding of future community infrastructure in accordance with Town Planning Scheme #2.

Golf Course Cottage Reserve

This Reserve was established to provide funds for the maintenance of this building.

Infrastructure Reserve

This Reserve was established to be used to provide funds to create new City assets or for the major upgrade of City assets to increase the service level provided by the asset.

Refuse Reserve

This Reserve was established to provide funds for the costs and subsidy of Waste Management in the City.

11. RESERVES - CASH BACKED (Continued)

Restricted Grants & Contributions Reserve

This Reserve is utilised to restrict funds required to complete projects from prior financial years.

Settlement Agreement Reserve

This Reserve was established to provide funds to account for future negotiated settlement agreement payments.

Developer Contributions Reserve - DCA 1 - Hard Infrastructure Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 1 - Hard Infrastructure Bertram.

Developer Contributions Reserve - DCA 2 - Hard Infrastructure Wellard

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 2 - Hard Infrastructure Wellard.

Developer Contributions Reserve - DCA 5 - Hard Infrastructure Wandí

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Wandí.

Developer Contributions Reserve - DCA 9 -Soft Infrastructure Wandí/Anketell

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 9 - Soft Infrastructure Wandí/Anketell.

Developer Contributions Reserve - DCA 11 -Soft Infrastructure Wellard East

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 11 - Soft Infrastructure Wellard East.

Developer Contributions Reserve - DCA 12 -Soft Infrastructure Wellard West

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 12 - Soft Infrastructure Wellard West.

Developer Contributions Reserve - DCA 13 -Soft Infrastructure Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 13 - Soft Infrastructure Bertram.

Developer Contributions Reserve - DCA 14 -Soft Infrastructure Wellard/Leda

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 14 - Soft Infrastructure Wellard/Leda.

Developer Contributions Reserve - DCA 15 -Soft Infrastructure Townsite

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 15 - Soft Infrastructure Townsite.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

12. REVALUATION SURPLUS

	2016 Opening Balance	2016 Revaluation Increment	2016 Revaluation Decrement	2016 Total Movement on Revaluation	2016 Closing Balance
	\$	\$	\$	\$	\$
Land	46,619,549	-	-	-	46,619,549
Buildings	29,580,413	-	-	-	29,580,413
Furniture and Equipment	137,410	61,603	-	61,603	199,013
Plant and Equipment	842,997	738,225	-	738,225	1,581,222
Roads	58,351,626	-	-	-	58,351,626
Footpaths	13,401,415	-	-	-	13,401,415
Drainage	21,897,256	-	-	-	21,897,256
Car Parks	311,846	-	-	-	311,846
Bus Shelters	458,799	-	-	-	458,799
Other Infrastructure	216,146	-	-	-	216,146
	171,817,457	799,828	-	799,828	172,617,285

	2015 Opening Balance	2015 Revaluation Increment	2015 Revaluation Decrement	2015 Total Movement on Revaluation	2015 Closing Balance
	\$	\$	\$	\$	\$
Land	46,619,549	-	-	-	46,619,549
Buildings	29,580,413	-	-	-	29,580,413
Furniture and Equipment	137,410	-	-	-	137,410
Plant and Equipment	842,997	-	-	-	842,997
Roads	-	58,351,626	-	58,351,626	58,351,626
Footpaths	-	13,401,415	-	13,401,415	13,401,415
Drainage	-	21,897,256	-	21,897,256	21,897,256
Car Parks	-	311,846	-	311,846	311,846
Bus Shelters	-	458,799	-	458,799	458,799
Other Infrastructure	-	216,146	-	216,146	216,146
	77,180,369	94,637,088	-	94,637,088	171,817,457

Movement on revaluation of fixed assets are not able to be reliably attributed to a program as the assets were revalued by class as provided for by AASB 116 Aus 40.1.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

13. NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash - Unrestricted	8,356,933	9,437,919	12,026,189
Cash - Restricted	47,000,781	44,071,194	41,975,261
Cash and Cash Equivalents	<u>55,357,714</u>	<u>53,509,113</u>	<u>54,001,450</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

	2016 Actual \$	2016 Budget \$	2015 Actual \$
Net Result	33,953,002	6,282,017	19,377,926
Depreciation	11,315,275	11,558,780	10,895,879
(Profit)/Loss on Sale of Asset	(64,319)	(59,769)	229,472
Loss on Revaluation of Non Current Assets	-	-	6,501,293
Banksia Park DMF Receivable Movement	352,821	-	(606,471)
Contributed Grants/Contributions for the Development of Assets	(29,397,461)	-	(13,837,743)
(Increase)/Decrease in Rates Debtors	(160,598)	400,000	(17,836)
(Increase)/Decrease in Pensioner Debtors	(49,318)	(100,000)	(6,243)
(Increase)/Decrease in Sundry Debtors	(630,957)	(75,000)	99,549
(Increase)/Decrease in GST	(22,357)	-	(193,235)
(Increase)/Decrease in Inventories	(5,237)	10,000	5,137
(Increase)/Decrease in Accrued Income	261,757	-	(450,163)
(Increase)/Decrease in Prepayments	4,000	-	3,997
Increase/(Decrease) in Sundry Creditors	(344,971)	(200,000)	1,537,562
Increase/(Decrease) in Other Creditors	(2,220,122)	-	2,568,333
Increase/(Decrease) in Employee Provisions	449,107	-	604,958
Increase/(Decrease) in Income in Advance	(757,401)	-	714,746
Increase/(Decrease) in Accrued Expenses	316,045	-	262,929
Grants/Contributions for the Development of Assets	<u>(5,337,399)</u>	<u>(11,074,011)</u>	<u>(3,366,137)</u>
Net Cash from Operating Activities	<u><u>7,661,867</u></u>	<u><u>6,742,017</u></u>	<u><u>24,323,953</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

13. NOTES TO THE CASH FLOW STATEMENT (Continued)

	2016 Actual \$	2015 Actual \$
(c) Undrawn Borrowing Facilities		
Credit Standby Arrangements		
Credit Card limit	100,000	100,000
Credit Card at Balance Date	(19,501)	(11,189)
Total Amount of Credit Unused	<u>80,499</u>	<u>88,811</u>
Loan Facilities		
Loan Facilities - Current	3,105,457	3,170,480
Loan Facilities - Non-Current	20,150,953	19,056,410
Total Facilities in Use at Balance Date	<u>23,256,410</u>	<u>22,226,890</u>
Unused Loan Facilities at Balance Date	<u>62,705</u>	<u>94,436</u>
(d) Other Facilities		
Direct Debit Facility (per fortnight)	450,000	350,000
Bank Guarantee - Medina Affordable Housing Project	4,000,000	4,000,000
Total Amount of Facilities	<u>4,450,000</u>	<u>4,350,000</u>

14. CONTINGENT LIABILITIES

The City has no Contingent Liabilities as at reporting date.

15. CAPITAL AND LEASING COMMITMENTS

	2016 Actual \$	2015 Actual \$
(a) Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the accounts:		
Payable:		
- not later than one year	241,996	181,940
- later than one year but not later than five years	414,631	264,268
- later than five years	-	-
	<u>656,627</u>	<u>446,208</u>

Operating leases are contracted for computing equipment, motor vehicles and Recquatic gym equipment. The terms of contracts vary with the maximum up to five (5) years. The last contract is due to expire on the 3rd February 2021.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

15. CAPITAL AND LEASING COMMITMENTS (Continued)

(b) Capital Expenditure Commitments

	2016 Actual \$	2015 Actual \$
Contracted for:		
- capital expenditure projects	1,676,338	1,628,062
Payable:		
- not later than one year	1,676,338	1,628,062

The capital expenditure projects outstanding at the end of the current reporting period represents the:

(i) Construction costs for the new Calista Destination Park (Adventure Park).

16. JOINT VENTURE

The City has no Joint Ventures as at reporting date.

17. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in the financial statements are as follows:

	Balance 1-Jul-15 \$	Amounts Recd \$	Paid \$	Balance 30-Jun-16 \$
Apex Kwinana Carols by Candlelight	1,404	-	(1,404)	-
Kwinana Basketball Courts	1,813	-	(1,813)	-
	<u>3,217</u>	<u>-</u>	<u>(3,217)</u>	<u>-</u>

18. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2016 Actual \$	2015 Actual \$
General Purpose Funding	-	-
Governance	6,688,245	6,392,241
Law, Order, Public Safety	1,867,446	1,652,886
Health	112,182	83,611
Education and Welfare	35,008,257	35,819,926
Community Amenities	1,121,006	966,559
Recreation and Culture	76,632,081	75,212,182
Transport	259,248,561	229,234,426
Economic Services	51,711,551	51,572,864
Other Property and Services	3,624,422	3,429,726
Unallocated	63,424,186	61,884,304
	<u>499,437,937</u>	<u>466,248,725</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

19. FINANCIAL RATIOS

	2016	2015	2014
Current Ratio	0.98	1.01	0.84
Asset Sustainability Ratio	0.55	1.14	1.01
Debt Service Cover Ratio	6.50	9.69	9.47
Operating Surplus Ratio	(0.01)	0.04	0.08
Own Source Revenue Coverage Ratio	0.80	0.74	0.82

The above ratios are calculated as follows:

Current Ratio

$$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets}}$$

Asset Sustainability Ratio

$$\frac{\text{capital renewal and replacement expenditure}}{\text{depreciation expense}}$$

Debt Service Cover Ratio

$$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$$

Operating Surplus Ratio

$$\frac{\text{operating revenue minus operating expense}}{\text{own source operating revenue}}$$

Own Source Revenue Coverage Ratio

$$\frac{\text{own source operating revenue}}{\text{operating expense}}$$

Notes:

Information relating to the **asset consumption ratio** and the **asset renewal funding ratio** can be found at Supplementary Ratio Information on Page 65 of this document.

Adjustment to Ratios:

Four of the ratios have been distorted due to various circumstances detailed below. The adjusted ratios would be as follows:

	2016	2015	2014
Current Ratio	1.21	1.20	1.62
Debt Service Cover Ratio	n/a	14.31	n/a
Operating Surplus Ratio	n/a	0.17	n/a
Own Source Revenue Coverage Ratio	n/a	0.82	n/a

Current Ratio 30th June 2016

The Current Ratio result for 2016 has been affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. The City intends to convert the Short Term Loan 101 - City Centre Redevelopment of \$2,500,000 into a 5 year interest only loan, with principal repaid at end of 5 years in the next financial year. It is not intended to repay principal of \$2,500,000 within the next 12 months.

The adjusted Current Ratio at 30th June 2016 (excluding these advances from Current Borrowings) is 1.21.

Current Ratio 30th June 2015

The Current Ratio result for 2015 was affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. Loan 101 - City Centre Redevelopment project was being funded by drawing down on the short term liquidity advance which totalled \$2.5m as at 30th June 2015. This loan was intended to be restructured into a 5 year interest only loan with principal repaid at the end of 5 years.

The adjusted Current Ratio at 30th June 2015 (excluding these advances from Current Borrowings) was 1.20.

Current Ratio 30th June 2014

The Current Ratio result for 2014 was affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. Several large construction projects were underway and were being funded by drawing down on the short term liquidity advance which totalled \$4.25m as at 30th June 2014. Once the projects were completed these borrowings were to be restructured into a 15 year loan or 5 year interest only loan.

The adjusted Current Ratio at 30th June 2014 (excluding these advances from Current Borrowings) was 1.62.

19. FINANCIAL RATIOS (Continued)

Debt Service Ratio 30th June 2015

The Debt Service Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015. The adjusted Current Ratio at 30th June 2015 (excluding revaluation decrease) was 14.31.

Operating Surplus Ratio 30th June 2015

The Operating Surplus Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015. The adjusted Operating Surplus Ratio at 30th June 2015 (excluding revaluation decrease) was 0.17.

Own Source Revenue Coverage Ratio 30th June 2015

The Own Source Revenue Coverage Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015.

The adjusted Own Source Revenue Coverage Ratio at 30th June 2015 (excluding revaluation decrease) was 0.82.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

20. DISPOSALS OF ASSETS - 2015/16 FINANCIAL YEAR

The following assets were disposed of during the year.

	Actual Net Book Value \$	Actual Sale Proceeds \$	Actual Profit \$	Actual Loss \$	Budget Net Book Value \$	Budget Sale Proceeds \$	Budget Profit \$	Budget Loss \$
Land	-	-	-	-	-	-	-	-
Economic Services	-	-	-	-	-	-	-	-
Buildings	-	-	-	-	-	-	-	-
Furniture and Equipment	2,705	5,700	5,700	(2,705)	-	-	-	-
Recreation and Culture	2,705	-	-	(2,705)	-	-	-	-
Other Property and Services	-	5,700	5,700	-	-	-	-	-
Plant and Equipment	293,272	354,596	81,838	(20,514)	407,431	467,200	81,617	(21,848)
Governance	83,789	79,512	1,913	(6,191)	91,534	83,000	4,379	(12,913)
Law, Order, Public Safety	14,673	24,335	9,662	-	66,890	66,000	3,664	(4,554)
Health	31,677	35,216	7,877	(4,338)	34,448	41,000	6,552	-
Education and Welfare	12,222	20,357	8,135	-	12,220	28,000	15,780	-
Community Amenities	41,913	39,006	468	(3,375)	44,488	42,000	1,893	(4,381)
Recreation and Culture	30,280	23,670	-	(6,610)	33,583	35,000	1,417	-
Transport	-	17,273	17,273	-	-	17,000	17,000	-
Economic Services	18,412	22,856	4,444	-	16,874	20,000	3,126	-
Other Property and Services	60,306	92,371	32,066	-	107,394	135,200	27,806	-
	295,977	360,296	87,538	(23,219)	407,431	467,200	81,617	(21,848)

Summary

Profit on Asset Disposals
Loss on Asset Disposals

87,538	81,617
(23,219)	(21,848)
<u>64,319</u>	<u>59,769</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS

(a) Loan Repayments

Particulars	Principal 1-Jul-15 \$	Interest Rate	Maturity Date	New Loans Actual \$	Principal Repayments		Principal 30-Jun-16		Interest Repayments	
					Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Governance										
Loan 99 - Administration Office Renovations	1,000,000	6.25%	25-Jun-25		74,638	74,638	925,362	925,362	67,751	67,973
Education & Welfare										
Loan 96 - Youth Specific Space	213,599	7.53%	19-Jun-23		20,321	20,321	193,278	193,278	17,019	17,107
Loan 100 - Youth Specific Space Stage 2	1,521,312	4.67%	26-Jun-28		-	-	1,521,312	1,521,312	81,084	81,278
Recreation & Culture										
Loan 94 - Wellard Sports Pavilion	327,987	6.38%	04-May-22		38,504	38,505	289,483	289,482	22,101	22,449
Loan 95 - Orelia Oval Pavilion	512,637	7.53%	19-Jun-23		48,770	48,770	463,867	463,867	40,845	41,055
Loan 97 - Orelia Oval Pavilion Stage 2	2,212,711	6.25%	25-Jun-25		165,153	165,153	2,047,558	2,047,558	149,913	150,404
Loan 102 - Resource & Knowledge Centre	7,421,567	4.54%	25-Jun-29		-	-	7,421,567	7,421,567	385,916	386,856
Loan 104 - Recquatic Centre Upgrade	3,350,000	4.05%	26-Jun-30		-	-	3,350,000	3,350,000	160,664	154,000
Loan 105 - Bertram Community Centre	1,296,840	3.25%	27-Mar-30		-	-	1,296,840	1,296,840	51,251	50,850
Loan 106 - Calista Destination Park	-	3.14%	24-Jun-31	1,700,000	-	-	1,700,000	1,700,000	1,227	-
New - Darius Wells Building Solar Panels	-				-	-	-	191,360	-	-
Transport										
Loan 92 - Sulphur Road Bridge	87,880	5.94%	19-Oct-15		87,880	87,880	-	-	1,962	3,003
Loan 98 - Industrial Area Streetscape	1,350,000	6.25%	25-Jun-25		100,761	100,762	1,249,239	1,249,238	91,464	91,763
Loan 101 - City Centre Redevelopment **	2,500,000	2.18%	27-Sep-16		-	-	2,500,000	2,500,000	76,376	75,000
Economic Services										
Loan 93 - DOE Building	68,351	5.94%	19-Oct-15		68,351	68,351	-	-	1,526	2,336
Self Supporting Loans	21,862,884			1,700,000	604,378	604,380	22,958,506	23,149,864	1,149,099	1,144,074
Recreation & Culture										
Loan 90 - Kwinana Bowling Club *	29,996	6.42%	30-Apr-16		29,996	29,996	-	-	1,232	1,576
Loan 103 - Kwinana Golf Club Refurbishment *	334,010	4.07%	26-Jun-23		36,106	36,106	297,904	297,904	15,356	15,409
	364,006				66,102	66,102	297,904	297,904	16,588	16,985
	22,226,890			1,700,000	670,480	670,482	23,256,410	23,447,768	1,165,687	1,161,059
Principal Repayments - Debentures					670,480	670,482				
Liquidity Advance Repayments					-	-				
					670,480	670,482				

(*) Self supporting loan financed by payments from third parties.

(**) Short Term Facility Loans

All other loan repayments were financed by general purpose revenue.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS (Continued)

(a) Loan Repayments (Continued)

Note:

It is the City's intention to restructure the debenture for Loan 101 - City Centre redevelopment during the coming period in line with the 2016/2017 Adopted Budget (refer note 7 of Annual Budget 2016/2017).

During budget 2016/2017 the City intends to convert the Short Term Loan 101 - City Centre Redevelopment of \$2,500,000 into a 5 year interest only loan, with principal repaid at end of 5 years. This will not effect the cash position of the City. The result of the transaction is nil as the drawing a new loan for \$2,500,000 will be offset with the principal liquidity advance repayment of \$2,500,000.

The City has a \$12,578,433 Short Term Loan Facility with Western Australian Treasury Corporation (WATC). As at 30th June 2016 the facility was drawn to \$2,500,000 for Loan 101 - City Centre Redevelopment.

The current Short Term Facility with WATC expires on the 30th June 2017. A full review will be completed to determine the ongoing requirement of this facility with regard to future anticipated borrowings within the City's Long Term Financial Plan.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2015/16

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Actual Interest & Charges	Actual Interest Rate	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
Loan 106 - Calista Destination Park	1,700,000	1,700,000	WA Treasury	Debenture	15	444,731	3.14%	1,700,000	1,700,000	-
New - Darius Wells Building Solar Panels	-	191,360	WA Treasury	Debenture	15	-	-	-	191,360	-
	1,700,000	1,891,360				444,731		1,700,000	1,891,360	-

(c) Unspent Debentures

Particulars	Date Borrowed	Balance 1-Jul-15 \$	Borrowed During Year \$	Expended During Year \$	Liquidity Repayment \$	Balance 30-Jun-16 \$
Loan 99 - Administration Office Renovations	25-Jun-10	94,436	-	31,731	-	62,705
		94,436	-	31,731	-	62,705

(d) Overdraft

The City has no overdraft facility during the reporting period.

(e) Self Supporting Loans

Particulars	Principal 1-Jul-15 \$	New Loans \$	Principal Repayments		Principal 30-Jun-16		Interest Repayments	
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Recreation & Culture								
Loan 90 - Kwinana Bowling Club	30,166		30,166	30,166	-	-	1,155	1,483
Loan 103 - Golf Club Refurbishment	334,010		36,106	36,106	297,904	297,904	15,356	13,455
	364,176	-	66,272	66,272	297,904	297,904	16,511	14,938

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22. RATING INFORMATION - 2015/16 FINANCIAL YEAR

(a) Rates

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rates \$	Budget Total Revenue \$
Differential General Rate									
Gross rental value valuations									
Improved Residential	0.07090	9,505	164,440,828	11,658,854	1,046,598	12,705,452	11,658,855	1,020,350	12,679,205
Vacant Residential	0.17450	582	8,342,505	1,455,767	283,549	1,739,316	1,455,767	-	1,455,767
Improved Special Rural	0.06199	712	16,742,680	1,037,879	7,310	1,045,189	1,037,879	-	1,037,879
Light Industrial and Commercial	0.08817	151	22,840,315	2,013,831	(35,791)	1,978,040	2,013,831	-	2,013,831
General Industry and Service Commercial	0.07510	311	33,179,469	2,491,778	20,866	2,512,644	2,491,778	-	2,491,778
Large Scale General Industry and Service Commercial	0.07792	47	50,218,935	3,913,059	164,462	4,077,521	3,913,059	-	3,913,059
Improved Value (UV)									
General Industrial	0.03464	3	121,200,000	4,198,368	-	4,198,368	4,198,368	-	4,198,368
Rural	0.00450	188	182,787,000	822,542	(24,210)	798,332	822,542	-	822,542
Mining	0.00770	13	27,291,000	210,141	11,757	221,898	210,141	-	210,141
Urban/Urban Deferred	0.00594	294	229,856,000	1,365,345	(428,260)	937,085	1,365,345	-	1,365,345
Sub-Totals		11,806	856,898,732	29,167,564	1,046,281	30,213,845	29,167,565	1,020,350	30,187,915

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22. RATING INFORMATION - 2015/16 FINANCIAL YEAR (Continued)

(a) Rates

	Minimum \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rates \$	Budget Total Revenue \$
Minimum Payment									
Gross rental value valuations									
Improved Residential	916	2,655	31,262,248	2,431,980	-	2,431,980	2,431,980	-	2,431,980
Vacant Residential	916	1,117	5,038,102	1,023,172	-	1,023,172	1,023,172	-	1,023,172
Improved Special Rural	916	5	68,260	4,580	-	4,580	4,580	-	4,580
Light Industrial and Commercial	1190	19	168,058	22,610	-	22,610	22,610	-	22,610
General Industry and Service Commercial	1190	36	287,043	42,840	-	42,840	42,840	-	42,840
Large Scale General Industry and Service Commercial	1190	0	-	-	-	-	-	-	-
Unimproved value valuations									
General Industrial	1190	0	-	-	-	-	-	-	-
Rural	916	11	1,453,000	10,076	-	10,076	10,076	-	10,076
Mining	1190	1	15,000	1,190	-	1,190	1,190	-	1,190
Urban/Urban Deferred	1190	72	13,589,600	85,680	-	85,680	85,680	-	85,680
Sub-Totals		3,916	51,881,311	3,622,128	-	3,622,128	3,622,128	-	3,622,128
Total amount raised from general rate		15,722	908,780,043	32,789,692	1,046,281	33,835,973	32,789,693	1,020,350	33,810,043
Specified Area Rates (Note 24)				-	-	-	-		-
Totals		15,722	908,780,043	32,789,692	1,046,281	33,835,973	32,789,693	1,020,350	33,810,043

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22 RATING INFORMATION - 2015/16 FINANCIAL YEAR (Continued)

(b) Information on Surplus/(Deficit) Brought Forward

	2016 (30 June 2016 Carried Forward) \$	2016 (1 July 2015 Brought Forward) \$	2015 (30 June 2015 Carried Forward) \$
Net Current Assets			
Surplus/(Deficit) 1 July brought forward	<u>2,844,089</u>	<u>2,917,706</u>	<u>2,917,706</u>
<u>Comprises:</u>			
Current Assets			
Cash and cash equivalents			
Cash - Unrestricted	8,356,933	12,026,189	12,026,189
Cash - Restricted (Reserves)	46,938,076	41,880,825	41,880,825
Cash - Restricted (Unspent Loan Funds)	62,705	94,436	94,436
Receivables			
Rates - Current	1,590,578	1,429,979	1,429,979
Sundry Debtors	1,139,002	508,044	508,044
GST Receivable	554,076	531,719	531,719
Accrued Receivables - Current	410,710	676,467	676,467
Loans - Clubs/Institutions	37,590	66,272	66,272
Inventories			
Inventories	<u>26,162</u>	<u>20,926</u>	<u>20,926</u>
	<u>59,115,832</u>	<u>57,234,857</u>	<u>57,234,857</u>
Less:			
Current Liabilities			
Trade and Other Payables			
Sundry Creditors	(4,674,862)	(5,019,833)	(5,019,833)
Bond and Deposit Creditors	(3,408,346)	(5,628,468)	(5,628,468)
Accrued Expenses	(279,827)	(259,596)	(259,596)
Accrued Interest on Loans	(16,802)	(18,206)	(18,206)
Accrued Salaries and Wages	(853,535)	(592,114)	(592,114)
Income in Advance	-	(757,401)	(757,401)
Current portion of long term borrowings			
Secured by Floating Charge	(3,105,457)	(3,170,480)	(3,170,480)
Provisions			
Provision for Annual Leave	(2,018,318)	(1,805,544)	(1,805,544)
Provision for Long Service Leave	(1,894,170)	(1,739,871)	(1,739,871)
Provision for Sick Leave	(512,969)	(452,541)	(452,541)
Provision for Rostered Day Off	(117,370)	(100,655)	(100,655)
Purchased Leave Scheme	<u>(2,979)</u>	<u>(2,941)</u>	<u>(2,941)</u>
	<u>(16,884,635)</u>	<u>(19,547,650)</u>	<u>(19,547,650)</u>
Unadjusted net current assets	<u>42,231,197</u>	<u>37,687,207</u>	<u>37,687,207</u>
<u>Adjustments</u>			
Less:			
Cash - Restricted (Unspent Loan Funds)	(62,705)	(94,436)	(94,436)
Cash - Restricted (Reserves)	(46,938,076)	(41,880,825)	(41,880,825)
Loans - Clubs/Institutions	<u>(37,590)</u>	<u>(66,272)</u>	<u>(66,272)</u>
	<u>(47,038,371)</u>	<u>(42,041,533)</u>	<u>(42,041,533)</u>
Add:			
Current Loan Liability - Secured by Floating Charge	3,105,457	3,170,480	3,170,480
Current Provisions	<u>4,545,806</u>	<u>4,101,552</u>	<u>4,101,552</u>
	<u>7,651,263</u>	<u>7,272,032</u>	<u>7,272,032</u>
Adjusted net current assets - Surplus/(Deficit)	<u>2,844,089</u>	<u>2,917,706</u>	<u>2,917,706</u>

There was no difference between the Surplus/(Deficit) 1 July 2015 Brought Forward position used in the 2015 audited financial report and the Surplus/(Deficit) Carried Forward position as disclosed in the 2015 audited financial report.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

23. SPECIFIED AREA RATE - 2015/2016 FINANCIAL YEAR

The City did not levy Specified Area Rates for this period.

24. SERVICE CHARGES - 2015/2016 FINANCIAL YEAR

The City had no services charges for this period.

25. DISCOUNTS, INCENTIVES, CONCESSIONS, & WRITE-OFFS - 2015/2016 FINANCIAL YEAR

(a) Write-Offs

Disc %	Type	Total Cost/ Value \$	Budget Cost/ Value \$
	Write-off	26,802	25,350

(b) Incentives

Ratepayers who paid their rates in full by the 2nd October 2015 were entered into a draw for the following incentive prize:

City of Kwinana	5 x \$1,000 Cash Prizes from City of Kwinana
Bendigo Bank	1 x \$500 bank account with Bendigo Bank
Kwinana Recquatic	5 x 3 month Gold Memberships Total Value \$372 each
West Australian Symphony Orchestra	2 x WA Symphony Orchestra (WASO) double passes to "Beethoven

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR

An interest rate of 11% was charged on all rate payments which were late.

The option plans available to ratepayers for payment of their rates were:

Option 1 - Full Payment

Full amount of rates and charges including arrears to be paid on or before 2 October 2015.

Option 2 - 2 Instalments

Two equal instalments - commencing 2 October, 2015 followed by 12 February, 2016

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of \$7.20

All arrears are included with the first instalment.

Option 3 - 4 Instalments

Four equal instalments - commencing 2 October, 2015 followed by 4 December, 2015
12 February, 2016 and 15 April, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of \$21.60

All arrears are included with the first instalment.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR (Continued)

Option 4 - Direct Debit Fortnightly

20 fortnightly instalments - commencing 2 October, 2015 and finalised on 24 June, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of 26c per transaction

See table below for payment dates

Option 5 - Direct Debit Weekly

39 weekly instalments - commencing 2 October, 2015 and finalised on 24 June, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of 26c per

See following table for payment dates.

PAYMENT DATES				
<i>Payment Number</i>		<i>Weekly Payment Dates</i>		<i>Fortnightly Payment Dates</i>
1		2 October 2015		2 October 2015
2		9 October 2015		16 October 2015
3		16 October 2015		30 October 2015
4		23 October 2015		13 November 2015
5		30 October 2015		27 November 2015
6		6 November 2015		11 December 2015
7		13 November 2015		25 December 2015
8		20 November 2015		8 January 2016
9		27 November 2015		22 January 2016
10		4 December 2015		5 February 2016
11		11 December 2015		19 February 2016
12		18 December 2015		4 March 2016
13		25 December 2015		18 March 2016
14		1 January 2016		1 April 2016
15		8 January 2016		15 April 2016
16		15 January 2016		29 April 2016
17		22 January 2016		13 May 2016
18		29 January 2016		27 May 2016
19		5 February 2016		10 June 2016
20		12 February 2016		24 June 2016
21		19 February 2016		
22		26 February 2016		
23		4 March 2016		
24		11 March 2016		
25		18 March 2016		
26		25 March 2016		
27		1 April 2016		
28		8 April 2016		
29		15 April 2016		
30		22 April 2016		
31		29 April 2016		
32		6 May 2016		
33		13 May 2016		
34		20 May 2016		
35		27 May 2016		
36		3 June 2016		
37		10 June 2016		
38		17 June 2016		
39		24 June 2016		

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR (Continued)

The total revenue from the imposition of interest and administration charge for these options is dissected as follows

	Rate %	Admin. Charge \$	Revenue \$	Budgeted Revenue \$
Interest on Instalments Plan	5.50		239,606	240,000
Interest on Pensioner Deferment			15,031	27,500
Interest on Unpaid Rates	11.00		258,017	230,000
Total Other Interest Earnings			512,654	497,500
Charges on Instalment Plan		7.20	89,157	90,000
			601,811	587,500

27. FEES & CHARGES

	2016 Actual \$	2015 Actual \$
General Purpose Funding	152,960	154,519
Governance	43,055	34,242
Law, Order, Public Safety	145,079	143,593
Health	137,685	209,145
Education & Welfare	1,035,324	711,084
Community Amenities	7,436,273	6,586,461
Recreation & Culture	1,685,743	826,456
Economic Services	821,966	978,319
Other Property & Services	283,184	373,367
	<u>11,741,269</u>	<u>10,017,186</u>

During the 15/16 year the City adopted changes to the amount of the fees or charges from the original adopted budget. For details of the amendments refer to Ordinary Council Meeting 13th April 2016 resolution number 161 & Ordinary Council Meeting 11th May 2016 resolution number 197.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

28. GRANT REVENUE

Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:

	2016 Actual \$	2015 Actual \$
By Nature and Type:		
Operating Grants, Subsidies and Contributions		
General Purpose Funding	1,589,887	1,585,262
Governance	-	50,000
Law, Order, Public Safety	296,172	229,863
Health	60,831	72,427
Education & Welfare	5,547,105	5,733,504
Community Amenities	3,893,694	10,781,546
Recreation and Culture	471,169	409,294
Transport	259,214	262,501
Other Property & Services	1,391	-
	<u>12,119,463</u>	<u>19,124,397</u>
Non-operating Grants, Subsidies and Contributions		
Governance	9,814	-
Law, Order, Public Safety	135,000	46,855
Community Amenities	4,824	-
Recreation and Culture	1,161,691	990,564
Transport	32,904,555	16,283,341
	<u>34,215,884</u>	<u>17,320,760</u>
	<u>46,335,347</u>	<u>36,445,157</u>

29. EMPLOYEE NUMBERS

	2016 Actual \$	2015 Actual \$
The number of full-time equivalent Employees at balance date	<u>239</u>	<u>237</u>

30. ELECTED MEMBERS REMUNERATION

	2016 Actual \$	2016 Budget \$	2015 Actual \$
The following fees, expenses and allowances were paid to council members and/or the mayor.			
Mayoral Allowance	87,550	87,550	87,550
Deputy Mayor Allowance	21,888	21,888	21,888
Meeting Fees	262,650	262,650	262,650
ICT Allowance	28,000	28,000	17,721
Members Telephone	-	-	4,436
Computer Services	-	-	3,465
Taxi Charges	501	200	638
Travelling Expenses	2,332	8,000	4,616
	<u>402,921</u>	<u>408,288</u>	<u>402,964</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT

The City's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk and interest rate risk. The City's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the City.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

The City held the following financial instruments at balance date:

	2016		2015	
	Carrying Value	Net Fair Value	Carrying Value	Net Fair Value
	\$	\$	\$	\$
Financial Assets				
Cash and Cash Equivalents	55,357,714	55,357,714	54,001,450	54,001,450
Trade and Other Receivables	8,040,310	8,040,310	7,861,928	7,861,928
	63,398,024	63,398,024	61,863,378	61,863,378
Financial Liabilities				
Trade and Other Payables	30,868,372	30,868,372	33,910,618	33,910,618
Long Term Borrowings	23,256,410	16,055,870	22,226,890	15,436,012
	54,124,782	46,924,242	56,137,508	49,346,630

Fair Value is determined as follows:

- Cash and Cash Equivalents, Receivables and Payables - estimated to the carrying value which approximates net market value.
- Borrowings - estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles.

(a) Cash and cash equivalents

The City's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash and investment portfolio with the assistance of independent advisers.

Cash are also subject to interest rate risk - the risk that movements in interest rates could effect returns.

Another risk associated with cash is credit risk - the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to the City.

The City manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. The City also seeks advice from independent advisers.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT (Continued)

Interest Rate Sensitivity Analysis

At 30 June 2015, the effect on profit and equity as a result of changes in the interest rate, with all other variables remaining constant, would be as follows:

	2016	2015
	\$	\$
Impact of a 2% movement in interest rates on cash and cash investments:		
Equity	1,107,154	1,080,029
Statement of Comprehensive Income	1,107,154	1,080,029

Sensitivity percentages based on management's expectation of future possible market movements.

Recent market volatility has seen large market movements for certain types of investments.

(b) Receivables

The City's major receivables comprise rates and annual charges and user charges and fees. The major risk associated with these receivables is credit risk - the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies. It also encourages ratepayers to pay rates by due date through incentives. Further the City offers instalment repayment options for ratepayers.

Credit risk on rates and annual charges is minimised by the ability of the City to recover these debts as a secured charge over the land - that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment.

The level of outstanding receivables is reported to Council monthly as part of Financial Activity reports. Receivables are reported to the Executive Team monthly and benchmarks are set and monitored for acceptable collection performance.

The City makes suitable provision for doubtful receivables as required.

There are no material receivables that have been subject to a re-negotiation of repayment terms.

The profile of the City's credit risk at balance date was:

	2016	2015
	%	%
Percentage of Rates and Annual Charges:		
Current	27%	27%
Overdue	73%	73%
Percentage of Other Receivables:		
Current	94%	94%
Overdue	6%	6%

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT (Continued)

**(c) Payables
Borrowings**

Payables and borrowings are both subject to liquidity risk - that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of the City's Payables and Borrowings are set out in the Liquidity Sensitivity Table below:

	2016 \$	2015 \$
Trade and Other Payables		
Less than 6 months	7,055,491	8,053,735
6 months to 1 year	1,407,529	2,479,759
1-5 years	12,147,852	13,399,624
Over 5 years	10,257,500	9,977,500
	<u>30,868,372</u>	<u>33,910,618</u>
	2016 \$	2015 \$
Borrowings		
Less than 6 months	901,817	961,876
6 months to 1 year	899,479	3,359,404
1-5 years	11,593,202	7,099,898
Over 5 years	18,746,850	19,791,179
	<u>32,141,348</u>	<u>31,212,357</u>

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation.

The following table sets out the carrying amount, by maturity, of the financial instruments exposed to interest rate risk:

Weighted Average Effective Interest Rate				
	2016 %	2015 %		
Borrowings	4.46	4.70		
Fixed Interest Rate Maturing Within 1				
<u>2016</u>	Year \$	1 to 5 years \$	> 5 years \$	Total \$
Borrowings	2,500,000	-	20,756,410	23,256,410
Fixed Interest Rate Maturing Within 1				
<u>2015</u>	Year \$	1 to 5 years \$	> 5 years \$	Total \$
Borrowings	2,686,227	-	19,540,663	22,226,890

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

32. CONTRIBUTED INFRASTRUCTURE ASSETS

The details of infrastructure assets contributed to the City by developers for prior financial years and the current financial year are:

	Replacement Value	Accum Depn	WDV Value
Current Year			
Road Asset Valuations	18,466,330	-	18,466,330
Footpath Asset Valuations	4,514,222	-	4,514,222
Drainage Asset Valuations	6,033,391	-	6,033,391
Parks and Ovals Asset Valuations	383,518	-	383,518
	<u>29,397,461</u>	<u>-</u>	<u>29,397,461</u>
Prior Year			
Road Asset Valuations	9,600,451	-	9,600,451
Footpath Asset Valuations	1,986,332	-	1,986,332
Drainage Asset Valuations	2,250,960	-	2,250,960
	<u>13,837,743</u>	<u>-</u>	<u>13,837,743</u>

33. SUBSEQUENT EVENTS

There have been no significant events of a material nature to report since the end of the financial year.

INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying financial report of the City of Kwinana, which comprises the statement of financial position as at 30 June 2016, statement of comprehensive income by nature or type, statement of comprehensive income by program, statement of changes in equity, statement of cash flows and the rate setting statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and the statement by Chief Executive Officer.

Management's Responsibility for the Financial Report

Management is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended) and for such internal control as Management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Council, as well as evaluating the overall presentation of the financial report.

We believe the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial report of the City of Kwinana is in accordance with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended), including:

- a) giving a true and fair view of the City's financial position as at 30 June 2016 and of its financial performance and its cash flows for the year ended on that date; and
- b) complying with Australian Accounting Standards (including Australian Accounting Interpretations).

**INDEPENDENT AUDITOR'S REPORT
TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)**

Report On Other Legal and Regulatory Requirements

During the course of the audit we became aware of two instances where the Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended).

List of Accounts

The list of payments for the month of April 2016 were not presented to Council in the required timeframe as required by Financial Management Regulation 13 (3)(A).

Monthly Statement of Financial Activity

The monthly statement of financial activity for the months of October 2015 and January 2016 were not presented to Council within 2 months as required by Financial Management Regulation 34A(4)(A).

In accordance with the Local Government (Audit) Regulations 1996, we also report that:

- a) There are no matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the City.
- b) Except as noted above, no other matters indicating non-compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- c) In relation to the Supplementary Ratio Information presented at page 65 of this report, we have reviewed the calculations as presented and nothing has come to our attention to suggest they are not:
 - i) reasonably calculated; and
 - ii) based on verifiable information.
- d) All necessary information and explanations were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit

MOORE STEPHENS
CHARTERED ACCOUNTANTS



DAVID TOMASI
PARTNER

DATE: 9 November 2016
PERTH, WA

SUPPLEMENTARY RATIO INFORMATION

FOR THE YEAR ENDED 30 JUNE 2016

RATIO INFORMATION

The following information relates to those ratios which only require attestation they have been checked and are supported by verifiable information. It does not form part of the audited financial report.

	2016	2015	2014
Asset consumption ratio	0.80	0.81	0.54
Asset renewal funding ratio	0.99	0.69	0.72

The above ratios are calculated as follows:

Asset consumption ratio	$\frac{\text{depreciated replacement costs of assets}}{\text{current replacement cost of depreciable assets}}$
Asset renewal funding ratio	$\frac{\text{NPV of planning capital renewal over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$

16.5 Amendment to the Register of Delegated Authority – Structure Plans, Activity Centre Plans and Local Development Plans

SUMMARY:

On 19 October 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), gazetted by the State Government, took effect. Amongst many measures to streamline and standardise local planning schemes throughout the state, the Regulations introduced new provisions relating to Structure Plans (SP), Activity Centre Plans (ACP) and Local Development Plans (LDP). This report outlines matters relevant to SPs, ACPs and LDPs and will therefore refer to SPs, ACPs and LDPs as 'planning proposals' where the discussion relates to all three plans. There are a number of points within the respective assessment processes of the planning proposals where the local government (LG) is to make a decision or recommendation.

The Regulations also introduced statutory timeframes for Local Governments (LG) to process the planning proposals and to make these decisions. It is not considered practical or an efficient use of City officers and resources to request that Council make all of the decisions required for the assessment of the planning proposals under the Regulations. Therefore, this report recommends that Council delegate particular responsibilities and decision making to the Chief Executive Officer (CEO), who can then sub-delegate these functions to City officers. Importantly, it is not proposed that Council delegate the final recommendation of SPs or ACPs to the WAPC, or to make a determination of an LDP – these decisions are recommended to remain with Council. These matters were raised at a Councillor Forum earlier in 2016.

Council adopted its *Register of Delegated Authority – Local Government to Chief Executive Officer, Officers and Committees 2016* (Register) on 10 February 2016 with subsequent amendments. Clause 3.2 of the Register deals specifically with delegated authority under the City's Town Planning Schemes 2 and 3. It is recommended that Clause 3.2 of the Register be amended to provide clarity about the roles and responsibilities of City Officers and Council with regards to the processing, approvals and recommendations as detailed in this report.

The amended delegation is detailed in Attachment A.

OFFICER RECOMMENDATION:

That Council authorise the following amendment to the Register of Delegated Authority – Local Government to Chief Executive Officer, Officers and Committees 2016, as detailed in Attachment A:

- 3.2 Subdivision and development control

NOTE – AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

BACKGROUND:

Planning and Development (Local Planning Schemes) Regulations 2015

An important aspect to the Regulations is the introduction of 'Schedule 2 – Deemed provisions for local planning schemes' (deemed provisions). The deemed provisions are a suite of planning requirements that have the immediate force and effect of the local planning scheme, and prevail over any equivalent or inconsistent clause in the local planning scheme. It is through this mechanism that the State Government is able to amend all the local planning schemes in the State through one action.

The vast majority of deemed provisions are administrative and the LG is still able to have specific development standards or otherwise within their local planning scheme as appropriate to their scheme area. Parts 4, 5 and 6 of the deemed provisions contain requirements relating to SPs, ACPs and LDPs, respectively. There are a number of steps in the assessment process for each of these planning proposals that require an action or decision of the local government. As Council is the executive body of LG, the power to make a decision is vested in Council. This effectively means that wherever the 2015 Regulations or TPS2 refer to a decision to be made by the LG, this decision must be made by Council.

The processes for assessing planning proposals require a number of decisions or actions to be undertaken by the LG. However, it is not practical or appropriate that Council make all the decisions required by the Regulations, particularly given the statutory timeframes by which the LG must process the planning proposals. Therefore this report recommends that certain actions and decisions required by the LG, be delegated to the CEO, who may then sub-delegate these functions to particular City Officers as permitted by the Regulations.

DISCUSSION:

Recommended amendments to the Delegated Authority Register

The Regulations assessment processes for planning proposals are similar and therefore this report has grouped together similar stages of the assessment process for SPs, ACPs and LDPs where possible. The following 12 points detail the various stages where a decision of the LG is required, and a recommendation is made for each point as to whether Council should delegate authority to the CEO or not. For Council's information, it details what employee of the City that the CEO would be likely to sub-delegate functions to.

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

1. Accepting the planning proposal and determining if sufficient material has been provided

Relevant deemed provision clause	Clause 17 of the Regulations – SPs Clause 33 of the Regulations – ACPs Clause 49 of the Regulations – LDPs
Decision to be made	LG is to consider the material submitted for a planning proposal and determine if the material is either sufficient or that further material is required within 28 days of receipt of a SP or ACP, and within 14 days of receipt of a LDP. Furthermore the LG is to provide the applicant with a fee estimate for the assessment of a planning proposal.
Comment	If the proponent is not advised of the LG's decision to accept a planning proposal or otherwise within the above timeframes, and provided with a fee estimate, the planning proposal is deemed to have been accepted. This stage of the process is considered administrative and does not require a Council decision to be made.
Recommended delegation	Chief Executive Officer
Likely sub-delegation	Director City Development Manager Development Services Co-ordinator Statutory Planning Co-ordinator Strategic Planning

2. Advertising of the planning proposal

Relevant deemed provision clause	Clause 18 of the Regulations – SPs Clause 34 of the Regulations – ACPs Clause 50 of the Regulations – LDPs
Decision to be made	The LG must, within 28 days of accepting an application for a planning proposal, advertise the planning proposal and provide a copy to the Western Australian Planning Commission (WAPC). If the LG does not advertise the SP or ACP, the WAPC may take reasonable steps to do so and may recover any costs expended in relation to the advertising. If the LG does not advertise a LDP within 60 days of accepting the LDP, it is deemed that the LG has refused the LDP which then invokes the applicant's right to review the deemed refusal to the State Administrative Tribunal.
Comment	<p>Prior to the gazettal of the Regulations, Council would make a determination whether a SP or ACP was satisfactory to be advertised or not, often in consideration of the merits of the proposal. That level of decision making has been removed from the process and there is now an obligation on the LG to advertise a SP or ACP once accepted, whether the LG supports the merits of the SP or ACP or not. This process is similar to that of a development application – where the advertising would occur prior to Council's consideration of the merits of the application.</p> <p>Given the obligation to advertise the SP or ACP, and given the deemed refusal provision for a LDP, it is recommended that Council delegate the responsibility of advertising the planning proposal to the CEO. However it is recommended that this delegation include a condition that the City advise Council when advertising of a planning proposal is to take place. This would be reported to Council in the form of a memorandum.</p>

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

Recommended delegation	Chief Executive Officer
Likely sub-delegation	Director City Development Manager Development Services Co-ordinator Statutory Planning and Co-ordinator Strategic Planning

3. Decision not to advertise an LDP or an amendment to an LDP if the amendment is minor in nature (does not apply to SPs or ACPs)

Relevant deemed provision clause	Clause 50(3) and 59(3) of the Regulations – LDPs
Decision to be made	<p>The LG may decide not to advertise a LDP if the LG is satisfied that the plan is not likely to adversely affect any owners or occupiers within the area by the plan or adjoining area.</p> <p>The LG may decide not to advertise an amendment to an LDP if, in the opinion of the LG, the amendment is of a minor nature.</p>
Comment	<p>The majority of LDPs submitted to the City are in new developing urban areas where the adjoining landowners are the subdividers of that land itself and therefore will not be adversely affected by the LDP. The City's current practise for the assessment of LDPs in these situations is not to advertise the LDP and therefore it is proposed not to change this practise.</p> <p>Similarly, where an amendment to an LDP is proposed that is minor in nature, it is common practice not to advertise the amendment.</p> <p>It is therefore recommended that Council delegate this decision to the CEO to determine not to advertise an LDP or amendment to an LDP. It is noted that this delegation is only concerned with the decision to advertise an LDP, or amendment to an LDP. It is not considering delegation of the final decision of an LDP, or amendment to an LDP.</p>
Recommended delegation	Chief Executive Officer
Likely sub-delegation	Director City Development Manager Development Services Co-ordinator Statutory Planning Co-ordinator Strategic Planning

4. Consideration of submissions after advertising

Relevant deemed provision clause	<p>Clause 19 of the Regulations – SPs</p> <p>Clause 35 of the Regulations - ACPs</p> <p>Clause 51 of the Regulations – LDPs</p>
Decision to be made	<p>The LG is to consider all submissions, and in the case of SPs and ACPs, may request further information from the applicant and may advertise any modifications proposed to the SP or ACP to address issues raised in the submissions. Modifications to a SP or ACP may not be advertised on more than one occasion without the consent of the WAPC.</p>

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

Comment	<p>Often issues are raised by submitters during the advertising process that require further information or modification of the SP or ACP to address. This process is considered most efficient and practical to be undertaken by City staff rather than seek Council determination at this stage. There is no reason why the CEO could not however choose to put an SP or ACP to Council at this stage should it be considered appropriate to do so.</p> <p>It is noted that the consideration of submissions at this stage is not the formal response to the submissions by the LG – that occurs when the LG makes a recommendation on the SP or ACP, or, in the case of a LDP, when the LG makes a determination.</p>
Recommended delegation	Chief Executive Officer
Likely sub-delegation	<p>Director City Development</p> <p>Manager Development Services</p> <p>Co-ordinator Statutory Planning</p> <p>Co-ordinator Strategic Planning</p>

5. Preparation of a report on SP or ACP and recommendation to WAPC (not LDPs)

Relevant deemed provision clause	<p>Clause 20 of the Regulations - SPs</p> <p>Clause 36 of the Regulations - ACPs</p>
Decision to be made	The LG must prepare a report on the proposed SP or ACP and provide it to the Commission within 60 days after the end of advertising. The report is to include a list of submissions, comments in response to the submissions, a schedule of any proposed modifications and assessment of the proposal based on appropriate planning principles, a recommendation by the LG on whether the SP or ACP should be approved by the WAPC, including any recommendation on any proposed modification.
Comment	Whilst the City will continue to prepare the report addressing the above matters, it is considered appropriate that Council still make the final recommendation to the WAPC on a proposed SP or ACP. No delegated authority is recommended for this stage of the process.
Recommended delegation	None

6. Decision of a local government to determine an LDP

Relevant deemed provision clause	Clause 52 of the Regulations – LDPs
Decision to be made	<p>Following consideration of a proposed LDP, including amendments made to the LDP to address matters raised in submissions, the LG is to either:</p> <p>(a) approve the LDP; or</p> <p>(b) require the person who prepared the LDP to:</p> <p style="padding-left: 40px;">(i) modify the plan in the manner specified by the LG; and</p> <p style="padding-left: 40px;">(ii) resubmit the modified plan to the LG for approval;</p> <p>or</p> <p>(c) refuse to approve the LDP.</p>

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

Comment	<p>It is considered appropriate that Council still make the final determination for a proposed LDP. No delegated authority is therefore recommended for either paragraphs (a) or (c) above.</p> <p>However, it is recommended that delegated authority to the CEO be provided for the decision and actions made under paragraph (b) above. It is common practice for City Officers to require modifications to the LDP and the resubmission of the LDP prior to recommending approval. Approval of the LDP would remain a decision of Council under paragraph (a) above.</p>
Recommended delegation	Chief Executive Officer – clause 52(1)(b) only
Likely sub-delegation	<p>Director City Development</p> <p>Manager Development Services</p> <p>Co-ordinator Statutory Planning</p> <p>Co-ordinator Strategic Planning</p>

7. LDP may provide for later approval of details of development

Relevant deemed provision clause	Clause 53 of the Regulations – LDPs
Decision to be made	The LG may approve a LDP that provides for further details to be included in the LDP to be submitted and approved by the LG. The LG may only approve a LDP in this situation where the LG is satisfied that the further matters that are to be approved would not result in a substantial departure from the plan.
Comment	<p>It is considered appropriate that Council still make the final determination for a proposed LDP, including whether further details are required and that Council retain the ability to have the final determination on approving those further details. No delegated authority is recommended for this stage of the process.</p> <p>Notwithstanding the above, if the further details to be submitted are of a minor nature, Council may delegate to the CEO the ability to accept and approve those details as part of Council's determination on the LDP. This can be undertaken on a case by case approach.</p>
Recommended delegation	None

8. Extension to the duration of approval of a LDP

Relevant deemed provision clause	Clause 57(3) of the Regulations – LDPs
Decision to be made	The LG may extend the period of approval of an LDP if there are no changes to the terms of the LDP or the conditions attached to the approval.

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

Comment	Under the 2015 Regulations, LDPs have 10 year approval duration. Clause 57(3) enables Council to extend that duration of approval. As it is recommended that the decision to approve an LDP remain with Council, the same is considered to apply to extending the duration of approval of an LDP. No delegated authority is recommended.
Recommended delegation	None

9. Revocation of an LDP

Relevant deemed provision clause	Clause 58 of the Regulations – LDPs
Decision to be made	The LG may revoke an LDP however must not do so unless the Local Planning Scheme is amended so that the development to which the LDP relates is a non-conforming use.
Comment	In the event that a Local Planning Scheme amendment is prepared that would affect an existing LDP in a manner described above, then the City would recommend that Council revoke the relevant LDP. This decision is considered appropriate at Council level and therefore no delegated authority is recommended.
Recommended delegation	None

10. Further services or information from LG (SPs and ACPs only)

Relevant deemed provision clause	Clause 23 of the Regulations – SPs Clause 39 of the Regulations - ACPs
Decision to be made	The WAPC may direct the local government to provide technical advice and assistance or further information if: - the LG does not provide a report on the SP or ACP within the applicable timeframes specified in cl. 20(1) and cl. 36(1) (refer point 5 above); or - the LG provides a report that does not contain sufficient information for the WAPC to make its decision.
Comment	It is common practise for the WAPC to consult with City officers during the WAPC's assessment of a structure plan. It is considered practical that Council formally delegate this function to the CEO to enable efficient communication with the WAPC on technical matters. This delegation does not extend to Council's overall recommendation on the SP or ACP, or any recommended modifications.
Recommended delegation	Chief Executive Officer
Likely sub-delegation	Director City Development Manager Development Services Co-ordinator Statutory Planning Co-ordinator Strategic Planning

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

11. Amendment of a SP or ACP

Relevant deemed provision clause	Clause 29(1) of the Regulations – SPs Clause 45(1) of the Regulations – ACPs
Decision to be made	A SP or ACP plan may be amended by the Commission at the request of the LG or a person who owns land in the area covered by the plan.
Comment	In the event that the City considers that a SP or ACP requires amending, it is proposed that the City seek Council determination. No delegated authority is recommended under this clause.
Recommended delegation	None

12. Decision not to advertise an amendment to a SP or ACP if the amendment is minor in nature

Relevant deemed provision clause	Clause 29(3) of the Regulations – SPs Clause 45(3) of the Regulations – ACPs
Decision to be made	Amendments to a SP or ACP are required to be advertised as if it were a new SP or ACP – i.e. within 28 days of the LG accepting the amended SP or ACP. However the LG may decide not to advertise an amendment to a SP or ACP if, in the opinion of the LG and the Commission, the amendment is of a minor nature.
Comment	<p>Prior to the gazettal of the Regulations, TPS2 made the distinction between a minor and major modification to a structure plan. This description of a minor modification (now termed ‘amendment’) has been retained in the WAPC Structure Plan Guidelines 2015. A minor amendment is described as ‘a change or departure that does not materially alter the purpose and intent of the structure plan, does not change the intended lot / dwelling yield by more than 10 per cent or adversely impact upon the amenity of adjoining landowners and occupiers, restrict the use and development of adjoining land, or significantly impact on infrastructure provisions or impact upon the environment.’</p> <p>In order to provide timely assessment of amendments to SPs and ACPs, it is recommended that Council delegate to City officers the ability to provide an opinion to the WAPC that the amendment is of a minor nature and therefore does not need to be advertised, where the amendment meets the criteria outlined above. If the amendment to the SP or ACP plan is not considered ‘minor’, then the City will require advertising of the SP or ACP.</p> <p>In both instances (minor or major amendment), Council will continue to make the final recommendation to the WAPC, as discussed in point 5 above.</p>
Recommended delegation	Chief Executive Officer
Likely sub-delegation	Director City Development Manager Development Services Co-ordinator Statutory Planning Co-ordinator Strategic Planning

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

5.41. Functions of CEO

The CEO's functions are to —

- (i) *perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.*

5.42. Delegation of some powers and duties to CEO

- (1) *A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under —*
 - (a) *this Act other than those referred to in section 5.43; or*
 - (b) *the Planning and Development Act 2005 section 214(2), (3) or (5).*** Absolute majority required.*
- (2) *A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.*

Planning and Development (Local Planning Scheme) Regulations 2015

Schedule 2 — Deemed provisions for local planning schemes

82. Delegations by local government

- (1) *The local government may, by resolution, delegate to a committee or to the local government CEO the exercise of any of the local government's powers or the discharge of any of the local government's duties under this Scheme other than this power of delegation.*
- (2) *A resolution referred to in subclause (1) must be by absolute majority of the council of the local government.*
- (3) *The delegation must be in writing and may be general or as otherwise provided in the instrument of delegation.*

Schedule 2 — Deemed provisions for local planning schemes

83. Local government CEO may delegate powers

- (1) *The local government CEO may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's functions under this Scheme other than this power of delegation.*
- (2) *A delegation under this clause must be in writing and may be general or as otherwise provided in the instrument of delegation.*
- (3) *Subject to any conditions imposed by the local government on its delegation to the local government CEO under clause 82, this clause extends to a power or duty the exercise or discharge of which has been delegated by the local government to the CEO under that clause.*

16.5 AMENDMENT TO THE REGISTER OF DELEGATED AUTHORITY – STRUCTURE PLANS, ACTIVITY CENTRE PLANS AND LOCAL DEVELOPMENT PLANS

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial implications related to this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

The role of Council is to ensure that the Council's delegations are aligned with the key goals and aspirations as set out in our Strategic Community Plan. The delegated authority recommended by this report will benefit the City by:

- having a transparent and efficient process of decision making for planning proposals;
- using available resources for effective decision making;
- ensuring adherence to statutory timeframes; and
- achieving good standing within the development industry and WAPC.

RISK IMPLICATIONS:

The critical decisions and recommendations to be made for the planning proposals discussed in this report are still recommended to be made by the Council. The recommended delegated authority relates mainly to procedural actions of which statutory timeframes apply. Should the City not meet its statutory timeframes under the Regulations, there is reputational and potential financial risk.

COUNCIL DECISION

382

MOVED CR D WOOD

SECONDED CR R ALEXANDER

That Council authorise the following amendment to the Register of Delegated Authority – Local Government to Chief Executive Officer, Officers and Committees 2016, as detailed in Attachment A:

- **3.2 Subdivision and development control**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

7/0

ATTACHMENT A

3.2 Subdivision and development control													
Function to be performed:	<p>Authority to:</p> <ol style="list-style-type: none"> 1 Determine applications for Planning Approval in regards to development including change of use and variations to development standards; 2 Make objections or recommendations in respect of Subdivision Applications to the West Australian Planning Commission, including recommendations for the imposition of subdivision conditions; 3 Make recommendations for approval or refusal of development within Planning Control Areas; and 4 Determine applications for variations to previously approved Planning Applications 5 Give a written direction in accordance with section 214 of the Planning and Development act 2005 to the owner or any other person undertaking a development. 6 Make decisions and undertake actions associated with the processing of Structure Plans, Activity Centre Plans and Local Development Plans. 												
Legislative power or duty delegated:	<p>Town of Kwinana Town Planning Scheme No. 2 Town of Kwinana Town Planning Scheme No. 3</p> <p>Planning & Development Act 2005</p> <table border="0"> <tr> <td>Part 7</td><td>Planning Control Areas</td></tr> <tr> <td>Part 8</td><td>Improvement Plans and Schemes</td></tr> <tr> <td>Part 13</td><td>Enforcement and Legal Proceedings</td></tr> </table> <p>Planning and Development (Local Planning Schemes) Regulations 2015:</p> <ul style="list-style-type: none"> - Schedule 2 – Part 4 – Clauses 17, 18, 19, 23 and 29(3) – Structure plans - Schedule 2 – Part 5 – Clauses 33, 34, 35, 39 and 45(3) – Activity centre plans - Schedule 2 – Part 6 – Clauses 49, 50, 51 and 52(1)(b) – Local Development Plans 	Part 7	Planning Control Areas	Part 8	Improvement Plans and Schemes	Part 13	Enforcement and Legal Proceedings						
Part 7	Planning Control Areas												
Part 8	Improvement Plans and Schemes												
Part 13	Enforcement and Legal Proceedings												
Legislative Power to Delegate:	<p>Planning and Development (Local Planning Schemes) Regulations 2015</p> <table border="0"> <tr> <td>Schedule 2 – Part 10 - Clause 82(1)</td><td>Delegations by local government</td></tr> </table>	Schedule 2 – Part 10 - Clause 82(1)	Delegations by local government										
Schedule 2 – Part 10 - Clause 82(1)	Delegations by local government												
Date Delegation made or reviewed:	<table border="0"> <tr> <td>November 2011</td><td>D11/90333</td></tr> <tr> <td>December 2012</td><td>D12/77148</td></tr> <tr> <td>February 2015</td><td>D15/8358</td></tr> <tr> <td>August 2015</td><td>Resolution 551</td></tr> <tr> <td>10 February 2016</td><td>D16/1283</td></tr> <tr> <td>23 November 2016</td><td>to be inserted</td></tr> </table>	November 2011	D11/90333	December 2012	D12/77148	February 2015	D15/8358	August 2015	Resolution 551	10 February 2016	D16/1283	23 November 2016	to be inserted
November 2011	D11/90333												
December 2012	D12/77148												
February 2015	D15/8358												
August 2015	Resolution 551												
10 February 2016	D16/1283												
23 November 2016	to be inserted												

Delegation to:	Chief Executive Officer
Conditions and Exceptions:	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The authority is only to be exercised for those uses or other applications specified in: <i>Table 1 - Use Classes; and Table 1A Use Classes for Other Applications.</i> (attached) 2. May determine variations to Planning Applications including Planning Applications previously approved by resolution of Council, that are of a minor nature and if amended, would not substantially change the development approved and for which no objection has been received during advertising (if applicable). 3. Prosecutions The authority to proceed with any prosecution under the Planning and Development Act 2005 must be approved by the Chief Executive Officer prior to commencement. <p>Exceptions: Excluding <u>variations</u> to Planning Applications as stated in Condition (2) above, this delegation does not include the following:</p> <ul style="list-style-type: none"> • The acceptance of mediated outcomes or determinations of s31 reconsiderations for appeals lodged with the State Administrative Tribunal • Local Development Plans • Local Planning Policies including amendments • Major development within the Town Centre <p>In relation to the exercise of delegation under the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2: Part 4 – Clause 18; Part 5 – Clause 34; and Part 6 – Clause 50, Council must be notified of the advertising of the application in the form of a memorandum prior to the commencement of advertising.</p>
Reporting Requirements:	<ol style="list-style-type: none"> 1. Any exercise of this delegation is to be recorded in the Delegated Authority Register. 2. In relation to Condition (2) above, any variation to a planning approval for which a prior resolution by Council applies, must be preceded by a memo to Council prior to any determination being made.

Table 1. – Use classes

USE CLASS	Residential	Commercial	Service Commercial	Mixed Business 1	General Industry	Light Industry	Rural A	Rural B	Special Residential	Special Rural	Special use	Town centre	COMMENTS
Aged/Dependent Persons Dwelling	D	D					D					D	
Ancillary Accommodation	D						D		D	D		D	Provided Compliance With LPP 3.3.30
Amenity Building	D	D	D	D	D	D	D	D				D	
Amusement Centre		D	D	D			D					D	
Aqua Culture							D						
Boat Sales			D	D	D	D							
Boatel					D	D							
Bus Station					D								
Car Park	D	D	D		D	D	D	D				D	
Caravan park						D	D	D					
Caretakers House/Flat	D	D	D	D	D	D	D	D					Where Incidental to Existing Use
Chicken farm							D						
Child Care Centre	D	D										D	
Civic Building		D	D	D		D						D	
Club		D	D									D	
Commercial Hall		D	D	D								D	
Consultation Rooms		D	D			D						D	
Dog Kennels						D	D						
Drive-in Takeaway Food Shop		D				D						D	
Drive-In Theatre						D						D	
Dry Cleaning Premises		D	D	D		D							
Eating House	D	D	D		D	D						D	Where no objection received during advertising

USE CLASS	Residential	Commercial	Service Commercial	Mixed Business 1	General Industry	Light Industry	Rural A	Rural B	Special Residential	Special Rural	Special use	Town centre	COMMENTS
Educational Establishment	D	D			D	D	D					D	
Equestrian uses							D			D			Provided No Clearing of vegetation is required Outside Building Envelopes and consistent with scheme TPS 2
Extractive Industry					D	D	D	D					
Factory Units				D	D	D							
Family Day Care centre	D	D	D		D	D	D	D				D	
Fish Shop		D	D									D	
Forestry (selective)							D	D					
Fuel Depot			D		D	D		D					
Funeral parlour		D	D	D	D	D	D					D	
General Industry					D			D					
Grouped Dwelling	D	D											
Hazardous Industry					D								Where no objection received during advertising
Health Centre		D	D		D	D							
Health Studio	D	D	D		D	D						D	
Holiday Accommodation				D		D	D	D					
Home Occupation	D	D					D		D	D		D	
Hospital	D	D	D	D		D	D	D				D	Where no objection received during advertising
Hotel		D		D								D	Where no objection received during advertising
Intensive Agriculture							D						
Laundry (Industrial)			D	D	D	D							
Laundrette		D	D	D		D						D	
Licensed Restaurant	D	D	D			D						D	Where no objection received during advertising

USE CLASS	Residential	Commercial	Service Commercial	Mixed Business 1	General Industry	Light Industry	Rural A	Rural B	Special Residential	Special Rural	Special use	Town centre	COMMENTS
Light Industry					D	D		D					
Liquor Sore		D	D	D								D	
Local Shop	D	D	D	D	D	D	D					D	Where no objection received during advertising
Lodging House	D	D				D						D	
Marina					D	D							
Medical Clinic	D	D	D	D		D	D					D	Where no objection received during advertising
Motel	D	D	D	D									Where no objection received during advertising
Motor Racing Track			D		D		D						
Motor Repair Station		D	D		D	D						D	
Multiple Dwelling	D	D										D	
Museum	D	D	D									D	
Non-residential Health Centre	D	D	D	D	D	D						D	Where no objection received during advertising
Noxious Industry					D								Where no objection received during advertising
Office		D	D	D	D	D						D	
Open Air Display		D	D	D	D	D						D	
Open Air Storage Yard				D	D	D							
Petrol Filling Station		D	D	D	D	D		D				D	
Piggery					D		D						Where no objection received during advertising
Private Hotel		D	D	D								D	
Private Recreation		D	D	D		D	D					D	
Private Utility	D	D	D	D	D	D	D	D				D	
Professional Office		D	D	D								D	
Public Amusement	D	D	D	D			D	D				D	Where no objection received during advertising

USE CLASS	Residential	Commercial	Service Commercial	Mixed Business 1	General Industry	Light Industry	Rural A	Rural B	Special Residential	Special Rural	Special use	Town centre	COMMENTS
Public Assembly – Place of	D	D	D	D	D	D	D					D	Where no objection received during advertising
Public Recreation	D	D	D	D	D	D	D	D				D	
Public Utility	D	D	D	D	D	D	D	D	D	D	D	D	
Public Worship	D	D	D	D	D	D	D	D				D	Where no objection received during advertising
Recreation facilities	D	D	D	D	D	D	D	D				D	
Residential Building	D						D		D	D		D	
Restricted Premises		D	D	D		D						D	Where no objection received during advertising
Retail Plant Nurseries		D	D	D		D	D						Where no objection received during advertising
Rural Industry					D	D	D	D					
Rural Produce Stall							D						
Service Industry		D	D	D	D	D						D	Where no objection received during advertising
Service Station		D	D	D	D	D						D	
Shop		D		D								D	
Showroom,		D	D	D	D	D						D	
Single House	D	D	D		D	D	D		D	D	D	D	
Stables							D	D		D			
Tailing Ponds								D					
Tavern		D	D	D								D	
Telecommunication Infrastructure	D	D	D	D	D	D	D	D				D	Where no objection received during advertising
Trade Display		D	D	D	D	D						D	
Transport Depot				D	D	D		D					
Vehicles Sales		D	D	D		D						D	

USE CLASS	Residential	Commercial	Service Commercial	Mixed Business 1	General Industry	Light Industry	Rural A	Rural B	Special Residential	Special Rural	Special use	Town centre	COMMENTS
Vehicle Wreckers					D	D							
Veterinary Clinic	D	D	D	D	D	D	D					D	Where no objection received during advertising
Veterinary Hospital			D	D	D	D	D					D	
Warehouse		D	D	D	D	D						D	

Use classes for other applications

[illegible]

16.6 Council Policy Review – Civic, Social, Business Functions and Recognition

SUMMARY:

A review of Council's Policy – Civic, Social, Business Functions and Recognition, was undertaken and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council;

1. Adopt the amended Policy 'Civic, Social, Business Functions and Recognition' contained within Attachment A; and
2. Nominate Councillor _____ and Councillor _____ to sit on a Community Awards Selection Panel consisting of two elected members, the current Citizen of the Year (subject to their availability), and a relevant City Officer, to select recipients of the following awards as required;
 - Kwinana Leadership Award
 - Volunteer of the Year Award
 - Kwinana Sportsperson of the Year Award
 - Junior Sportsperson of the Year Award
 - Artist of the Year Award
 - Citizen of the Year Award
 - Youth Citizen of the Year Award
 - Senior Citizen of the Year Award
 - Active Citizenship Award

DISCUSSION:

A copy of the amended Policy as recommended for adoption is detailed in Attachment A with the current Policy contained within Attachment B. A summary of changes recommended to the Policy are included below.

In addition, a new Policy format has been created that ensures that Policies address a number of compulsory criteria, including a risk assessment, financial, environmental and other assessment criteria. The new format also provides a section for links to other internal and external documents as appropriate as part of the improvement the City is undertaking to ensure that corporate documents are referenced and integrated.

Policy recommended for amendment

Civic, Social, Business Functions and Recognition

A review of this Policy was required to address the criteria and determination of providing awards to recipients detailed in the Policy. The recommended changes include:

- Inclusion of sections that detail the eligibility criteria for several awards, including:
 - Leadership Award;
 - Volunteer of the Year Award;
 - Sportsperson and Junior Sportsperson of the Year Award;
 - Artist of the Year Award

16.6 COUNCIL POLICY REVIEW – CIVIC, SOCIAL, BUSINESS FUNCTIONS AND RECOGNITION

- Details regarding the Citizen of the Year Awards (Citizen of the Year, Youth Citizen of the Year, Senior Citizen of the Year and Active Citizenship Award) presented at the Australia Day Function;
- Minor changes to grammar in line with the City's style guide.
- Minor grammatical corrections throughout the Policy.
- Inclusion of the new compulsory sections to ensure that the Policy addresses a wide range of implications.
- Inclusion of a requirement to provide a risk assessment within the Policy.

LEGAL/POLICY IMPLICATIONS:***Local Government Act 1995******2.7. Role of council***

- (1) *The council —*
 - (a) *governs the local government's affairs; and*
 - (b) *is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government's finances and resources;*
and
 - (b) *determine the local government's policies.*

FINANCIAL/BUDGET IMPLICATIONS:

Funding allocations for programmed functions, annual awards and presentation are to be provided for by Council in its annual budget.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Strategic Community Plan 2015 - 2025

Objective 1.2: Inspire and strengthen community spirit

Strategy 1.2.1 Support and provide a range of cultural and community development activities and events that recognise Kwinana's cultural identity, encourage civic participation, strengthen capacity and celebrate the City's diversity

16.6 COUNCIL POLICY REVIEW – CIVIC, SOCIAL, BUSINESS FUNCTIONS AND RECOGNITION

RISK IMPLICATIONS:

Risk Event	The City not recognising community achievement.
Risk Theme	Community disengagement
Risk Effect/Impact	Reputational impact
Risk Assessment Context	Community engagement
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce (mitigate the risk) provide avenues to recognise the achievement of residents in the City.
Response to risk treatment required/in place	Provide functions and awards to recognise the diverse achievements by residents of the City.
Rating (after treatment)	Low

COUNCIL DECISION

383

MOVED CR R ALEXANDER**SECONDED CR B THOMPSON****That Council;**

1. **Adopt the amended Policy ‘Civic, Social, Business Functions and Recognition’ contained within Attachment A; and**
2. **Nominate Councillor Sandra Lee and Councillor Wendy Cooper to sit on a Community Awards Selection Panel consisting of two elected members, the current Citizen of the Year (subject to their availability), and a relevant City Officer, to select recipients of the following awards as required;**
 - **Kwinana Leadership Award**
 - **Volunteer of the Year Award**
 - **Kwinana Sportsperson of the Year Award**
 - **Junior Sportsperson of the Year Award**
 - **Artist of the Year Award**
 - **Citizen of the Year Award**
 - **Youth Citizen of the Year Award**
 - **Senior Citizen of the Year Award**
 - **Active Citizenship Award**

CARRIED
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Council Policy

Civic, Social, Business Functions, and Recognition

D13/64378[v4]

1. Title

Civic, Social, Business Functions and Recognition

2. Purpose

The purpose of this policy is to:

- a) recognise the services rendered by local organisations, volunteers, elected members, former elected members, members of Parliament and **employees** **Staff** to the general wellbeing of the Kwinana Community; and
- b) build positive relationships with the key stakeholders who may assist the City realise its Vision.

3. Scope

Define what the scope and boundaries are.

4. Definitions

Function means an organised event where invitations are provided to persons other than elected members and employees and where catering may or may not be provided and administered by the City.

5. Policy Statement

5.1 Recognised functions

The discretion to approve **any of the types of functions listed below** **such functions** should take into consideration the following points:

- the relevant budget;
- venue availability;
- use of City Logo must be in accordance Council's Policy - Use of City of Kwinana Corporate Logo; **and**
- staffing requirements and availability.

5.1.1 Civic Recognition Function:

That the Mayor is authorised to hold a **F**unction at a suitable venue for **E**lected **M**embers, Freeman, retiring **E**lected **M**embers, both State and Federal Members of Parliament, Chief Executive Officer, Directors, **S**pecial **G**uests, the Mayors/Presidents and Chief Executive Officers of the City's adjoining **L**ocal **G**overnments and their respective spouses at a time and date determined by the Mayor after each ordinary election is held.

5.1.2 Local Organisations' Function:

That the Mayor, **E**lected **M**embers, Chief Executive Officer, Directors, appropriate program managers, Freeman, past Mayors,

both State and Federal Members of Parliament, current Citizen of the Year, and the spouses thereof, plus two representatives from each registered local organisation, be invited to a function to be held in a suitable venue in November/December each year.

The City of Kwinana Leadership Award will be presented at this function. Eligibility criteria for the award is:

- The recipient must be a resident of Kwinana or have made a long term significant commitment to the Kwinana community;
- Achievements completed as part of paid employment will not be included as a part of the award judging;
- Previous winners of this award are ineligible to win the same award for a second time and
- Self nominations; or those from an immediate family member, will not be accepted.

Selection for this award will be completed by a panel consisting of two elected members, the current Citizen of the Year and a relevant council officer

5.1.3 Mayoral Stakeholder Function:

This event is held in May of each year where possible, budget permitting and is designed to enable the celebration of the past 12 months' achievements with the City's key stakeholders. A decision to hold the function is to be at the discretion of the Mayor, Elected Members and Chief Executive Officer.

5.1.4 New Teachers Afternoon Tea:

That all new teachers be invited to attend an afternoon tea to be held in February each year to welcome them to the City

5.1.5 Seniors Week Function:

That a stakeholder function be held during the Seniors Week each year, to which a cross section of the seniors' population be invited (maximum 50 people).

5.1.6 Staff Christmas Function:

That an appropriate function, based on staff suggestions, be held in December each year.

5.1.7 Volunteers' Function:

That volunteers involved in various activities in Kwinana be invited to a morning or afternoon tea or similar function to be held during the relevant National or International Thank A Volunteer day or week set aside to commemorate those various activities.

The City of Kwinana Volunteer of the Year Award will be presented at this function. Eligibility criteria for the award is:

- The recipient must be a resident of Kwinana or have made a long term significant commitment to the Kwinana community;
- Achievements completed as part of paid employment will not be included as a part of the award judging;
- Previous winners of this award are ineligible to win the same award for a second time; and
- Self nominations; or those from an immediate family member, will not be accepted.

Selection for these awards will be completed by a panel consisting of two elected members, the current Citizen of the Year and a relevant council officer.

5.2 Organisation of Functions:

The Governance and Civic Services Department and the Marketing and Communications Department in conjunction with the Community Services Department, as appropriate, are to be responsible for the organisation of functions listed above, together with any other special functions called by the Mayor and/or Council for specific purposes. The list of invitees to all functions is to be approved by the Mayor after consultation with Elected Members.

The City of Kwinana Sportsperson and Junior Sportsperson of the Year awards will be presented at the Sporting Groups function. The Artist of the Year award will be presented at the Arts and Culture Function. Eligibility criteria for these awards is:

- The recipient must be a resident of Kwinana or have made a long term significant commitment to the Kwinana community;
- Achievements completed as part of paid employment will not be included as a part of the award judging;
- Previous winners of this award are ineligible to win the same award for a second time; and
- Self nominations; or those from an immediate family member, will not be accepted.

Selection for these awards will be completed by a panel consisting of two elected members, the current Citizen of the Year and a relevant council officer.

5.3 Requests for Other Functions

In addition to the functions stated above, other functions in relation to the following purposes may be approved by the Chief Executive Officer:

- Reciprocal hospitality for regular meetings where an Elected Member or officer is the City's Representative on an established Working Group or alliance.
- City established Committee, Working Group or Action Group related to or part of the business plan of a City Service Team.
- City led facilitation of cross agency or multiple stakeholder collaboration to address social, environmental or economic issues.
- Important Stakeholders who by virtue of their level of influence, interaction or funding could make a contribution to the social, environmental and economic objectives of the City's Strategic Community Plan.
- Other requests that will raise the profile, reputation or standing of the City and/or make a contribution to the social, environmental and economic objectives of the City's Strategic Community Plan.

5.4 Recognition

That Elected Members can request to the Chief Executive Officer to acknowledge a local organisation, volunteer, former Elected Members and Members of Parliament for their efforts in serving Kwinana with a gift worth less than \$50. The gift recipient must have served at least 4 years in promoting the wellbeing of the Kwinana Community.

Note: Current Elected Members and employees Staff are excluded from

receiving a gift for recognition.

The Citizen of the Year Awards (Citizen of the Year, Youth Citizen of the Year, Senior Citizen of the Year and Active Citizenship Award) will be presented at the Australia Day Function. Eligibility for the awards is set by the State Government and can be checked on the awards website. www.wa.australiaday.org.au Selection for this award will be completed by a panel consisting of two elected members, the current Citizen of the Year and a relevant council officer.

6. Financial/Budget Implications

Funding allocations for programmed functions, annual awards and presentation are to be provided for by Council in its annual budget review.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific environmental management implications associated with this Policy.

9. Strategic/Social Implications

Strategic Community Plan 2015 - 2025

Objective 1.2: Inspire and strengthen community spirit

Strategy 1.2.1 Support and provide a range of cultural and community development activities and events that recognise Kwinana's cultural identity, encourage civic participation, strengthen capacity and celebrate the City's diversity

10. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

11. Risk Assessment

A risk assessment conducted as part of the Policy review has indicated that the risk to the City by not recognising achievements by residents and engaging with the community would result in a risk rating of Moderate.

It is assessed that the risk rating following the implementation of this Policy would reduce the risk rating to Low.

12. References

Name of Policy	Civic, Social, Business Functions and Recognition
Date of Adoption and resolution No	28/06/1989 #097
Review dates and resolution No #	10/10/2007 #862 28/04/2010 #105 11/07/2012 #163 11/03/2015 #410 24/08/2016 #306
New review date	24/08/2018
Legal Authority	Local Government Act 1995 Section 2.7 – Role of Council

Directorate	City Strategy
Department	Governance and Civic Services
Related documents	<p>Acts/Regulations Local Government Act 1995</p> <p>Plans/Strategies Strategic Community Plan 2015 - 2025</p> <p>Policies D13/64026[v7] Catering, Kitchens and Internal Functions Policy</p> <p>Work Instructions D09/30077[v5] Catering D09/125283[v6] Civic Recognition Dinner D09/30117[v6] Councillor Stakeholder Functions D09/17577[v5] Local Organisations Christmas Function D09/30178[v3] New Teachers Afternoon Tea D09/30048[v3] Organisation of Civic Functions</p> <p>Other documents D16/45564[v2] Form – GCS – Catering Order Form</p>

Note: Changes to References may be made without the need to take the Policy to Council for review.

CIVIC, SOCIAL, BUSINESS FUNCTIONS, AND RECOGNITION

To recognise the services rendered by Local Organisations, Volunteers, Elected Members, former Elected Members, Members of Parliament and Staff to the general wellbeing of the Kwinana Community.

To build positive relationships with the key stakeholders who may assist the City realise its Vision.

Adopted:	28/06/1989 #097
Last reviewed:	10/10/2007 #862 28/04/2010 #105 11/07/2012 #163 11/03/2015 #410 24/08/2016 #306
Legal Authority	Local Government Act 1995 Section 2.7 – Role of Council

Policy:

1. Local Organisations' Function:

That the Mayor, Elected Members, Chief Executive Officer, Directors, appropriate program managers, Freeman, past Mayors, both State and Federal Members of Parliament, current Citizen of the Year, and the spouses thereof, plus two representatives from each registered local organisation, be invited to a function to be held in a suitable venue in November/December each year.

2. Civic Recognition Function:

That the Mayor is authorised to hold a Function at a suitable venue for Elected Members, Freeman, retiring Elected Members, both State and Federal Members of Parliament, Chief Executive Officer, Directors, Special Guests, the Mayors/Presidents and Chief Executive Officers of the City's adjoining Local Governments and their respective spouses at a time and date determined by the Mayor after each ordinary election is held.

3. Staff Christmas Function:

That an appropriate function, based on staff suggestions, be held in December each year.

4. Volunteers' Function:

That volunteers involved in various activities in Kwinana be invited to a morning or afternoon tea or similar function to be held during the relevant National or International Thank A Volunteer day or week set aside to commemorate those various activities.

5. Seniors Week Function:

That a stakeholder function be held during the Seniors Week each year, to which a cross section of the seniors' population be invited (maximum 50 people).

6. New Teachers Afternoon Tea:

That all new teachers be invited to attend an afternoon tea to be held in February each year to welcome them to the City.

7. Mayoral Stakeholder Function:

This event is held in May of each year where possible, budget permitting and is designed to enable the celebration of the past 12 months' achievements with the City's key stakeholders. A decision to hold the function is to be at the discretion of the Mayor, Elected Members and Chief Executive Officer.

8. Organisation of Functions:

The Governance and Civic Services Department and the Marketing and Communications Department in conjunction with the Community Services Department, as appropriate, are to be responsible for the organisation of functions listed above, together with any other special functions called by the Mayor and/or Council for specific purposes. The list of invitees to all functions is to be approved by the Mayor after consultation with Elected Members.

9. Requests for Other Functions

In addition to the functions stated above, other functions in relation to the following purposes may be approved by the Chief Executive Officer:

- Reciprocal hospitality for regular meetings where an Elected Member or officer is the City's Representative on an established Working Group or alliance.
- City established Committee, Working Group or Action Group related to or part of the business plan of a City Service Team.
- City led facilitation of cross agency or multiple stakeholder collaboration to address social, environmental or economic issues.
- Important Stakeholders who by virtue of their level of influence, interaction or funding could make a contribution to the social, environmental and economic objectives of the City's Strategic Community Plan.
- Other requests that will raise the profile, reputation or standing of the City and/or make a contribution to the social, environmental and economic objectives of the City's Strategic Community Plan.

The discretion to approve such functions should take into consideration the following points:

- The relevant budget;
- Venue availability;
- Use of City Logo must be in accordance Council's Policy - Use of City of Kwinana Corporate Logo
- Staffing requirements and availability

10. Recognition

That Elected Members can request to the Chief Executive Officer to acknowledge a local organisation, volunteer, former Elected Members and Members of Parliament for their efforts in serving Kwinana with a gift worth less than \$50. The gift recipient must have served at least 4 years in promoting the wellbeing of the Kwinana Community.

Note: Current Elected Members and Staff are excluded.

16.7 Adoption of the City of Kwinana Strategic Information Technology (IT) Plan

SUMMARY:

At the 11 November 2015 Ordinary Council Meeting, Council requested that an Information Technology (IT) implementation plan be prepared before the allocation of \$225,745 set aside for information technology expenses was approved.

At the 25 November 2015 Ordinary Council Meeting a report was prepared for Council consideration where Council resolved that before an IT implementation plan could be established an IT audit was required to be carried out and that \$8,000 be allocated to conduct the audit from the \$225,745 amount set aside for IT improvements. The IT audit was carried out and presented to City Officers and Council and the findings are detailed in Confidential Attachment B.

It is recommended that Council endorse the City of Kwinana's Strategic Information Technology Plan and approve the implementation plan outlined in the report. It is important that the City of Kwinana Strategic Information Technology Plan is reviewed frequently and updated to reflect current trends and best practice. It is recommended that the Chief Executive Officer approve any modifications and improvements of the City of Kwinana Strategic Information Technology Plan, subject to the changes being within the budget allocation that Council has approved.

OFFICER RECOMMENDATION:

That Council:

1. Endorse the City of Kwinana Strategic Information Technology Plan as detailed in Confidential Attachment A.
2. Approve that the Chief Executive Officer can make any modifications and enhancements to the City of Kwinana Strategic Information Technology Plan where necessary, that will be to the benefit of the City of Kwinana as technology innovations and products become available. Any changes must be in accordance with the budget allocation provided for Information Technology that has been approved by Council.
3. Approve the unallocated surplus allocation of \$83,910 identified in the 2015/2016 financial year surplus to be used in the 2016/2017 financial year for the recommendations outlined in the City of Kwinana Strategic Information Technology Plan.
4. Approve the remaining IT surplus allocation of \$204,545 (after fees for the IT audit and City of Kwinana Strategic Information Technology Plan are taken from the original \$225,745) to be used in the 2016/2017 financial year for the recommendations outlined in the City of Kwinana Strategic Information Technology Plan.
5. Consider any surplus funds identified as part of the 2016/17 budget review to be allocated to the recommendations of the City of Kwinana Strategic Information Technology Plan.

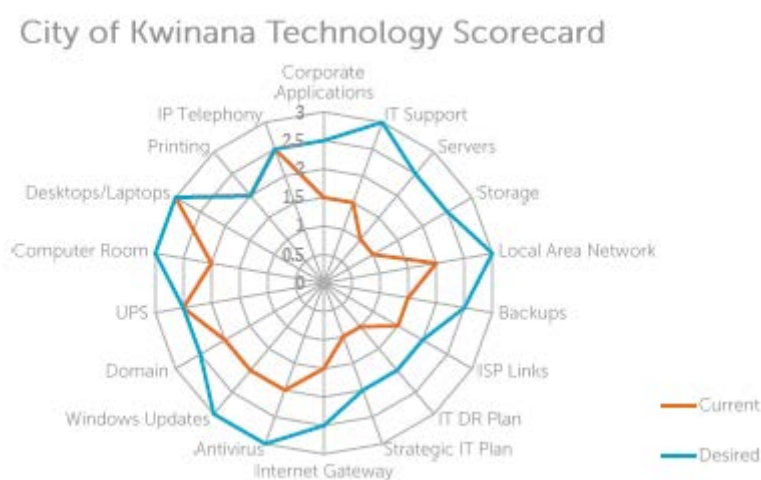
NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

16.7 ADOPTION OF THE CITY OF KWINANA STRATEGIC INFORMATION TECHNOLOGY (IT) PLAN

DISCUSSION:

At the 11 November 2015 Ordinary Council Meeting, Council requested that an IT implementation plan be prepared before the allocation of \$225,745 set aside for information technology (IT) expenses was approved.

At the 25 November 2015 Ordinary Council Meeting a report was prepared for Council consideration where Council resolved that before an IT implementation plan could be established an external IT audit was required to be carried out and that \$8,000 be allocated to conduct the audit from the \$225,745 amount set aside for IT improvements. The IT audit was carried out and presented to City Officers and Council and the findings are detailed in Confidential Attachment B. The findings of the external audit outlined that the City must improve specific aspects of IT in order to keep abreast of current trends and best practice. The radar graph below is a summary of the ICT categories that were analysed. The orange colour graph is the current state and the blue colour graph depicts the performance that will be achieved if the implementation plan is followed.

**Note:**

A score of 0 indicates the category is non-existent

A score of 1 indicated the category is entry level or basic

A score of 2 indicated the category is corporate grade, where the category delivers an adequate, average or appropriate solution

A score of 3 indicates the category is enterprise class, where the category delivers an outstanding full featured solution

The City of Kwinana's Strategic Information Technology Plan provides in detail, the components of IT that are required to be effectively managed and outlines the financial implications of the recommendations. The funding of the recommendations are summarised in the financial implications section of this agenda item and further detailed in the City of Kwinana's Strategic Information Technology Plan.

As explained in the City of Kwinana's Strategic Information Technology Plan, this document will be a living document, where changes will be required frequently to ensure the City is keeping up to date with best practice. It will be the responsibility of the Information Technology business unit to deliver the recommendations (and any modifications made to the City of Kwinana's Strategic Information Technology Plan). It is the responsibility of the Chief Executive Officer to approve the changes. Any changes that require additional funds will be presented to Council for approval.

16.7 ADOPTION OF THE CITY OF KWINANA STRATEGIC INFORMATION TECHNOLOGY (IT) PLAN**LEGAL/POLICY IMPLICATIONS:**

There is no legal/policy implications associated with this report.

FINANCIAL/BUDGET IMPLICATIONS:

Council approved \$225,745 to be set aside for IT projects that Council would approve following an implementation plan being prepared. Council approved expenditure from the \$225,745 for conducting an IT audit and following this audit a Strategic Information Technology Plan and IT Disaster Recovery Plan, leaving a remaining estimated balance of \$204,545. As part of Agenda Item 16.8 titled "Budget Variations resulting from Audited Annual Financial Statements for the year ended 30 June 2016", there is an unallocated surplus amount of \$83,910. It is recommended that the \$83,910 unallocated surplus be used to fund some of the recommendations outlined in the report. The City of Kwinana's Strategic Information Technology Plan identifies that in the 2016/17 financial year an initial cost of \$510,211 will be required. The total budget funds available is \$288,455 for the 2016/17 financial year and therefore the recommendations will have to be spread over two years, unless there is identified savings in the 2016/17 budget review.

The following table is an extract of the summarised financial implications of the City of Kwinana's Strategic Information Technology Plan:

Category	2016-2017 Costs	2017-2018 Costs	2018-2019 Costs	2019-2020 Costs
New Expenditure	\$539,318	\$367,310	\$228,393	\$238,113
Removed Expenditure	\$29,107	\$365,224	\$365,224	\$365,224
TOTAL	\$510,211	\$2,086	-\$136,831	-\$126,111

Note: Indicated costs are ex-GST.

ASSET MANAGEMENT IMPLICATIONS:

There are recommendations that include the option of purchasing or leasing IT hardware. It is recommended that the leasing option is exercised to spread the financial impact over the life of the asset.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Providing IT improvements will benefit residents of the City of Kwinana by providing efficient services and offering best practice IT services to customers.

16.7 ADOPTION OF THE CITY OF KWINANA STRATEGIC INFORMATION TECHNOLOGY (IT) PLAN

RISK IMPLICATIONS:

Risk Event	The City continue with current IT practices
Risk Theme	Failure of IT or systems and infrastructure
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Almost certain
Rating (before treatment)	High
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Endorse the recommendations identified in the City of Kwinana's Strategic Information Technology Plan
Rating (after treatment)	Low

COUNCIL DECISION**384****MOVED CR B THOMPSON****SECONDED CR W COOPER****That Council:**

1. Endorse the City of Kwinana Strategic Information Technology Plan as detailed in Confidential Attachment A.
2. Approve that the Chief Executive Officer can make any modifications and enhancements to the City of Kwinana Strategic Information Technology Plan where necessary, that will be to the benefit of the City of Kwinana as technology innovations and products become available. Any changes must be in accordance with the budget allocation provided for Information Technology that has been approved by Council.
3. Approve the unallocated surplus allocation of \$83,910 identified in the 2015/2016 financial year surplus to be used in the 2016/2017 financial year for the recommendations outlined in the City of Kwinana Strategic Information Technology Plan.
4. Approve the remaining IT surplus allocation of \$204,545 (after fees for the IT audit and City of Kwinana Strategic Information Technology Plan are taken from the original \$225,745) to be used in the 2016/2017 financial year for the recommendations outlined in the City of Kwinana Strategic Information Technology Plan.
5. Consider any surplus funds identified as part of the 2016/17 budget review to be allocated to the recommendations of the City of Kwinana Strategic Information Technology Plan.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL**7/0**

16.8 Budget Variations resulting from Audited Annual Financial Statements for the year ended 30 June 2016

SUMMARY:

To amend the 2016/2017 budget to reflect various adjustments to the General Ledger resulting from surplus funds as per the audited financial statements for the year ended 30 June 2016.

OFFICER RECOMMENDATION:

1. That the required budget variations to the Adopted Budget for 2016/2017 as outlined below be approved.
2. Authorise the publication of a local public notice stating the intention to use funds held in the Restricted Grants and Contributions Reserve for another purpose with one month's public notice.
3. That Council, pursuant to section 6.11 of the Local Government Act 1995, following one month's public notice, adopts to use \$545,294.93 of these funds held in the Restricted Grants and Contributions Reserve, for another purpose being to subsidise the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report.

AUDIT COMMITTEE RECOMMENDATION:

1. That the required budget variations to the Adopted Budget for 2016/2017 as outlined below be approved.
2. Authorise the publication of a local public notice stating the intention to use funds held in the Restricted Grants and Contributions Reserve for another purpose with one month's public notice.
3. That Council, pursuant to section 6.11 of the Local Government Act 1995, following one month's public notice, adopts to use \$545,294.93 of these funds held in the Restricted Grants and Contributions Reserve, for another purpose being to subsidise the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

For the year ending 30 June 2016, after taking into account all the required end of year adjustments, transfers to and from reserves and accounting for adopted carried forward projects, a surplus of \$2,844,089 resulted. The operating budgeted surplus to be brought forward is \$1,241,890 which leaves a balance of \$1,602,199 in available funds. As at 30 June 2016 the Restricted Grants and Contributions Reserve had a closing balance of \$2,303,075. The purpose of the Restricted Grants and Contributions Reserve is utilised to restrict funds, being city funds, grants and contributions, required to complete projects from prior financial years. At the end of financial year a reconciliation of funds held in this reserve was performed. The amount of funds required to be restricted to complete projects from prior financial years is \$1,757,780 which leaves a balance of \$545,295 in available funds.

16.8 BUDGET VARIATIONS RESULTING FROM AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

The total available funds resulting from end of year surplus and the balance of the reserve surplus is \$2,147,494.

It is suggested that the additional funds be allocated to the following projects by way of a budget variation:

Cost Centre	Budget Amount - City Funds	Details of Project
<u>Capital</u>		
Computing Equipment – PDF Pro Software	32,000	Budget to provide PDF pro software and training to all staff which will allow the City to move away from paper.
Plant & Equipment – Fixed Variable Community Notice Board	50,000	Budget for a double sided LED community message board in the City Centre. The notice board would be placed in a central position in the Chisham Square area - exact location yet to be identified, and would be available to the City to advertise - particularly upcoming events.
Road Resurfacing – Henley Blvd	40,000	Budget for renewal of asphalt wearing course on south bound land from Abingdon Crescent to Lambeth Circle due to extensive cracking and deformation of pavement.
Road Resurfacing – Woodland PI	35,000	Budget for reconstruction of intersection at Woodland Place and Marri Park Drive due to poor drainage and pavement damage.
Road Resurfacing – Kwinana Beach Rd	15,000	Budget for resurfacing of road, 140m ² asphalt wearing course – Kwinana Beach Rd 800m south of Port road intersection due to cracking and poor asset condition.
Road Resurfacing – Colchester/Nottingham	50,000	Budget for renewal of red asphalt wearing course at Colchester & Nottingham Roundabout.
Road Resurfacing – Colchester/Middleton	40,000	Budget for renewal of red asphalt wearing course at Colchester/Middleton Roundabout.
Playground Equipment – Skate Park	460,000	Additional funding required compensating for the revenue shortfall from original budget (\$200,000) and allow for 15% contingency with an increase in tender (\$260,000) in order to award the contract for the design and construction of the Skate Park.
Reserve Development – Netball Courts	50,000	Additional funding required for Netball Courts project to fund stage 1 (resurfacing, line marking, goal posts and fencing), prepare for stage 2 (lighting, player shelters, paths and drink fountains) plus allowing a contingency.
Reserve Development – Medina Laneway	50,000	Additional funding required to complete Medina Revitalisation project of beautification works for laneways at back of tavern and Lot 502.
Reserve Development – Signage	20,000	Budget required for the placement of a bill board at the corner of Thomas and Rockingham Roads with directional signage to the Adventure Playground.
Municipal Roadworks – Johnson Road	415,000	Johnson Road realignment roadworks. Total cost of project is \$536,000. Education Department contribution of \$67,000 and developer contributions (DCA1) of \$54,000. Council contribution is \$415,000.

16.8 BUDGET VARIATIONS RESULTING FROM AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

Municipal Roadworks – Duckpond Rd	60,000	Budget required for the new road construction - to extend Duckpond Rd by 110m long x 5.5m wide. Total cost of project is \$72,000 less contribution received of \$12,000, balance City funding of \$60,000.
Carpark Construction – Skate Park	200,000	Budget for the construction of new car parking to cater for the need generated by the proposed Skate Park.
Total Capital	\$1,517,000	
<u>Operating</u>		
City Strategy		
Economic Development	50,000	Budget for economic development projects, networking and conference programs for Economic Development Officer.
Human Resources	86,000	Budget for consultant to assist with organisation development review including consolidation of pay scales for next EBA, evolution of organisational structure and develop flexible position descriptions.
OHS	50,000	Budget for salaries contract position to undertake Hazardous Substances Contract Staff.
Corporate and Engineering		
ICT	40,000	Budget for the engagement of IT consultants to produce an ICT Strategic Software Plan for the organisation's software.
Rate Revenue	250,584	Loss of revenue in interim rates due to Landcorp properties which are no longer leased and therefore non rateable from 1 July 16.
City Living		
Community Services - Admin	45,000	Budget for the implementation of place plans through place activation from place workshops and community conversations.
Community Services - Admin	10,000	Budget for implementation of initiatives resulting from multicultural and reconciliation action plans.
Library	15,000	Budget for additional salaries of customer service officer with security/engagement skills for school holiday periods at the Library.
Total Operating	\$546,584	
GRAND TOTAL	\$2,063,584	

The following budget items require variations to the adopted budget 2016/2017 to allocate the funds of \$2,063,584. A balance of \$83,910 will remain from surplus yet to be allocated, this will be included as an item in the mid year budget review.

16.8 BUDGET VARIATIONS RESULTING FROM AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/ DECREASE	REVISED BUDGET
300022.1928	Rates - Interim	671,600	(250,584)	421,016
400025.1210	Human Resources - Salaries Contract	(28,000)	(86,000)	(114,000)
400032.1210	Occupational Health and Safety - Salaries Contract	Nil	(50,000)	(50,000)
400047.1125	Economic Development - Consultancy	(30,000)	(50,000)	(80,000)
400103.1031	Library - Salaries	(915,226)	(15,000)	(930,226)
400243.1600	Software Applications - Proj Exp	(841,771)	(40,000)	(881,771)
400566.1600	Community Services Admin - Proj Exp	(165,500)	(55,000)	(220,500)
300137.1003	Transport Development - Cap Proj Rev	1,825,487	79,000	1,904,487
600003.1001	Software Applications - Cap Proj Exp	(215,000)	(32,000)	(247,000)
600007.1561	Transport Development - Cap Proj Exp	(2,506,089)	(788,000)	(3,294,089)
600008.1568	Recreation and Cult Grounds - Cap Proj Exp	(4,402,929)	(510,000)	(4,912,929)
600009.1568	Transport Grounds - Cap Proj Exp	(137,589)	(70,000)	(207,589)
600023.1565	Recreation and Cult Development - Cap Proj Exp	(115,000)	(200,000)	(315,000)
600032.1000	Community Services Admin - Cap Proj Exp	(76,000)	(50,000)	(126,000)
700022.1910	Transport Development - From Res Cap – DCA1	Nil	54,000	54,000
700049.1813	Governance - From Res Op	25,000	545,295	570,295
900024.178	Surplus Brought Forward 1 July	1,241,890	1,518,289	2,760,179

Various – allocation of surplus funds from year ending 30 June 2016 and surplus funds from Restricted Grants and Contributions Reserve in budget 2016/2017

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

- (a) is incurred in a financial year before the adoption of the annual budget by the local government department or
- (b) is authorised in advance by resolution*; or
- (c) is authorised in advance by the mayor or president in an emergency.

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget

*requires an absolute majority of Council.

6.11. Reserve accounts

- (1) Subject to subsection (5), where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose.

16.8 BUDGET VARIATIONS RESULTING FROM AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

- (2) Subject to subsection (3), before a local government —
 - (a) changes* the purpose of a reserve account; or
 - (b) uses* the money in a reserve account for another purpose, it must give one month's local public notice of the proposed change of purpose or proposed use.

**Absolute majority required.*

- (3) A local government is not required to give local public notice under subsection (2)
 - (a) where the change of purpose or of proposed use of money has been disclosed in the annual budget of the local government for that financial year; or
 - (b) in such other circumstances as are prescribed.
- (4) A change of purpose of, or use of money in, a reserve account is to be disclosed in the annual financial report for the year in which the change occurs.
- (5) Regulations may prescribe the circumstances and the manner in which a local government may set aside money for use for a purpose in a future financial year without the requirement to establish and maintain a reserve account.

Local Government (Financial Management) Regulations 1996

18. When local public notice not required for change of use of money in reserve account (Act s. 6.11(3)(b))

A local government is not required to give local public notice of a proposed change of use of money in a reserve account —

- (a) where the money is to be used to meet expenditure authorised by the mayor or president under section 6.8(1)(c); or
- (b) where the total amount to be so used does not exceed \$5 000 in a financial year.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications have been detailed in this report.

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and renewal of existing City assets in the capital expenditure items is in line with the Asset Management Strategy and will reduce the current asset management gap.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

Council's Strategic Community Plan for the period 2015 to 2025 provides that Council will ensure the future sustainability of the City of Kwinana through the implementation of sound revenue and expenditure policies, and seeking additional revenue sources.

16.8 BUDGET VARIATIONS RESULTING FROM AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

RISK IMPLICATIONS:

Refer to Legal/Policy comments for risk implications.

COUNCIL DECISION

385

MOVED CR S LEE

SECONDED CR B THOMPSON

- 1. That the required budget variations to the Adopted Budget for 2016/2017 as outlined below be approved.**
- 2. Authorise the publication of a local public notice stating the intention to use funds held in the Restricted Grants and Contributions Reserve for another purpose with one month's public notice.**
- 3. That Council, pursuant to section 6.11 of the Local Government Act 1995, following one month's public notice, adopts to use \$545,294.93 of these funds held in the Restricted Grants and Contributions Reserve, for another purpose being to subsidise the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report.**
- 4. That Council approve the unallocated surplus allocation of \$83,910 identified in the 2015/2016 financial year surplus to be used in the 2016/2017 financial year for the recommendations outlined in the City of Kwinana Strategic Information Technology Plan.**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

7/0

NOTE – That the officer recommendation has been amended to include point 4 as per the council resolution at Item 16.7.

16.9 Audited Annual Financial Statements for the year ended 30 June 2016

SUMMARY:

Section 6.4 of the Local Government Act 1995 requires local governments to prepare an Annual Financial Report and to submit both the report and its accounts to its auditor by 30 September each year. The City of Kwinana has met both those requirements and the City's Auditor, Moore Stephens, has provided Council with the Independent Auditor's Report and Management Report for the financial year ended 30 June 2016.

The auditors have completed their testing for the financial year ended 30 June 2016. The Local Government Operational Guidelines - Number 09, section 3, states: "The audit committee should critically examine the audit and management reports provided by the external auditor. The committee would then determine if matters raised in the reports require action to be taken by the local government and ensure that appropriate action is implemented."

The Annual Financial Report needs to be accepted by Council in order to enable the holding of a General Meeting of electors, at which the City's Annual Report containing the Abridged Financial report will be included.

In discussions held with the Auditors it is the City's opinion that the financial report gives a true and fair view of the financial position of the City of Kwinana.

OFFICER RECOMMENDATION:

That the Audit Committee:

1. Adopt the Independent Audit Report and the Management Report from Moore Stephens for the financial year ended 30 June 2016 as detailed in Attachment A.
2. Receive the Audited Financial Report for the City of Kwinana for the financial year ended 30 June 2016 as detailed in Attachment B.
3. Adopt that the Annual Report will include the Abridged Financial Report and that the full Financial Report will be available to the public, in person, or via the website.

AUDIT COMMITTEE RECOMMENDATION:

That Council:

1. Adopt the Independent Audit Report and the Management Report from Moore Stephens for the financial year ended 30 June 2016 as detailed in Attachment A.
2. Receive the Audited Financial Report for the City of Kwinana for the financial year ended 30 June 2016 as detailed in Attachment B.
3. Adopt that the Annual Report will include the Abridged Financial Report and that the full Financial Report will be available to the public, in person, or via the website.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

16.9 AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

DISCUSSION:

The Statement of Comprehensive Income shows an actual net result of \$33,953,002. This reflects the increase in net assets deployed or ready to deploy in order to meet the City's objectives.

The Total Comprehensive Income net position of \$34,752,830 is greater than budgeted. The variance is due to contributions from developers as a result of subdivision whereby land and infrastructure are transferred to the City and to changes in the fair value valuation of the City's non-current assets, both of which were not budgeted for. This financial year, the City revalued its plant, furniture and equipment assets at fair value.

The Independent Auditor's Report and Auditor's Management Report are presented to the Audit Committee.

Auditor's Comment

In the auditors opinion the financial report of the City of Kwinana is in accordance with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended), including:

- a) giving a true and fair view of the City's financial position as at 30 June 2016 and of its financial performance and its cash flows for the year ended on that date; and
- b) complying with Australian Accounting Standards (including Australian Accounting Interpretations).

As required under the Local Government (Audit) Regulations 1996, auditors are required to report certain compliance matters in the audit report. For the year ending 30 June 2016 there were two instances where Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended) being:

1. List of Accounts
2. Monthly Statement of Financial Activity

No other matters were noted by the auditors to bring to the audit committee's attention.

Management Response

Auditor's compliance matters noted and accepted. In the future, City officers will ensure that statutory timeframes are adhered to.

On two instances Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended) being:

1. The lists of payments for the month of April 2016 were presented to Council at its Ordinary Council Meeting on 22 June 2016. In accordance with Local Government (Financial Management) Regulations 1996, Regulation 13(3)(A) states that the list of payments should be presented to Council at the next ordinary council meeting which in this instance should have occurred in the month of May 2016.

16.9 AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

2. The statements of financial activity for the months of October 2015 and January 2016 were presented to Council at its Ordinary Council Meetings on 20 January 2016 and 27 April 2016 respectively. In accordance with Local Government (Financial Management) Regulations 1996, Regulation 34(4)(A) states that monthly statements of financial activity are to be presented to Council within 2 months of the end of the reporting period; being December 2015 and March 2016 respectively.

LEGAL/POLICY IMPLICATIONS:

Section 7.2 of the Local Government Act 1995 states that, “the accounts and financial statements of a local government for each financial year are to be audited by an auditor appointed by the local government.”

Section 7.3 of the Local Government Act 1995 states that, “A local government is to, from time to time whenever such an appointment is necessary or expedient, appoint a person, on the recommendation of the Audit Committee, to be its auditor”.

Section 7.9 (1) of the Local Government Act 1995 states, “An auditor is required to examine the accounts and annual financial report submitted for audit and, by 31 December next following the financial year to which the accounts and report relate or such later date as may be prescribed, to prepare a report thereon and forward a copy of the report to:

- a) The Mayor or President;
- b) The Chief Executive Officer of the local government; and
- c) The Minister.”

*requires an absolute majority of Council.

FINANCIAL/BUDGET IMPLICATIONS:

Budget Item Name:	Unallocated Surplus for 2015/2016 presented separately
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect.
Balance:	

*NOTE: All figures are exclusive of GST

ASSET MANAGEMENT IMPLICATIONS:

No asset management implications have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as a result of this report or recommendation.

16.9 AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2016

STRATEGIC/SOCIAL IMPLICATIONS:

City's Strategic Plan for the period 2016 to 2035 provides that Council will ensure the future sustainability of the City of Kwinana through the implementation of sound revenue and expenditure policies, and seeking additional revenue sources.

RISK IMPLICATIONS:

Refer to Legal/Policy comments for risk implications.

COUNCIL DECISION

386

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

That Council:

1. **Adopt the Independent Audit Report and the Management Report from Moore Stephens for the financial year ended 30 June 2016 as detailed in Attachment A.**
2. **Receive the Audited Financial Report for the City of Kwinana for the financial year ended 30 June 2016 as detailed in Attachment B.**
3. **Adopt that the Annual Report will include the Abridged Financial Report and that the full Financial Report will be available to the public, in person, or via the website.**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

7/0

9 November 2016

Cr C Adams
Mayor
City of Kwinana
PO Box 21
KWINANA WA 6167

MOORE STEPHENS

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Dear Mayor Adams

MANAGEMENT REPORT FOR THE YEAR ENDED 30 JUNE 2016

We advise that we have completed our audit procedures for the year ended 30 June 2016 and enclose our Audit Report.

We are required under the Local Government Audit Regulations to report certain compliance matters in our audit report. Other matters which arise during the course of our audit that we wish to bring to Council's attention are raised in this management report.

It should be appreciated that our audit procedures are designed primarily to enable us to form an opinion on the financial statements and therefore may not bring to light all weaknesses in systems and procedures which may exist. However, we aim to use our knowledge of the City's organisation gained during our work to make comments and suggestions which, we hope, will be useful to you.

COMMENT ON RATIOS

Since the arrival of the new statutory ratios in 2013 (which included the requirement to calculate for 2012), we have endeavoured to provide Council and Audit Committees with a comparison of these ratios.

Ratios provide useful information when compared to industry and internal benchmarks and assist in identifying new trends. By providing this overview, we aim to improve the understanding of the trends and how they interact. This is beneficial for the allocation of scarce resources and planning for the future.

Information relating to the statutory ratios disclosed in the financial report is summarised in the table below and our commentary is provided on the following pages.

	Target Ratio ¹	Actual 2016	Council's Adjusted Ratios					Council's 5 Year Trend ²	4 Year Average ³	
			2016	2015	2014	2013	2012		Regional	State
Current Ratio	≥ 1	1.00	1.21*	1.20*	1.62*	1.84*	1.65	↓	1.42	2.29
Asset Sustainability Ratio	≥ 1.1	0.55	0.55	1.14	1.01	1.38	0.99	↓	1.06	1.23
Debt Service Cover Ratio	≥ 5	6.50	6.50	14.31*	9.47	11.91	12.19	↓	22.23	14.01
Operating Surplus Ratio	≥ 0.15	(0.01)	(0.01)	0.17*	0.08	0.12	12.00	↓	0.07	(0.02)
Own Source Revenue Coverage Ratio	≥ 0.9	0.80	0.80	0.82*	0.82	0.88	0.91	↓	0.94	0.68
Asset Consumption Ratio	≥ 0.75	0.80	0.80	0.81	0.54	0.48	N/A	↑	0.69	1.16
Asset Renewal Funding Ratio	≥ 1.05	0.99	0.99	0.69	0.72	0.81	N/A	↑	0.99	1.00

¹ Target ratios per Department of Local Government and Communities (DLGC) Guidelines.

² The 5 year trend compares the adjusted 2016 ratios to the average of the adjusted ratios for the last 5 years (except for the Asset Consumption and Asset Renewal Funding Ratios which are the 4 year trend).

³ The average in relation to the Regional and State comparisons is a 4 year average of 2012, 2013, 2014 and 2015.

* Adjusted for "one-off" timing/non-cash items.

COMMENT ON RATIOS (CONTINUED)

Adjustment relating to 2016

One of the 2016 ratios disclosed above is distorted by the extension of the loan repayment of “101-City Centre Redevelopment” for \$ 2.5m which will now be repaid in 5 years’ time instead of next year.

This item is considered “one-off” timing in nature and was adjusted when calculating the ratio in the above table (as shown by “*”).

Regional and State 4 Year Averages

Regional and State 4 year averages are based on the statutory ratios which have been reported in published financial reports. They provide a useful reference point as they are indicative of trend.

Commentary on Specific Ratios

- **Asset Sustainability Ratio**

The Asset Sustainability Ratio (ASR) expresses capital expenditure on renewal and replacement of existing assets as a percentage of depreciation costs. This ratio is used to identify any potential decline or improvement in asset conditions. A percentage of less than 100% on an ongoing basis indicates assets may be deteriorating at a greater rate than spending on renewal or replacement.

At first glance this ratio is below the target level and both Regional and State 4 year averages. As presented, it also appears to be trending downwards against the average over the last five years.

Notwithstanding this, the ASR is best assessed in conjunction with both the Asset Consumption Ratio (ACR) and the Asset Renewal Funding Ratio (ARFR).

The ACR is above target and has been trending upwards over the four years it has been measured. It is also above the Regional (metropolitan) average.

Whilst the ARFR is slightly below the target, it is only just, and has also been trending up over the last four years. In addition, it is currently equal to both the Regional and State averages.

Whilst an ASR below target is not an ideal situation, the City’s asset ratios are generally strong and have been over the recent past. Providing the imbalance does not continue for an extended period of time, management of the City’s asset base should be manageable over the longer term.

- **Operating Surplus Ratio**

The Operating Surplus Ratio represents the percentage by which the operating surplus (or deficit) differs from the City’s own source revenue which includes rates and operating grants.

This ratio has deteriorated from the previous year and it is trending marginally downwards over the last five years. It is also currently below the target level and both the Regional and State averages.

Analysis of the City’s Statement of Comprehensive Income indicates the main reason for the deterioration of the ratio are as follows:-

- A decrease in operating grants, subsidies and contributions due to a reduction in income received from direct developer contributions of \$ 6.9m;
- An increase in employee costs due to pay increases plus a rise in the number of new staff employed this year; and
- A rise in direct material and contracts due to greater budget allocation of maintenance works (which affect the operating statement directly) rather than capital projects (which do not).

To help alleviate the continued erosion of this ratio, both Council and management will need to consider ways to improve the operating position either via increasing revenue or by decreasing expenditure (or combination of both).

This is dependent upon the Council and management understanding the circumstances of the interaction own source revenue has on other ratios and the City’s operations in general.

For example, as detailed above, the interaction of maintenance vs capital expenditure can have a significant short term effect on this ratio as can the fluctuations relating to developer contributions.

COMMENT ON RATIOS (CONTINUED)

Summary

Overall, as a general comment, the City's ratio position, appears consistent with prior years.

Whilst some ratios are below the accepted industry benchmark, given the relative strength of the other ratios and the City's balance sheet and own source revenue capability, lower ratios may be expected and acceptable in the short term, provided other measures/strategies are maximised.

Notwithstanding this, five of the ratios do appear to be trending downwards over the longer term and this should be considered moving forward.

We would also like to take this opportunity to stress one-off assessments of ratios at a particular point in time can only provide a snapshot of the financial position and operating situation of the City. As is the case with all ratios and indicators, their interpretation is much improved if they are calculated as an average over time with the relevant trends being considered.

We will continue to monitor the financial position and ratios in future financial years and suggest it is prudent for Council and management to do so also as they strive to manage the scarce resources of the City.

If the City requires, we have a report available which is able to compare your ratios against other Local Governments across the State and by Region. The report is also able to incorporate a selection of your peer Local Governments, whether they be of near neighbours or similar type in nature. This may be of particular relevance in your case as you are included in the Metropolitan region when comparison to other, more similar local governments, may be more relevant.

If you are interested in such an expanded report, please contact us.

We noted no other matters we wish to bring to your attention.

We take this opportunity to thank all staff for the assistance provided during the audit. Should you wish to discuss any matter relating to the audit or any other matter, please do not hesitate to contact us.

Yours faithfully



David Tomasi
Partner

Encl.

INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying financial report of the City of Kwinana, which comprises the statement of financial position as at 30 June 2016, statement of comprehensive income by nature or type, statement of comprehensive income by program, statement of changes in equity, statement of cash flows and the rate setting statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and the statement by Chief Executive Officer.

Management's Responsibility for the Financial Report

Management is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended) and for such internal control as Management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Council, as well as evaluating the overall presentation of the financial report.

We believe the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial report of the City of Kwinana is in accordance with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended), including:

- a) giving a true and fair view of the City's financial position as at 30 June 2016 and of its financial performance and its cash flows for the year ended on that date; and
- b) complying with Australian Accounting Standards (including Australian Accounting Interpretations).

**INDEPENDENT AUDITOR'S REPORT
TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)****Report On Other Legal and Regulatory Requirements**

During the course of the audit we became aware of two instances where the Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended).

List of Accounts

The list of payments for the month of April 2016 were not presented to Council in the required timeframe as required by Financial Management Regulation 13 (3)(A).

Monthly Statement of Financial Activity

The monthly statement of financial activity for the months of October 2015 and January 2016 were not presented to Council within 2 months as required by Financial Management Regulation 34A(4)(A).

In accordance with the Local Government (Audit) Regulations 1996, we also report that:

- a) There are no matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the City.
- b) Except as noted above, no other matters indicating non-compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- c) In relation to the Supplementary Ratio Information presented at page 65 of this report, we have reviewed the calculations as presented and nothing has come to our attention to suggest they are not:
 - i) reasonably calculated; and
 - ii) based on verifiable information.
- d) All necessary information and explanations were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit

MOORE STEPHENS
CHARTERED ACCOUNTANTS



DAVID TOMASI
PARTNER

DATE: 9 November 2016
PERTH, WA

Financial Statements 2015-2016



FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

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FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016
STATEMENT BY CHIEF EXECUTIVE OFFICER

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

The attached financial report of the City of Kwinana being the annual financial report and other information for the financial year ended 30 June 2016 are in my opinion properly drawn up to present fairly the financial position of the City of Kwinana at 30 June 2016 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards and comply with the provisions of the Local Government Act 1995 and the regulations under that Act.

Signed on the

9

day of NOVEMBER 2016



Casey Mihovilovich
Acting Chief Executive Officer

STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue				
Rates	22	33,835,973	33,810,043	31,596,063
Operating Grants, Subsidies and Contributions	28	12,119,463	11,096,815	19,124,397
Reimbursements and Recoveries		1,086,307	601,672	1,539,875
Fees and Charges	27	11,741,269	11,410,104	10,017,186
Interest Earnings	2(a)	2,041,745	1,958,409	2,217,869
Income from Property		1,727,946	1,588,405	1,513,548
Fines and Penalties		136,234	175,500	215,731
Other Revenue		1,404,971	96,142	1,046,242
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses excluding Finance Costs				
Employee Costs		(24,804,808)	(24,708,163)	(22,932,237)
Materials and Contracts		(23,037,059)	(23,957,230)	(20,710,931)
Utility Charges		(2,432,897)	(2,263,757)	(1,866,079)
Leases	2(a)	(281,620)	(342,951)	(234,198)
Depreciation on Non-current Assets	2(a)	(11,315,275)	(11,558,780)	(10,895,879)
Insurance Expenses		(524,890)	(541,187)	(584,559)
Other Expenditure		(1,142,175)	(1,055,726)	(554,044)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs				
Interest Expenses	2(a)	(1,165,687)	(1,161,059)	(946,619)
		<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
Sub Total		<u>(610,503)</u>	<u>(4,851,763)</u>	<u>8,546,365</u>
Grants/Contributions for the Development of Assets				
Non-Operating Grants, Subsidies & Contributions	28	34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets	20			
Profit on Asset Disposals		87,538	81,617	55,422
Loss on Asset Disposals		(23,219)	(21,848)	(284,894)
		<u>64,319</u>	<u>59,769</u>	<u>(229,472)</u>
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	-	-	(6,501,293)
		<u>-</u>	<u>-</u>	<u>(6,501,293)</u>
NET RESULT		<u>33,953,002</u>	<u>6,282,017</u>	<u>19,377,926</u>
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	799,828	-	94,637,088
		<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
TOTAL COMPREHENSIVE INCOME		<u>34,752,830</u>	<u>6,282,017</u>	<u>114,015,014</u>

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF COMPREHENSIVE INCOME
BY PROGRAM
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Revenue	2(a)			
General Purpose Funding		39,166,809	37,755,419	36,106,634
Governance		227,327	180,391	505,633
Law, Order, Public Safety		511,117	432,196	528,862
Health		242,987	220,805	292,113
Education and Welfare		7,498,753	5,931,201	7,872,957
Community Amenities		11,604,748	11,618,382	17,569,593
Recreation and Culture		2,774,943	2,757,589	1,786,118
Transport		270,430	272,867	309,328
Economic Services		1,354,003	1,220,824	1,391,804
Other Property and Services		442,791	347,416	907,869
		<u>64,093,908</u>	<u>60,737,090</u>	<u>67,270,911</u>
Expenses Excluding Finance Costs	2(a)			
General Purpose Funding		(1,563,155)	(1,797,475)	(1,363,721)
Governance		(5,413,510)	(5,453,165)	(5,433,938)
Law, Order, Public Safety		(2,357,364)	(2,390,954)	(2,065,987)
Health		(1,134,212)	(1,182,984)	(1,020,476)
Education and Welfare		(9,960,264)	(8,351,569)	(9,140,518)
Community Amenities		(8,737,603)	(11,295,602)	(7,990,790)
Recreation & Culture		(16,909,009)	(16,994,871)	(14,973,528)
Transport		(12,280,975)	(11,711,632)	(10,546,319)
Economic Services		(1,642,555)	(1,670,343)	(1,362,076)
Other Property and Services		(3,540,077)	(3,579,199)	(3,880,574)
		<u>(63,538,724)</u>	<u>(64,427,794)</u>	<u>(57,777,927)</u>
Finance Costs	2(a)			
Governance		(67,751)	(67,973)	(63,223)
Education and Welfare		(98,103)	(98,385)	(89,383)
Recreation & Culture		(828,506)	(822,599)	(615,737)
Transport		(169,802)	(169,766)	(169,307)
Economic Services		(1,525)	(2,336)	(8,969)
		<u>(1,165,687)</u>	<u>(1,161,059)</u>	<u>(946,619)</u>
Sub Total		<u>(610,503)</u>	<u>(4,851,763)</u>	<u>8,546,365</u>
Grants/Contributions for the Development of Assets	28			
Non-Operating Grants, Subsidies & Contributions		34,215,884	10,800,212	17,320,760
Non-Operating Reimbursements and Recoveries		283,302	273,799	241,566
		<u>34,499,186</u>	<u>11,074,011</u>	<u>17,562,326</u>
Profit/(Loss) on Disposal of Assets	20			
Profit on Asset Disposals		87,538	81,617	55,422
Loss on Asset Disposals		(23,219)	(21,848)	(284,894)
		<u>64,319</u>	<u>59,769</u>	<u>(229,472)</u>
Loss on Revaluation of Assets				
Changes on revaluation of Non-Current Assets	7	-	-	(6,501,293)
		<u>-</u>	<u>-</u>	<u>(6,501,293)</u>
NET RESULT		<u>33,953,002</u>	<u>6,282,017</u>	<u>19,377,926</u>
Other Comprehensive Income				
Changes on revaluation of Non-Current Assets	12	799,828	-	94,637,088
		<u>799,828</u>	<u>-</u>	<u>94,637,088</u>
TOTAL COMPREHENSIVE INCOME		<u>34,752,830</u>	<u>6,282,017</u>	<u>114,015,014</u>

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	NOTE	2016 Actual \$	2015 Actual \$
Current Assets			
Cash and Cash Equivalents	3	55,357,714	54,001,450
Trade and Other Receivables	4	4,096,861	3,963,058
Inventories	5	26,162	20,926
TOTAL CURRENT ASSETS		59,480,737	57,985,434
TOTAL CURRENT ASSETS		59,480,737	57,985,434
Non-Current Assets			
Other Receivables	4	3,943,449	3,898,870
Property, Plant and Equipment	6	160,822,364	161,971,591
Infrastructure	7	275,191,387	242,392,830
TOTAL NON-CURRENT ASSETS		439,957,200	408,263,291
TOTAL ASSETS		499,437,937	466,248,725
Current Liabilities			
Trade and Other Payables	8	9,233,372	12,275,618
Current Portion of Long Term Borrowings	9	3,105,457	3,170,480
Provisions	10	4,545,806	4,101,552
TOTAL CURRENT LIABILITIES		16,884,635	19,547,650
Non-Current Liabilities			
Payables	8	21,635,000	21,635,000
Long Term Borrowings	9	20,150,953	19,056,410
Provisions	10	378,349	373,495
TOTAL NON-CURRENT LIABILITIES		42,164,302	41,064,905
TOTAL LIABILITIES		59,048,937	60,612,555
Net Assets		440,389,000	405,636,170
Equity			
Retained Surplus		220,833,639	191,937,888
Reserves - Cash Backed	11	46,938,076	41,880,825
Revaluation Surplus	12	172,617,285	171,817,457
TOTAL EQUITY		440,389,000	405,636,170

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2014		179,623,197	34,817,590	77,180,369	291,621,156
Comprehensive Income					
Net Result 30th June 2015		19,377,926	-	-	19,377,926
Changes on Revaluation of Non-Current Assets		-	-	94,637,088	94,637,088
Total Other Comprehensive Income		19,377,926	-	94,637,088	114,015,014
Transfer from/(to) Reserves		(7,063,235)	7,063,235	-	-
Balance as at 30 June 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive Income					
Net Result 30th June 2016		33,953,002	-	-	33,953,002
Changes on Revaluation of Non-Current Assets		-	-	799,828	799,828
Total Other Comprehensive Income		33,953,002	-	799,828	34,752,830
Transfer from/(to) Reserves		(5,057,251)	5,057,251	-	-
Balance as at 30 June 2016	11	220,833,639	46,938,076	172,617,285	440,389,000

This statement is to be read in conjunction with the accompanying notes.

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows From Operating Activities				
Receipts				
Rates		33,622,693	34,110,043	31,571,984
Operating Grants, Subsidies and Contributions		11,396,890	11,021,815	19,618,233
Reimbursements and Recoveries		1,165,615	601,672	1,706,466
Fees and Charges		11,726,419	11,410,104	10,123,242
Interest Earnings		2,041,745	1,958,409	2,217,869
Goods and Services Tax		3,247,432	-	3,390,230
Income from Property		1,684,466	1,588,405	1,499,976
Fines and Penalties		141,788	175,500	185,691
Other Revenue		741,806	96,142	439,771
		<u>65,768,854</u>	<u>60,962,090</u>	<u>70,753,462</u>
Payments				
Employee Costs		(24,094,279)	(24,708,163)	(22,213,184)
Materials and Contracts		(25,548,288)	(24,097,230)	(16,440,981)
Utility Charges		(2,431,675)	(2,313,757)	(1,867,301)
Leases		(281,620)	(342,951)	(234,198)
Insurance Expense		(524,890)	(541,187)	(584,559)
Interest Expenses		(1,167,092)	(1,161,059)	(951,777)
Goods and Services Tax		(3,269,789)	-	(3,583,465)
Other Expenditure		(789,354)	(1,055,726)	(554,044)
		<u>(58,106,987)</u>	<u>(54,220,073)</u>	<u>(46,429,509)</u>
Net Cash Provided By (Used In) Operating Activities	13(b)	<u>7,661,867</u>	<u>6,742,017</u>	<u>24,323,953</u>
Cash Flows from Investing Activities				
Payments for Development of Land Held for Resale		(90,443)	-	-
Payments for Construction of Buildings		(1,443,143)	(2,566,545)	(7,660,897)
Payments for Purchase of Plant & Equipment		(1,265,962)	(1,592,728)	(1,074,408)
Payments for Construction of Infrastructure		(9,818,276)	(15,474,371)	(9,981,033)
Payments for Purchase of Furniture & Equipment		(481,266)	(523,506)	(252,944)
		<u>(13,099,090)</u>	<u>(20,157,150)</u>	<u>(18,969,282)</u>
Grants, Subsidies and Contributions for the Development of Assets		5,337,399	11,074,011	3,366,137
Proceeds from Sale of Land & Buildings		-	-	469,904
Proceeds from Sale of Furniture & Equipment		5,700	-	15,838
Proceeds from Sale of Plant & Equipment		354,596	467,200	442,898
Proceeds from Sale of Investment Portfolio		-	-	-
		<u>5,697,695</u>	<u>11,541,211</u>	<u>4,294,777</u>
Net Cash Provided By (Used In) Investing Activities		<u>(7,401,395)</u>	<u>(8,615,939)</u>	<u>(14,674,505)</u>

STATEMENT OF CASHFLOWS
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash Flows from Financing Activities				
Repayment of Loans		(670,480)	(670,482)	(462,241)
Repayment of Liquidity Advances		-	-	(1,750,000)
Proceeds from Self Supporting Loans		66,272	66,272	62,971
Proceeds from New Loans		1,700,000	1,985,795	4,646,840
Net Cash Provided By (Used In) Financing Activities		1,095,792	1,381,585	2,497,570
Net Increase (Decrease) in Cash Held		1,356,264	(492,337)	12,147,018
Cash at Beginning of Year		54,001,450	54,001,450	41,854,432
Cash and Cash Equivalents at End of Year	13(a)	55,357,714	53,509,113	54,001,450

This statement is to be read in conjunction with the accompanying notes.

RATE SETTING STATEMENT
BY DIRECTORATE
FOR THE YEAR ENDED 30 JUNE 2016

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Net current assets at start of financial year - surplus/(deficit)	22(b)	2,917,706	2,917,706	1,000,000	2,248,156
Revenue from operating activities (excluding rates)					
City Strategy		518,661	388,935	754,515	843,805
Corporate & Engineering		6,793,161	5,190,078	4,904,069	6,578,376
City Living		17,849,368	15,648,378	15,002,667	16,231,056
City Development		5,184,283	5,781,273	17,538,093	12,077,033
		30,345,473	27,008,664	38,199,344	35,730,270
Expenditure from operating activities					
City Strategy		(4,618,387)	(4,868,706)	(4,981,110)	(4,574,618)
Corporate & Engineering		(28,816,570)	(28,094,475)	(27,994,790)	(33,136,445)
City Living		(27,539,727)	(28,225,046)	(31,353,784)	(24,494,168)
City Development		(3,752,946)	(4,422,474)	(4,486,857)	(3,305,502)
		(64,727,630)	(65,610,701)	(68,816,541)	(65,510,733)
Operating Activities excluded from budget					
(Profit)/Loss on Asset Disposals	20	(64,319)	(59,769)	22,651	229,472
Depreciation on Assets	2(a)	11,315,275	11,558,780	11,558,780	10,895,879
Loss on Revaluation of Non Current Assets	7	-	-	-	6,501,293
Movement in Employee Leave Provision		449,107	-	-	604,958
Movement in Deferred Pensioner Rates		(49,318)	-	-	(6,243)
Movement in Banksia Park DMF Receivable		352,821	-	-	(606,471)
		12,003,566	11,499,011	11,581,431	17,618,888
Amount attributable to operating activities		(19,460,885)	(24,185,320)	(18,035,766)	(9,913,419)
Revenue from investing activities					
Non-operating grants, subsidies and contributions		34,499,186	11,074,011	10,353,338	17,562,326
Proceeds from Disposal of Assets	20	360,296	467,200	1,953,500	663,079
		34,859,482	11,541,211	12,306,838	18,225,405
Expenditure from investing activities					
Purchase Furniture and Equipment		(141,469)	(154,980)	(125,200)	(111,376)
Purchase Computing Equipment		(335,160)	(368,526)	(292,400)	(90,839)
Purchase Plant and Equipment		(288,084)	(583,503)	(557,750)	(379,238)
Purchase Transportation Vehicles		(968,565)	(1,059,225)	(954,225)	(698,868)
Purchase Land and Buildings		(1,448,999)	(2,616,545)	(4,545,089)	(7,584,371)
Purchase Reserve Development		(605,200)	(1,516,934)	(1,549,000)	(966,381)
Purchase Playground Equipment		(2,780,374)	(6,048,944)	(6,390,000)	(449,458)
Purchase Infrastructure - Urban Road Grant		(1,973,964)	(2,314,135)	(1,597,776)	(5,730,013)
Purchase Infrastructure - Black Spot Funding		(1,722,961)	(2,245,458)	(2,145,000)	(1,038,947)
Purchase Infrastructure - Roads to Recovery		(865,778)	(1,093,436)	(1,434,491)	(286,935)
Purchase Infrastructure - Road Resurfacing		(229,766)	(367,658)	(263,000)	(60,875)
Purchase Infrastructure - Street Lighting		-	(25,000)	(25,000)	-
Purchase Infrastructure - Bus Shelters		(25,942)	(24,824)	(20,000)	(30,284)
Purchase Infrastructure - Footpaths		(95,377)	(113,000)	(113,000)	(273,966)
Purchase Infrastructure - Drainage		(882,251)	(1,102,841)	(930,000)	(371,953)
Purchase Infrastructure - Municipal Roadworks		(677,558)	(722,141)	(736,600)	(912,136)
Purchase Infrastructure - Carparks		(21,844)	-	-	(6,250)
Purchase Infrastructure - Other		-	-	-	-
Contributed Assets - Roads	32	(18,466,330)	-	-	(9,600,451)
Contributed Assets - Footpaths	32	(4,514,222)	-	-	(1,986,332)
Contributed Assets - Drainage	32	(6,033,391)	-	-	(2,250,960)
Contributed Assets - Parks and Ovals	32	(383,518)	-	-	-
		(42,460,753)	(20,357,150)	(21,678,531)	(32,829,633)
Amount attributable to investing activities		(7,601,271)	(8,815,939)	(9,371,693)	(14,604,228)

RATE SETTING STATEMENT
BY DIRECTORATE
FOR THE YEAR ENDED 30 JUNE 2015

	NOTE	2016 Actual \$	2016 Budget \$	2016 Adopted Budget \$	2015 Actual \$
Financing Activities					
Repayment of Loan Principal	21(a)	(670,480)	(670,482)	(670,482)	(462,241)
Repayment of Liquidity Advance	21(a)	-	-	(2,500,000)	(1,750,000)
Self-Supporting Loan Principal Revenue	21(e)	66,272	66,272	66,272	62,971
Self-Supporting Loan	21(e)	-	-	-	-
Proceeds from New Loan Borrowings	21(b)	1,700,000	1,891,360	5,514,377	4,646,840
Proceeds from Loan Borrowings (Unspent)	21(c)	31,731	94,435	344,435	404,955
Amount attributable to financing activities		1,127,523	1,381,585	2,754,602	2,902,525
Transfer Expenditure and Revenue					
Transfer to Reserves (Restricted Assets)	11	(10,363,246)	(12,114,693)	(23,579,613)	(20,072,157)
Transfer from Reserves (Restricted Assets)	11	5,305,995	9,924,324	14,592,777	13,008,922
Amount attributable to reserve transfers		(5,057,251)	(2,190,369)	(8,986,836)	(7,063,235)
Surplus (deficiency) before general rates		(30,991,884)	(33,810,043)	(33,639,693)	(28,678,357)
Total Amount Raised from General Rate	22(a)	33,835,973	33,810,043	33,639,693	31,596,063
Net current assets at June 30 c/fwd - surplus/(deficit)	22(b)	2,844,089	-	-	2,917,706

This statement is to be read in conjunction with the accompanying notes

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of Preparation

The financial report comprises general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this financial report are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical Accounting Estimates

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The Local Government Reporting Entity

All Funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 17 to these financial statements.

(b) Goods and Services Tax

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

(c) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are reported as short term borrowings in current liabilities on the statement of financial position.

(d) Trade and Other Receivables

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(e) Inventories

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Inventories (Continued)

Land Held for Resale

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on the City's intentions to release for sale.

(f) Fixed Assets

Each class of fixed assets within either property, plant and equipment or infrastructure is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Mandatory Requirement to Revalue Non-Current Assets

Effective from 1 July 2012, the Local Government (Financial Management) Regulations were amended and the measurement of non-current assets at Fair Value became mandatory.

During the year ended 30 June 2013, The City commenced the process of adopting Fair Value in accordance with the Regulations.

Whilst the amendments initially allowed for a phasing in of fair value in relation to fixed assets over three years, as at 30 June 2015 all non-current assets were carried at Fair Value in accordance with the requirements.

Thereafter, each asset class must be revalued in accordance with the regulatory framework established and the City revalues its asset classes in accordance with this mandatory timetable.

Relevant disclosures, in accordance with the requirements of Australian Accounting Standards, have been made in the Financial report as necessary.

Land Under Control

In accordance with Local Government (Financial Management) Regulations 16(a), the City is required to include as an asset (by 30 June 2013), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of State or regional significance.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land in accordance with the other policies detailed in this Note.

Initial Recognition and measurement between mandatory revaluation dates

All assets are initially recognised at cost and subsequently revalued in accordance with the mandatory measurement framework detailed above.

In relation to this initial measurement, cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the City includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Individual assets acquired between initial recognition and the next revaluation of the asset class in accordance with the mandatory measurement framework detailed above, are carried at cost less accumulated depreciation as management believes this approximates fair value. They will be subject to subsequent revaluation at the next anniversary date in accordance with the mandatory measurement framework detailed above.

Revaluation

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Land Under Roads

In Western Australia, all land under roads is Crown land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, the City elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16 (a)(i) prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fixed Assets (Continued)

Land Under Roads (Continued)

Whilst such treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4(2) provides, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the City.

Depreciation of Non-Current Assets

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready to use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

When an item of property, plant and equipment is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- a) Restated proportionately with the change in the gross carrying amount of the asset so that the carrying amount of the asset after revaluation equals its revalued amount; or
- b) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Major depreciation periods used for each class of depreciable asset are:

Asset Class	Asset Description	Estimated Useful Life	Depreciation Rate
Land	Land	Nil	
	Vested Land	Nil	
	Other Vested Land	Nil	
Buildings	Entire Building	15 to 125	6.67% to 0.8%
	Building Structure	40 to 60	2.5% to 1.67%
	Roof Cladding	40 to 60	2.5% to 1.67%
	Floor Coverings	10 to 30	10% to 3.33%
	Finishes & Fittings	10 to 30	10% to 3.33%
	Mechanical	10 to 30	10% to 3.33%
	Fire & Security	10 to 30	10% to 3.33%
	Fencing	10 to 30	10% to 3.33%
	Transportable Buildings	10 to 30	10% to 3.33%
	Vehicles	5 to 10	20% to 10%
Plant & Equipment	Major Plant	5 to 20	20% to 5%
	Minor Plant & Equipment	3 to 20	33.33% to 5%
Furniture & Equipment	Computing Equipment	2 to 7	50% to 14.29%
	Office Furniture	7 to 13	14.29% to 7.69%
	Office Equipment	3 to 10	33.33% to 10%
	Audio Visual Equipment	3 to 10	33.33% to 10%
	Specialised Equipment	5 to 13	20% to 7.69%
	White Goods	5 to 13	20% to 7.69%
	Art Works	Nil	
Infrastructure - Roads	Pavement	60	1.67%
	Subgrade	Nil	
	Surface	20	5%
	Kerbs	50	2%
	Barriers	25	4%
Infrastructure - Footpaths	Footpaths	49	2.04%
Infrastructure - Drainage	Pits	80	1.25%
	Pipes	80	1.25%
	Chambers	80	1.25%
	Culverts	80	1.25%
Infrastructure - Car Parks	Car Parks	20	5%
Infrastructure - Bus Shelters	Bus Shelters	24	4.17%
Infrastructure - Street Lights	Street Lights	30	3.33%
Infrastructure - Parks & Ovals	Playground Equipment/Shade Structures	15	6.67%
	Bores/Pumps/Irrigation	20 to 40	5% to 2.5%
	BBQ's/Park Furniture	15	6.67%
	Outdoor Public Art	23	4.35%
	Fencing	30	3%
Infrastructure - Other	Other Structures	20 to 50	5% to 2%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fixed Assets (Continued)

Capitalisation Threshold

Assets acquired during the year are recorded at the cost of acquisition, being the purchase consideration determined as at the date of acquisition plus costs incidental to the acquisition, subject to a capitalisation threshold applied to specific classes of assets as follows:

Land	Nil
Furniture and Equipment	\$500
Plant and Equipment	\$500
Building Construction	\$2,000
Infrastructure	\$5,000

(g) Fair Value of Assets and Liabilities

When performing a revaluation, the City uses a mix of both independent and management valuations using the following as a guide:

Fair Value is the price that the City would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuations techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

Fair Value Hierarchy

AASB 13 requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on a quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The City selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the City are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Fair Value of Assets and Liabilities (Continued)

Cost approach

Valuation techniques that reflect the current replacement cost of an asset at its current service capacity.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the City gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability and considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

As detailed above, the mandatory measurement framework imposed by the Local Government (Financial Management) Regulations requires, as a minimum, all assets carried at a revalued amount to be revalued in accordance with the regulatory framework.

(h) Financial Instruments

Classification

The City classifies its investments in the following categories: financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and, in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit and loss

Financial assets are classified at "fair value through profit or loss" when they are held for trading for the purpose of short-term profit taking. Such assets are subsequently measured at fair value with changes in carrying amount being included in profit or loss. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Loans and receivables are included in current assets where they are expected to mature within 12 months after the end of the reporting period.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed maturities and fixed or determinable payments that the City has the positive intention and ability to hold to maturity. They are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Held-to-maturity investments are included in non-current assets, where they are expected to mature within 12 months after the end of the reporting period. All other investments are classified as non-current.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are either not suitable to be classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

They are subsequently measured at fair value with changes in such fair value (i.e. gains or losses) recognised in other comprehensive income (except for impairment losses). When the financial asset is derecognised, the cumulative gain or loss pertaining to that asset previously recognised in other comprehensive income is reclassified into profit or loss.

Available-for-sale financial assets are included in current assets, where they are expected to be sold within 12 months after the end of the reporting period. All other available-for-sale financial assets are classified as non-current.

(v) Financial liabilities

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost. Gains or losses are recognised in profit or loss.

Recognition and derecognition

Regular purchases and sales of financial assets are recognised on trade-date - the date on which the City commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the Statement of Comprehensive Income. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the City has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the statement of comprehensive income as gains and losses from investment securities.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Financial Instruments (Continued)

Subsequent measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the Statement of Comprehensive Income within other income or other expenses in the period in which they arise. Dividend income from financial assets at fair value through profit and loss is recognised in the Statement of Comprehensive Income as part of revenue from continuing operations when the City's right to receive payments is established. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

The City assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss is removed from equity and recognised in the statement of comprehensive income. Impairment losses recognised in the Statement of Comprehensive Income on equity instruments classified as available-for-sale are not reversed through the Statement of Comprehensive Income.

(i) Impairment of Assets

In accordance with Australian Accounting Standards the City's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other standard.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

(i) Trade and Other Payables

Trade and other payables represent liabilities for goods and services provided to the City prior to the end of the financial year that are unpaid and arise when the City becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

(k) Employee Benefits

Short-Term Employee Benefits

Provision is made for the City's obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the Statement of Financial Position. The City's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the Statement of Financial Position.

Other Long-Term Employee Benefits

Provision is made for employees' long service leave and annual leave entitlements not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The City's obligations for long-term employee benefits are presented as non-current provisions in its Statement of Financial Position, except where the City does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

(l) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Provisions

Provisions are recognised when the City has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using best estimate of the amounts required to settle the obligation at the end of the reporting period.

(n) Leases

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the City, are classified as finance leases.

Finance leases are capitalised recording an asset and a liability at the lower amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

(o) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(c). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operation for the current reporting period.

(p) Independent Living Unit (ILU) Resident loan liabilities and deferred management fee receivable

ILU Resident loans are non-interest bearing payments owed to the City by retirement village residents by way of signing a Lease for Life residency agreement to occupy an ILU (min 40 years). These payments are liabilities which fall due and payable upon transfer of the lease to a new resident less the deferred management fee calculated in accordance with the residency agreement. The City's liability to the resident becomes due upon receipt of sale proceeds from the incoming resident. Therefore these liabilities are classified as Non-Current.

ILU Resident loan liabilities are recorded at fair value.

Deferred management fees crystallise upon surrender of the residency agreement. As such the deferred management fee receivables are recorded at present value based upon an expected occupancy period of five years until surrender of the loan residency agreement. Therefore deferred management fees contain both current and non-current elements.

(p) Superannuation

The City contributes to a number of Superannuation Funds on behalf of employees. All funds to which the City contributes are defined contribution plans.

(q) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City's operational cycle. In the case of liabilities where the City does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the City's intentions to release for sale.

(r) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar.

(s) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the City applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statement, an additional (third) statement of financial position as at the beginning of the preceding period in addition to the minimum comparative financial statements is presented.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(t) Budget Comparative Figures

The budget comparative figures shown in this annual financial report relate to the amended budget estimate for the relevant item of disclosure.

(u) New Accounting Standards and Interpretations for Application in Future Periods

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the City.

Management's assessment of the new and amended pronouncement that are relevant to the City, applicable to future reporting periods and which have not yet been adopted are set out as follows.

	Title	Issued/ Compiled	Applicable (')	Impact
(i)	AASB 9 - Financial Instruments (incorporating AASB 2014-7 and AASB 2014-8)	December 2014	1 January 2018	Nil - The objective of this Standard is to improve and simplify the approach for classification and measurement of financial assets compared with the requirements of AASB 139. Given the nature of the financial assets of the City, it is not anticipated the Standard will have any material effect.
(ii)	AASB 15 Revenue from Contracts with Customers	December 2014	1 January 2017	This Standard establishes principles for entities to apply to report useful information to users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows arising from a contract with a customer. The effect of this Standard will depend upon the nature of future transactions the City has with those third parties it has dealings with. It may or may not be significant.
(iii)	AASB 16 Leases	February 2016	1 January 2019	Under AASB 16 there is no longer a distinction between finance and operating leases. Lessees will now bring to account a right-to-use asset and lease liability onto their statement of financial position for all leases. Effectively this means the vast majority of operating leases as defined by the current AASB 117 Leases which currently do not impact the statement of financial position will be required to be capitalised on the statement of financial position once AASB 16 is adopted. Currently, operating lease payments are expensed as incurred. This will cease and will be replaced by both depreciation and interest charges. Based on the current number of operating leases held by the City, the impact is not expected to be significant.
(iv)	AASB 2014-3 Amendments to Australian Accounting Standards - Accounting for Acquisitions of Interests in Joint Operations [AASB 1 & AASB 11]	August 2014	1 January 2016	This Standard amends AASB 11: <i>Joint Arrangements</i> to require the acquirer of an interest (both initial and additional) in a joint operation in which the activity constitutes a business, as defined in AASB 3: <i>Business Combinations</i> , to apply all of the principles on business combinations accounting in AASB 3 and other Australian Accounting Standards except for those principles that conflict with the guidance in AASB 11; and disclose the information required by AASB 3 and other Australian Accounting Standards for business combinations. Since adoption of this Standard would impact only acquisitions of interests in joint operations on or after 1 January 2016, management believes it is impracticable at this stage to provide a reasonable estimate of such impact on the City's financial statements.
(v)	AASB 2014-4 Amendments to Australian Accounting Standards - Clarification of Acceptable Methods of Depreciation and Amortisation [AASB 116 & 138]	August 2014	1 January 2016	This Standard amends AASB 116 and AASB 138 to establish the principle for the basis of depreciation and amortisation as being the expected pattern of consumption of the future economic benefits of an asset. It also clarifies the use of revenue-based methods to calculate the depreciation of an asset is not appropriate nor is revenue generally an appropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset. Given the City currently uses the expected pattern of consumption of the future economic benefits of an asset as the basis of calculation of depreciation, it is not expected to have a significant impact.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(u) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

	Title and topic	Issued	Applicable (*)	Impact
(vi)	AASB 2014-5 Amendments to Australian Accounting Standards arising from AASB 15	December 2014	1 January 2017	Consequential changes to various Standards arising from the issuance of AASB 15. It will require changes to reflect the impact of AASB 15.
(vii)	AASB 2015-2 Amendments to Australian Accounting Standards - Disclosure Initiative: Amendments to AASB 101 [AASB 7, 101, 134 & 1049]	January 2015	1 January 2016	This Standard amends AASB 101 to provide clarification regarding the disclosure requirements in AASB 101. Specifically, the Standard proposes narrow-focus amendments to address some of the concerns expressed about existing presentation and disclosure requirements and to ensure entities are able to use judgement when applying a Standard in determining what information to disclose in their financial statements. This Standard also makes editorial and consequential amendments as a result of amendments to the Standards listed in the title column. It is not anticipated it will have any significant impact on disclosures as they currently exist and any changes will relate to presentation.
(viii)	AASB 2015-6 Amendments to Australian Accounting Standards - Extending Related Party Disclosures to Not-for-Profit Public Sector Entities [AASB 10, 124 & 1049]	March 2015	1 July 2016	The objective of this Standard is to extend the scope of AASB 124 <i>Related Party Disclosures</i> to include not-for-profit sector entities. The Standard is expected to have a significant disclosure impact on the financial report of the City as both Elected Members and Senior Management will be deemed to be Key Management Personnel and resultant disclosures will be necessary.

Notes:

(*) Applicable to reporting periods commencing on or after the given date.

(v) Adoption of New and Revised Accounting Standards

During the current year, the City adopted all of the new and revised Australian Accounting Standards and Interpretations which were compiled, became mandatory and which were applicable to its operations.

These new and revised standards were as follows:

- (i) AASB 2015-3 Amendments to Australian Accounting Standards arising from the withdrawal of AASB 1031 Materiality
- (ii) AASB 2015-7 Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-for-Profit Public Sector Entities

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES

	NOTE	2016 Actual \$	2015 Actual \$	
(a) Net Result				
The Net Result includes:				
(i) Charging as a Revenue:				
Significant Items				
Other Revenue		1,301,026	-	
The above amount relates to dividend payments received by the City during the 15/16 financial year as a final settlement claim payment. This revenue is reported as significant due to it being a one-off payment.				
Non-Operating Grants, Subsidies & Contributions	32	29,397,461	13,837,743	
The above amount relates to the value of infrastructure assets contributed to the City by developers during the 15/16 financial year and recognised in the Statement of Financial Position. These are recorded at deemed cost based on fair value when the assets are transferred.				
(ii) Charging as an Expense:				
Significant Items				
Loss on Revaluation of Assets	7	-	6,501,293	
The above amount relates to the revaluation of infrastructure assets during 14/15 financial year where the carrying amount of a class of asset decreased as a result of the revaluation. The revaluation decrement of \$6,501,293 was recognised in profit and loss.				
Auditors Remuneration				
- Audit of the Annual Financial Report - New Auditors		12,000	-	
- Audit of the Annual Financial Report - Previous Auditors		23,050	29,738	
- Internal Control and Risk Management audit fee - Previous Auditors		-	4,400	
- Other services - Previous Auditors		11,387	2,650	
Depreciation				
Land and Buildings		3,473,011	3,466,445	
Furniture and Equipment		496,552	505,173	
Plant and Equipment		919,614	789,137	
Roads		3,830,450	3,675,415	
Footpaths		813,640	361,138	
Drainage		694,159	408,180	
Crossovers		-	44,038	
Car parks		119,532	217,617	
Bus Shelters		65,155	20,939	
Street Lights		52,769	139,166	
Parks and Ovals		780,881	1,237,512	
Other Structures		69,512	31,119	
		11,315,275	10,895,879	
Interest Expenses				
Debentures (refer Note 21(a))		1,165,687	946,619	
		1,165,687	946,619	
Rental Charges				
- Operating Leases		281,620	234,198	
	NOTE	2016 Actual \$	2016 Budget \$	2015 Actual \$
(ii) Crediting as Revenue:				
Interest Earnings				
- Reserve Funds	11	1,088,046	800,000	1,025,680
- Other Funds		441,045	660,909	689,475
Other Interest Revenue	26	512,654	497,500	502,714
		2,041,745	1,958,409	2,217,869

2. REVENUES AND EXPENSES (Continued)

(b) Statement of Objective

In order to discharge its responsibilities to the community, the City has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City's Community Vision, and for each of its broad activities/programmes.

COMMUNITY VISION

Kwinana 2030: Rich in spirit, alive with opportunities, surrounded by nature - it's all here!

Mission

Strengthen community spirit, lead exciting growth, respect the environment – create great places to live.

We will do this by:

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

Core Values

We will demonstrate and be defined by our core values, which are:

- Lead from where you stand - Leadership is within us all.
- Act with compassion - Show that you care.
- Make it fun - Seize the opportunity to have fun.
- Stand strong, stand true - Have the courage to do what's right.
- Trust and be trusted - value the message, value the messenger.
- Why not yes? - Ideas can grow with a yes.

City operations as disclosed in this budget encompass the following service orientated activities/ programmes:

GOVERNANCE

Objective:

To provide a decision making process for the efficient allocation of scarce resources.

Activities:

Members of Council and Governance (includes Audit and other costs associated with reporting to council). Administration, Financial and Computing Services are included.

GENERAL PURPOSE FUNDING

Objective:

To collect revenue to allow for the provision of services.

Activities:

Rates Income and Expenditure, Grants Commission and Pensioner Deferred Rates interest and interest on Investments. Principal and Interest payments on borrowings.

LAW, ORDER, PUBLIC SAFETY

Objective:

To provide services to help ensure a safer and environmentally conscious community.

Activities:

Supervision of various local laws, fire prevention and animal control.

HEALTH

Objective:

To provide an operational framework for environmental and community health.

Activities:

Prevention and treatment of human illness, including inspection of premises/food control, immunisation and child health services.

2. REVENUES AND EXPENSES (Continued)

EDUCATION AND WELFARE

Objective:

To provide services to disadvantaged persons, the elderly, children and youth.

Activities:

Provision, management and support of services for families, children and the aged and disabled within the community; including pre-school playgroups, day and after school care, assistance to schools, senior citizens support groups, meals on wheels provision and Aged Persons Units and Resident Funded Units.

COMMUNITY AMENITIES

Objective:

To provide services required by the community.

Activities:

Town planning and development, rubbish collection services, stormwater drainage, the provision of public conveniences, bus shelters, roadside furniture and litter control.

RECREATION AND CULTURE

Objective:

To establish and effectively manage infrastructure and resource which will help the social well being of the community.

Activities:

Provision of facilities and support for organisations concerned with leisure time activities and sport, support for the performing and creative arts and the preservation of the national estate. This includes maintenance of halls, aquatic centre, recreation and community centres, parks, gardens, sports grounds and the operation of Libraries.

TRANSPORT

Objective:

To provide safe, effective and efficient transport services to the community.

Activities:

Construction, maintenance and cleaning of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City Depot, including plant purchase and maintenance.

ECONOMIC SERVICES

Objective:

To help promote the City and economic wellbeing.

Activities:

Rural services and pest control and the implementation of building controls.

OTHER PROPERTY & SERVICES

Objective:

To monitor and control City's overheads operating accounts.

Activities:

Private works, public works overheads, City plant operations, materials, salaries and wages. With the exception of private works, the above activities listed are mainly summaries of costs that are allocated to all works and services undertaken by the City.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES (Continued)

(c) Conditions Over Contributions

Function/ Activity	Opening ⁽¹⁾ Balance 1-Jul-14	Grants ⁽²⁾ Received 2014/15	Amount ⁽³⁾ Expended 2014/15	Closing ⁽¹⁾ Balance 30-Jun-15	Grants ⁽²⁾ Received 2015/16	Amount ⁽³⁾ Expended 2015/16	Closing Balance 30-Jun-16
	\$	\$	\$	\$	\$	\$	\$
Grants & Subsidies - Operating							
BP Coastcare	5,840	-	(2,901)	2,939	4,545	(5,672)	1,812
Bushcare Projects	2,989	-	(2,989)	-	145	(145)	-
Caring for the Coast Kwinana Rockingham Region	13,026	-	(11,201)	1,825	-	(1,379)	446
Cat Sterilisation Subsidy	8,500	-	(6,518)	1,982	-	(709)	1,273
Challenger Beach Coastal Rehabilitation	2,375	13,636	(10,675)	5,336	16,000	(10,399)	10,937
Children's Party 2014	6,966	8,334	(15,300)	-	-	-	-
Coastcare in the KIA	4,191	10,000	(4,293)	9,898	10,000	(6,648)	13,250
Community Connections Project	13,190	-	(13,190)	-	-	-	-
Community Efficiency Fund	2,865	-	(2,865)	-	-	-	-
Connections Your Next Step	-	-	-	-	2,000	-	2,000
Developer Contributions - Amendment 100	297,371	-	(1,664)	295,707	-	(295,707)	-
FESA ESL Grant	-	-	-	-	192,917	(154,229)	38,688
Freak Fest - October 2015	-	4,545	-	4,545	1,450	(5,995)	-
Freak Fest - October 2016	-	-	-	-	5,000	-	5,000
Honeywood Wetlands	-	-	-	-	13,636	-	13,636
Kidsport - 14/15 Funding	-	103,340	(94,949)	8,391	-	(8,391)	-
Kwinana Fairday Festival - October 2014	4,841	-	(4,841)	-	-	-	-
Local Government Coastcare Program	5,071	-	-	5,071	-	-	5,071
Naidoc Week Celebrations 2014	7,310	-	(7,310)	-	-	-	-
Naidoc Week Celebrations 2015	-	14,978	(8,009)	6,969	-	(6,969)	-
Naidoc Week Celebrations 2016	-	-	-	-	10,000	(8,365)	1,635
Noongar Cultural Heritage Program	16,765	-	(13,116)	3,649	-	-	3,649
Our Village	1,124	24,000	(23,788)	1,336	2,000	(3,336)	-
Perth Region NRM Support for South Metro Coast	4,015	5,000	(3,376)	5,639	5,000	(5,993)	4,646
Silversport - Pilot Seniors Program	-	-	-	-	77,500	-	77,500
SMCC - Degremont (proAlliance) - Adopt a Beach	-	5,000	(1,903)	3,097	5,000	(2,139)	5,958
SMCC - Tronox - Adopt a Beach Community Project	5,000	-	(5,000)	-	5,000	(4,288)	712
SMCC - Challenger Beach Coastal Rehab Project	-	-	-	-	16,000	-	16,000
Swan Alcoa Landcare Program - Lake Magenup	3,636	-	(3,636)	-	8,155	(3,606)	4,549
Swan Alcoa Landcare Program - Revegetation	-	9,000	(5,339)	3,661	-	(3,661)	-
Thomas Oval Res - Revegetation & Erosion Control	10,144	-	(7,804)	2,340	-	(2,340)	-
Verve Energy Community Partnership	7,180	-	(4,386)	2,794	-	(2,794)	-
Water Corporation - Real Time Monitoring	4,000	-	(3,272)	728	-	(728)	-
Water Corporation - Facility Retrofits & FDC Prof.	-	9,953	-	9,953	-	(9,953)	-
Youth Friendly Communities - Stage 1	10,000	-	(8,786)	1,214	-	(1,214)	-
Youth Friendly Communities - Stage 2	-	10,000	-	10,000	-	(10,000)	-
	436,399	217,786	(267,111)	387,074	374,348	(554,660)	206,762

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

2. REVENUES AND EXPENSES (Continued)

(c) Conditions Over Contributions

	Function/ Activity	Opening ⁽¹⁾ Balance 1-Jul-14	Grants ⁽²⁾ Received 2014/15	Amount ⁽³⁾ Expended 2014/15	Closing ⁽¹⁾ Balance 30-Jun-15	Grants ⁽²⁾ Received 2015/16	Amount ⁽³⁾ Expended 2015/16	Closing Balance 30-Jun-16
		\$	\$	\$	\$	\$	\$	\$
Grants & Subsidies - Non Operating								
Anketell Rd	Transport	830,322	235,200	(1,038,947)	26,575	1,444,022	(1,470,597)	-
CCTV Supply & Installation - Safer Streets	Law, Order, Public Safety	-	40,000	-	40,000	135,000	(98,764)	76,236
Community Energy Efficiency	Community Amenities	10,042	11,046	(9,902)	11,186	-	(8,921)	2,265
Gilmore Avenue, Leda - Dual Carriageway	Transport	1,503,299	-	(1,503,299)	-	292,331	(292,331)	-
Johnson Road Urban Forrest Streetscape Project	Transport	-	-	-	-	11,000	(7,912)	3,088
Mandurah Road, Kwn Beach - Road Rehabilitation	Transport	42,831	-	(42,831)	-	-	-	-
Meares Avenue - Road Rehabilitation	Transport	50,233	-	(50,233)	-	194,904	(194,904)	-
Prince Regent Park Bertram Play Equipment	Recreation & Culture	-	-	-	-	20,000	-	20,000
Public Open Space Upgrade Strategy Implementation	Recreation & Culture	-	-	-	-	18,674	-	18,674
Revolving Energy Fund	Community Amenities	6,000	-	(1,382)	4,618	-	(4,618)	-
Water Wise Project - Water Efficiency Program	Community Amenities	-	-	-	-	7,398	-	7,398
Wellard Community Centre	Community Amenities	27,800	-	(27,800)	-	-	-	-
		2,470,527	286,246	(2,674,394)	82,379	2,123,329	(2,078,047)	127,661
Developer Contributions								
DCA 1 - Hard Infrastructure - Bertram	Community Amenities	976,812	781,310	-	1,758,122	267,385	(542,218)	1,483,289
DCA 2 - Hard Infrastructure - Wellard	Community Amenities	469,267	347,366	-	816,633	714,050	-	1,530,683
DCA 5 - Hard Infrastructure - Wandi	Community Amenities	-	2,634,885	-	2,634,885	211,646	-	2,846,531
DCA 9 - Soft Infrastructure - Wandil/Anketell	Community Amenities	4,491,302	4,173,544	(242,735)	8,422,111	707,256	(12,973)	9,116,394
DCA 11 - Soft Infrastructure - Wellard East	Community Amenities	1,609,385	957,136	(52,886)	2,513,635	1,164,597	(30,626)	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	Community Amenities	3,180,767	1,648,893	(178,213)	4,651,447	1,181,152	(53,380)	5,779,219
DCA 13 - Soft Infrastructure - Bertram	Community Amenities	247,891	26,776	(13,770)	260,897	32,147	(6,663)	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	Community Amenities	249,176	597,787	(578,529)	268,434	574,613	(436,758)	406,289
DCA 15 - Soft Infrastructure - Townsite	Community Amenities	71,615	163,330	(151,568)	83,377	191,054	(136,974)	137,457
		11,296,215	11,331,027	(1,217,701)	21,409,541	5,043,900	(1,219,592)	25,233,849
		14,203,141	11,835,059	(4,159,206)	21,878,994	7,541,577	(3,852,299)	25,568,272

For grants and contributions where the funds have not been fully expended at 30 June 16 the balance of the grant has been transferred to the Restricted Grants and Contributions Reserve, relevant Developer Contribution Reserve or remains in net current asset at 30 June surplus. These funds are quarantined as Restricted Cash at year ending 30 June 16 and will be expended in the 2016/2017 year or as determined by Developer Contributions Scheme.

Notes:

(1) - Grants/contributions recognised as revenue in a previous reporting period which were not expended at the close of the previous reporting period.

(2) - New grants/contributions which were recognised as revenues during the reporting period and which had not yet been fully expended in the manner specified by the contributor.

(3) - Grants/contributions which had been recognised as revenues in a previous reporting period or received in the current reporting period or received in the current reporting period and which were expended in the current reporting period in the manner specified by the contributor.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

3. CASH AND CASH EQUIVALENTS

	2016 Actual \$	2015 Actual \$
Cash at Bank	5,357,714	9,001,450
Term Deposits	<u>50,000,000</u>	<u>45,000,000</u>
	<u><u>55,357,714</u></u>	<u><u>54,001,450</u></u>
Unrestricted	8,356,933	12,026,189
Restricted	<u>47,000,781</u>	<u>41,975,261</u>
	<u><u>55,357,714</u></u>	<u><u>54,001,450</u></u>
The following restrictions have been imposed by regulations or other externally imposed requirements:		
Unspent Loan Funds	<u>62,705</u>	<u>94,436</u>
	62,705	94,436
Aged Persons Units Reserve	528,629	404,358
Asset Management Reserve	1,212,394	1,277,498
Asset Replacement Reserve	531,374	457,328
Banksia Park Reserve	72,479	173,273
Carried Forward Projects Reserve	2,303,075	4,065,475
CLAG Reserve	246,658	180,211
Community Services & Emergency Relief Reserve	25,299	24,542
Employee Leave Reserve	4,100,853	3,695,958
Family Day Care Reserve	1,423,011	1,282,200
Future Community Infrastructure Reserve	2,571,524	2,215,240
Golf Course Cottage Reserve	26,469	25,677
Infrastructure Reserve	119,703	167,558
Refuse Reserve	8,385,016	6,351,966
Settlement Agreement Reserve	<u>157,743</u>	<u>150,000</u>
	21,704,227	20,471,284
Developer Contributions Reserve - DCA 1	1,483,289	1,758,122
Developer Contributions Reserve - DCA 2	1,530,683	816,633
Developer Contributions Reserve - DCA 5	2,846,531	2,634,885
Developer Contributions Reserve - DCA 9	9,116,394	8,422,111
Developer Contributions Reserve - DCA 11	3,647,606	2,513,635
Developer Contributions Reserve - DCA 12	5,779,219	4,651,447
Developer Contributions Reserve - DCA 13	286,381	260,897
Developer Contributions Reserve - DCA 14	406,289	268,434
Developer Contributions Reserve - DCA 15	<u>137,457</u>	<u>83,377</u>
	25,233,849	21,409,541
Total Cash Backed Reserves	<u>46,938,076</u>	<u>41,880,825</u>
	<u><u>47,000,781</u></u>	<u><u>41,975,261</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

4. TRADE AND OTHER RECEIVABLES

	NOTE	2016 Actual \$	2015 Actual \$
Current			
Rates Outstanding		1,590,578	1,429,979
Sundry Debtors		1,139,002	508,044
GST Receivable		554,076	531,719
Accrued Income		410,710	672,467
Prepayments		-	4,000
DMF Receivable		364,905	750,577
Loans - Clubs/Institutions	21(e)	37,590	66,272
		<u>4,096,861</u>	<u>3,963,058</u>
Non-Current			
Rates Outstanding - Pensioners		588,874	539,556
DMF Receivable		3,094,261	3,061,410
Loans - Clubs/Institutions	21(e)	260,314	297,904
		<u>3,943,449</u>	<u>3,898,870</u>

5. INVENTORIES

	2016 Actual \$	2015 Actual \$
Current		
Stores & Materials	26,162	20,926
	<u>26,162</u>	<u>20,926</u>

6. PROPERTY, PLANT AND EQUIPMENT

	2016 Actual \$	2015 Actual \$
Land and Buildings - Cost		
Freehold Land at:		
- Independent Valuation 2014 (Level 2)	8,320,000	8,320,000
- Independent Valuation 2014 (Level 3)	26,693,000	26,693,000
- Additions after valuation - Cost	206,404	115,961
	<u>35,219,404</u>	<u>35,128,961</u>
Land Vested in and Under the Control of the City at:		
- Independent Valuation 2014 (Level 3)	12,140,000	12,140,000
- Cost	-	-
	<u>12,140,000</u>	<u>12,140,000</u>
Total Land	<u>47,359,404</u>	<u>47,268,961</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

NOTE	2016 Actual \$	2015 Actual \$
Buildings at:		
- Independent Valuation 2014 (Level 2)	22,335,000	22,335,000
- Independent Valuation 2014 (Level 3)	83,206,100	83,206,100
- Additions after valuation - Cost	6,850,520	532,776
Less: Accumulated Depreciation	<u>(6,939,279)</u>	<u>(3,466,269)</u>
	105,452,341	102,607,607
 Buildings Works in Progress - Cost	 -	 7,100,384
Less Accumulated Depreciation	<u>-</u>	<u>7,100,384</u>
 Total Land and Buildings	 <u>152,811,745</u>	 <u>156,976,952</u>
 Furniture and Equipment at:		
- Independent Valuation 2016 (Level 3)	1,422,505	-
- Independent Valuation 2013 (Level 3)	-	582,048
- Management Valuation 2016 (Level 3)	4,635,882	-
- Management Valuation 2013 (Level 3)	-	1,251,923
Add Additions after Valuation - Cost	-	750,417
Less Accumulated Depreciation	<u>(4,421,707)</u>	<u>(989,218)</u>
	1,636,680	1,595,170
 Plant and Equipment at:		
- Independent Valuation 2016 (Level 2)	4,019,255	-
- Independent Valuation 2013 (Level 2)	-	750,000
- Independent Valuation 2016 (Level 3)	2,034,817	-
- Independent Valuation 2013 (Level 3)	-	1,265,514
- Management Valuation 2016 (Level 3)	3,271,235	-
- Management Valuation 2013 (Level 3)	-	846,113
Add Additions after Valuation - Cost	-	1,851,974
Less Accumulated Depreciation	<u>(2,951,368)</u>	<u>(1,314,132)</u>
	6,373,939	3,399,469
 Total Property, Plant and Equipment	 <u>160,822,364</u>	 <u>161,971,591</u>

The fair value of property, plant and equipment is determined at least every three years in accordance with the regulatory framework. Additions since the date of valuation are shown as cost, given they were acquired at arms length and any accumulated depreciation reflects the usage of service potential, it is considered the recorded written down value approximates fair value. At the end of each intervening period the valuation is reviewed and, where appropriate, the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)*, which requires property, plant and equipment to be shown at fair value.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Balance at the beginning of the year	Additions - New	Additions - Renewal/ Upgrade	(Disposals)	Revaluation Increments/ (Decrements) Transferred to Revaluation	Revaluation (Losses)/ Reversals Through to Profit or Loss	Impairment (Losses)/ Reversals	Depreciation (Expense)	Transfers	Carrying Amount at the End of Year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Freehold Land	35,128,961	90,443	-	-	-	-	-	-	-	35,219,404
Land Vested in and Under the Control of the City	12,140,000	-	-	-	-	-	-	-	-	12,140,000
Total Land	47,268,961	90,443	-	-	-	-	-	-	-	47,359,404
Buildings	102,607,607	139,398	858,847	-	-	-	-	(3,473,011)	5,319,500	105,452,341
Building Works in Progress	7,100,384	301,261	143,637	-	-	-	-	-	(7,545,282)	-
Total Buildings	109,707,991	440,659	1,002,484	-	-	-	-	(3,473,011)	(2,225,782)	105,452,341
Total Land & Buildings	156,976,952	531,102	1,002,484	-	-	-	-	(3,473,011)	(2,225,782)	152,811,745
Furniture & Equipment	1,595,170	310,513	168,651	(2,705)	61,603	-	-	(496,552)	-	1,636,680
Plant & Equipment	3,399,469	200,188	1,065,775	(293,271)	738,225	-	-	(919,614)	2,183,167	6,373,939
Total Plant and Equipment	4,994,639	510,701	1,234,426	(295,976)	799,828	-	-	(1,416,166)	2,183,167	8,010,619
Total Property, Plant and Equipment	161,971,591	1,041,803	2,236,910	(295,976)	799,828	-	-	(4,889,177)	(42,615)	160,822,364

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Land and Buildings					
Freehold Land - Independent Valuation (Level 2)	2	Market approach using recent observable open market values as evidenced by sales transactions of similar property types, adjusted for condition and comparability, at their highest and best use.	Independent registered valuer	June 2014	Price per square metre / market borrowing rate
Freehold Land - Independent Valuation (Level 3)	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Land vested in and under the control of the City	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Buildings - Independent Valuation (Level 2)	2	Market approach using recent observable open market values as evidenced by sales transactions of similar property types, adjusted for condition and comparability, at their highest and best use.	Independent registered valuer	June 2014	Price per square metre / market borrowing rate
Buildings - Independent Valuation (Level 3)	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2014	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Furniture and Equipment					
Furniture and Equipment - Independent Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2016	Construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Furniture and Equipment - Management Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Management valuation	June 2016	Construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Plant and Equipment					
Plant and Equipment - Independent Valuation (Level 2)	2	Market approach using recent observable market data for similar assets	Independent registered valuer	June 2016	Market price per item
Plant and Equipment - Independent Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2016	Purchase costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Plant and Equipment - Management Valuation (Level 3)	3	Cost approach using depreciated replacement cost	Management valuation	June 2016	Purchase costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

7. INFRASTRUCTURE

	2016 Actual \$	2015 Actual \$
Roads		
- Independent valuation 2015 - level 3	224,918,631	224,918,631
- Additions after valuation - cost	23,149,573	-
Less Accumulated Depreciation	<u>(72,267,506)</u>	<u>(68,437,056)</u>
	175,800,698	156,481,575
Footpaths		
- Independent valuation 2015 - level 3	40,380,270	40,380,270
- Additions after valuation - cost	5,166,511	-
Less Accumulated Depreciation	<u>(11,862,819)</u>	<u>(11,049,179)</u>
	33,683,962	29,331,091
Drainage		
- Independent valuation 2015 - level 3	55,012,877	55,012,877
- Additions after valuation - cost	6,949,340	-
Less Accumulated Depreciation	<u>(14,872,697)</u>	<u>(14,178,538)</u>
	47,089,520	40,834,339
Car Parks		
- Independent valuation 2015 - level 3	2,655,110	2,655,110
- Additions after valuation - cost	131,904	-
Less Accumulated Depreciation	<u>(1,338,294)</u>	<u>(1,218,762)</u>
	1,448,720	1,436,348
Bus Shelters		
- Independent valuation 2015 - level 3	1,584,000	1,584,000
- Additions after valuation - cost	45,206	-
Less Accumulated Depreciation	<u>(866,230)</u>	<u>(801,075)</u>
	762,976	782,925
Street Lights		
- Independent valuation 2015 - level 3	1,483,400	1,483,400
- Additions after valuation - cost	28,457	-
Less Accumulated Depreciation	<u>(532,183)</u>	<u>(479,413)</u>
	979,674	1,003,987
Parks & Ovals		
- Independent valuation 2015 - level 3	19,383,277	19,383,277
- Additions after valuation - cost	1,042,121	-
Less Accumulated Depreciation	<u>(8,688,359)</u>	<u>(7,907,477)</u>
	11,737,039	11,475,800

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

	2016 Actual \$	2015 Actual \$
Parks & Ovals - Works in Progress		
- At cost	3,091,127	379,582
	<u>3,091,127</u>	<u>379,582</u>
Other Infrastructure		
- Independent valuation 2015 - level 3	2,853,000	2,853,000
- Additions after valuation - cost	-	-
Less Accumulated Depreciation	<u>(2,255,329)</u>	<u>(2,185,817)</u>
	597,671	667,183
	<u><u>275,191,387</u></u>	<u><u>242,392,830</u></u>

The fair value of infrastructure is determined at least every three years in accordance with the regulatory framework. Additions since the date of valuation are shown as cost. Given they were acquired at arms length and any accumulated depreciation reflects the usage of service potential, it is considered the recorded written down value approximates fair value. At the end of each intervening period the valuation is reviewed and, where appropriate, the fair value is updated to reflect current market conditions. This process is considered to be in accordance with *Local Government (Financial Management) Regulation 17A (2)* which requires infrastructure to be shown at fair value.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

(b) Movements in Carrying Amounts

Movement in the carrying amounts of each class of infrastructure between the beginning and the end of the current financial year.

	Balance at the beginning of the year	Additions - New	Additions - Renewal / Upgrade	(Disposals)	Impairment (Losses)/ Reversals	Depreciation (Expense)	Fair Value Increments	Fair Value (Decrements)	Transfers	Carrying amount at the end of year
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Roads	156,481,575	20,558,749	2,590,824	-	-	(3,830,450)	-	-	-	175,800,698
Footpaths	29,331,091	4,821,282	345,229	-	-	(813,640)	-	-	-	33,683,962
Drainage	40,834,339	6,383,658	565,682	-	-	(694,159)	-	-	-	47,089,520
Car Parks	1,436,348	117,941	13,963	-	-	(119,532)	-	-	-	1,448,720
Bus Shelters	782,925	13,485	31,721	-	-	(65,155)	-	-	-	762,976
Street Lights	1,003,987	4,333	24,123	-	-	(52,769)	-	-	-	979,674
Parks and Ovals	11,475,800	544,525	454,980	-	-	(780,881)	-	-	42,615	11,737,039
Parks and Ovals - Works in Progress	379,582	2,711,545	-	-	-	-	-	-	-	3,091,127
Other Infrastructure	667,183	-	-	-	-	(69,512)	-	-	-	597,671
Total Infrastructure	242,392,830	35,155,518	4,026,522	-	-	(6,426,098)	-	-	42,615	275,191,387

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

7. INFRASTRUCTURE (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Roads	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Footpaths	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Drainage	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Car Parks	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Bus Shelters	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Street Lights	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Parks and Ovals	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)
Other Infrastructure	3	Cost approach using depreciated replacement cost	Independent registered valuer	June 2015	Construction costs and current condition, non-depreciable components and remaining useful life assessments (Level 3 inputs)

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

8. TRADE AND OTHER PAYABLES

	2016 Actual \$	2015 Actual \$
Current		
Sundry Creditors	4,674,862	5,019,833
Bond and Deposit Creditors	3,408,346	5,628,468
Accrued Expenses	279,827	259,596
Accrued Interest on Loans	16,802	18,206
Accrued Salaries and Wages	853,535	592,114
Income in Advance	-	757,401
	<u>9,233,372</u>	<u>12,275,618</u>
Non-Current		
Unit Contribution	21,635,000	21,635,000
	<u>21,635,000</u>	<u>21,635,000</u>

9. LONG-TERM BORROWINGS

	2016 Actual \$	2015 Actual \$
Current		
Secured by Floating Charge Debentures	3,105,457	3,170,480
	<u>3,105,457</u>	<u>3,170,480</u>
Non-Current		
Secured by Floating Charge Debentures	20,150,953	19,056,410
	<u>20,150,953</u>	<u>19,056,410</u>

Additional detail on borrowings is provided in Note 22.

10. PROVISIONS

	2016 Actual \$	2015 Actual \$
Current		
Provision for Annual Leave	2,018,318	1,805,544
Provision for Long Service Leave	1,894,170	1,739,871
Provision for Sick Leave	512,969	452,541
Provision for Rostered Day Off	117,370	100,655
Purchased Leave Scheme	2,979	2,941
	<u>4,545,806</u>	<u>4,101,552</u>
Non-Current		
Provision for Long Service Leave	378,349	373,495
	<u>378,349</u>	<u>373,495</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED

RESERVE FUND DETAILS	Opening Balance 1 July 2015	Transfers				Closing Balance 30 June 2016
		To Reserve	Interest	From Reserve	Movements	
	\$	\$	\$	\$	\$	\$
Aged Persons Units Reserve	404,358	334,468	10,545	(220,742)	-	528,629
Asset Management Reserve	1,277,498	500,000	35,344	(600,448)	-	1,212,394
Asset Replacement Reserve	457,328	250,000	10,510	(186,464)	-	531,374
Banksia Park Reserve	173,273	-	3,813	(104,607)	-	72,479
CLAG Reserve	180,211	60,831	5,616	-	-	246,658
Community Services & Emergency Relief	24,542	-	757	-	-	25,299
Employee Leave Reserve	3,695,958	606,726	-	(201,831)	-	4,100,853
Family Day Care Reserve	1,282,200	101,694	39,117	-	-	1,423,011
Future Community Infrastructure Reserve	2,215,240	590,473	75,479	(309,668)	-	2,571,524
Golf Course Cottage Reserve	25,677	-	792	-	-	26,469
Infrastructure Reserve	167,558	3,277	4,239	(55,371)	-	119,703
Refuse Reserve	6,351,966	1,888,364	193,373	(48,687)	-	8,385,016
Restricted Grants & Contributions Reserve	4,065,475	996,104	-	(2,758,504)	-	2,303,075
Settlement Agreement Reserve	150,000	150,042	-	(142,299)	-	157,743
Un-Restricted Reserves Sub Total	20,471,284	5,481,979	379,585	(4,628,621)	-	21,704,227

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED (Continued)

RESERVE FUND DETAILS	Opening Balance 1 July 2015	Transfers				Closing Balance 30 June 2016
		To Reserve	Interest	From Reserve	Movements	
	\$	\$	\$	\$	\$	\$
DCA 1 - Hard Infrastructure - Bertram	1,758,122	214,191	53,194	-	(542,218)	1,483,289
DCA 2 - Hard Infrastructure - Wellard	816,633	673,591	40,459	-	-	1,530,683
DCA 5 - Hard Infrastructure - Wandi	2,634,885	130,386	81,260	-	-	2,846,531
DCA 9 - Soft Infrastructure - Wandi/Anketell	8,422,111	446,293	260,963	(12,973)	-	9,116,394
DCA 11 - Soft Infrastructure - Wellard East	2,513,635	1,064,456	100,141	(30,626)	-	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	4,651,447	488,817	150,117	(53,380)	542,218	5,779,219
DCA 13 - Soft Infrastructure - Bertram	260,897	23,829	8,318	(6,663)	-	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	268,434	564,286	10,327	(436,758)	-	406,289
DCA 15 - Soft Infrastructure - Townsite	83,377	187,372	3,682	(136,974)	-	137,457
Developer Contribution Reserves Sub Total	21,409,541	3,793,221	708,461	(677,374)	-	25,233,849
	41,880,825	9,275,200	1,088,046	(5,305,995)	-	46,938,076

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(a) Aged Persons Units Reserve			
Opening Balance	404,358	404,358	200,565
Amount Set Aside / Transfer to Reserve	334,468	287,984	317,520
Interest Applied to Reserve	10,545	8,997	5,476
Amount Used / Transfer from Reserve	(220,742)	(275,315)	(119,203)
	<u>528,629</u>	<u>426,024</u>	<u>404,358</u>
(b) Asset Management Reserve			
Opening Balance	1,277,498	1,277,498	1,244,074
Amount Set Aside / Transfer to Reserve	500,000	500,000	400,000
Interest Applied to Reserve	35,344	20,692	41,948
Amount Used / Transfer from Reserve	(600,448)	(817,377)	(408,524)
	<u>1,212,394</u>	<u>980,813</u>	<u>1,277,498</u>
(c) Asset Replacement Reserve			
Opening Balance	457,328	457,328	427,466
Amount Set Aside / Transfer to Reserve	250,000	250,000	250,000
Interest Applied to Reserve	10,510	7,308	11,320
Amount Used / Transfer from Reserve	(186,464)	(434,900)	(231,458)
	<u>531,374</u>	<u>279,736</u>	<u>457,328</u>
(d) Banksia Park Reserve			
Opening Balance	173,273	173,273	95,807
Amount Set Aside / Transfer to Reserve	-	-	100,000
Interest Applied to Reserve	3,813	2,705	3,171
Amount Used / Transfer from Reserve	(104,607)	(126,047)	(25,705)
	<u>72,479</u>	<u>49,931</u>	<u>173,273</u>
(e) CLAG Reserve			
Opening Balance	180,211	180,211	103,884
Amount Set Aside / Transfer to Reserve	60,831	48,450	72,427
Interest Applied to Reserve	5,616	4,176	3,900
Amount Used / Transfer from Reserve	-	(36,620)	-
	<u>246,658</u>	<u>196,217</u>	<u>180,211</u>
(f) Community Services & Emergency Relief Reserve			
Opening Balance	24,542	24,542	23,654
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	757	664	888
Amount Used / Transfer from Reserve	-	-	-
	<u>25,299</u>	<u>25,206</u>	<u>24,542</u>
(g) Employee Leave Reserve			
Opening Balance	3,695,958	3,695,958	3,614,309
Amount Set Aside / Transfer to Reserve	606,726	-	451,596
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(201,831)	-	(369,947)
	<u>4,100,853</u>	<u>3,695,958</u>	<u>3,695,958</u>
(h) Family Day Care Reserve			
Opening Balance	1,282,200	1,282,200	1,018,087
Amount Set Aside / Transfer to Reserve	101,694	-	238,630
Interest Applied to Reserve	39,117	26,674	37,950
Amount Used / Transfer from Reserve	-	(590,000)	(12,467)
	<u>1,423,011</u>	<u>718,874</u>	<u>1,282,200</u>

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(i) Future Community Infrastructure Reserve			
Opening Balance	2,215,240	2,215,240	1,476,934
Amount Set Aside / Transfer to Reserve	590,473	600,239	682,869
Interest Applied to Reserve	75,479	62,898	55,437
Amount Used / Transfer from Reserve	(309,668)	(1,383,017)	-
	<u>2,571,524</u>	<u>1,495,360</u>	<u>2,215,240</u>
(j) Golf Course Cottage Reserve			
Opening Balance	25,677	25,677	35,307
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	792	262	1,170
Amount Used / Transfer from Reserve	-	-	(10,800)
	<u>26,469</u>	<u>25,939</u>	<u>25,677</u>
(k) Infrastructure Reserve			
Opening Balance	167,558	167,558	1,692,684
Amount Set Aside / Transfer to Reserve	3,277	3,765,864	481,445
Interest Applied to Reserve	4,239	11,848	51,447
Amount Used / Transfer from Reserve	(55,371)	(75,343)	(2,058,018)
	<u>119,703</u>	<u>3,869,927</u>	<u>167,558</u>
(l) LG Reform Reserve			
Opening Balance	-	-	678,286
Amount Set Aside / Transfer to Reserve	-	-	-
Interest Applied to Reserve	-	-	11,575
Amount Used / Transfer from Reserve	-	-	(689,861)
	<u>-</u>	<u>-</u>	<u>-</u>
(m) Refuse Reserve			
Opening Balance	6,351,966	6,351,966	5,122,343
Amount Set Aside / Transfer to Reserve	1,888,364	-	1,115,305
Interest Applied to Reserve	193,373	139,221	191,581
Amount Used / Transfer from Reserve	(48,687)	(685,533)	(77,263)
	<u>8,385,016</u>	<u>5,805,654</u>	<u>6,351,966</u>
(n) Restricted Grants & Contributions Reserve			
Opening Balance	4,065,475	4,065,475	7,787,975
Amount Set Aside / Transfer to Reserve	996,104	1,336,515	4,065,475
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(2,758,504)	(4,065,475)	(7,787,975)
	<u>2,303,075</u>	<u>1,336,515</u>	<u>4,065,475</u>
(o) Settlement Agreement Reserve			
Opening Balance	150,000	150,000	-
Amount Set Aside / Transfer to Reserve	150,042	150,042	150,000
Interest Applied to Reserve	-	-	-
Amount Used / Transfer from Reserve	(142,299)	(300,042)	-
	<u>157,743</u>	<u>-</u>	<u>150,000</u>
Restricted Reserves Sub Total	<u>21,704,227</u>	<u>18,906,154</u>	<u>20,471,284</u>
(p) Developer Contributions Reserve - DCA 1 - Hard Infrastructure Bertram			
Opening Balance	1,758,122	1,758,122	976,812
Amount Set Aside / Transfer to Reserve	214,191	214,189	731,026
Interest Applied to Reserve	53,194	39,885	50,284
Movement	(542,218)	-	-
Amount Used / Transfer from Reserve	-	(308,167)	-
	<u>1,483,289</u>	<u>1,704,029</u>	<u>1,758,122</u>

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(q) Developer Contributions Reserve - DCA 2 - Hard Infrastructure Wellard			
Opening Balance	816,633	816,633	469,267
Amount Set Aside / Transfer to Reserve	673,591	999,723	323,411
Interest Applied to Reserve	40,459	22,298	23,955
Amount Used / Transfer from Reserve	-	-	-
	<u>1,530,683</u>	<u>1,838,654</u>	<u>816,633</u>
(r) Developer Contributions Reserve - DCA 5 - Hard Infrastructure Wandl			
Opening Balance	2,634,885	2,634,885	-
Amount Set Aside / Transfer to Reserve	130,386	-	2,588,601
Interest Applied to Reserve	81,260	2,187	46,284
Amount Used / Transfer from Reserve	-	-	-
	<u>2,846,531</u>	<u>2,637,072</u>	<u>2,634,885</u>
(s) Developer Contributions Reserve - DCA 9 - Soft Infrastructure Wandl/Anketell			
Opening Balance	8,422,111	8,422,111	4,491,302
Amount Set Aside / Transfer to Reserve	446,293	58,531	3,944,202
Interest Applied to Reserve	260,963	189,773	229,342
Amount Used / Transfer from Reserve	(12,973)	(47,347)	(242,735)
	<u>9,116,394</u>	<u>8,623,068</u>	<u>8,422,111</u>
(t) Developer Contributions Reserve - DCA 11 - Soft Infrastructure Wellard East			
Opening Balance	2,513,635	2,513,635	1,609,385
Amount Set Aside / Transfer to Reserve	1,064,456	1,544,937	876,590
Interest Applied to Reserve	100,141	75,035	80,546
Amount Used / Transfer from Reserve	(30,626)	(97,131)	(52,886)
	<u>3,647,606</u>	<u>4,036,476</u>	<u>2,513,635</u>
(u) Developer Contributions Reserve - DCA 12 - Soft Infrastructure Wellard West			
Opening Balance	4,651,447	4,651,447	3,180,767
Amount Set Aside / Transfer to Reserve	488,817	677,771	1,494,510
Interest Applied to Reserve	150,117	157,233	154,383
Movement	542,218	-	-
Amount Used / Transfer from Reserve	(53,380)	(34,529)	(178,213)
	<u>5,779,219</u>	<u>5,451,922</u>	<u>4,651,447</u>
(v) Developer Contributions Reserve - DCA 13 - Soft Infrastructure Bertram			
Opening Balance	260,897	260,897	247,891
Amount Set Aside / Transfer to Reserve	23,829	142,972	17,061
Interest Applied to Reserve	8,318	19,425	9,715
Amount Used / Transfer from Reserve	(6,663)	(53,243)	(13,770)
	<u>286,381</u>	<u>370,051</u>	<u>260,897</u>
(w) Developer Contributions Reserve - DCA 14 - Soft Infrastructure Wellard/Leda			
Opening Balance	268,434	268,434	249,176
Amount Set Aside / Transfer to Reserve	564,286	506,716	585,714
Interest Applied to Reserve	10,327	6,595	12,073
Amount Used / Transfer from Reserve	(436,758)	(430,352)	(578,529)
	<u>406,289</u>	<u>351,393</u>	<u>268,434</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

11. RESERVES - CASH BACKED (Continued)

	2016 Actual \$	2016 Budget \$	2015 Actual \$
(x) Developer Contributions Reserve - DCA 15 - Soft Infrastructure Townsite			
Opening Balance	83,377	83,377	71,615
Amount Set Aside / Transfer to Reserve	187,372	230,760	160,095
Interest Applied to Reserve	3,682	2,124	3,235
Amount Used / Transfer from Reserve	(136,974)	(163,886)	(151,568)
	<u>137,457</u>	<u>152,375</u>	<u>83,377</u>
Developer Contributions Reserves Sub Total	<u>25,233,849</u>	<u>25,165,040</u>	<u>21,409,541</u>
Total Cash Backed Reserves	<u><u>46,938,076</u></u>	<u><u>44,071,194</u></u>	<u><u>41,880,825</u></u>

All of the cash backed reserve accounts are supported by money held in financial institutions and match the amount shown as restricted cash or cash equivalent in Note 3 to this financial report.

Aged Persons Units Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Aged Persons Units, Callistemon Court.

Arts Centre Reserve

This Reserve was established to cover any increases in the cost of operations and maintenance for the Kwinana Arts Centre - *(currently no balance as at 30th June 2016)*.

Asset Management Reserve

This Reserve is established to provide funds for asset management renewal projects of the City's building and infrastructure assets, thereby extending the useful economic life of such assets.

Asset Replacement Reserve

This Reserve is utilised to replace existing fleet, plant and other City assets.

Banksia Park Reserve

This Reserve has been established to provide funds for the capital acquisition and maintenance of the Banksia Park Retirement Village.

CLAG Reserve

This Reserve has been established to provide funds for the prevention and education of Mosquito management.

Community Services & Emergency Relief Reserve

This Reserve is established to provide funding to alleviate the effect of any disaster within the City of Kwinana boundaries and to provide funds to develop community services.

Employee Leave Reserve

This Reserve is established for the purpose of ensuring that adequate funds are available to finance employee leave entitlements.

Family Day Care Reserve

This Reserve provides for the capital acquisitions and maintenance of this facility.

Future Community Infrastructure Reserve

This Reserve is established to accumulate the City's contributions for the capital funding of future community infrastructure in accordance with Town Planning Scheme #2.

Golf Course Cottage Reserve

This Reserve was established to provide funds for the maintenance of this building.

Infrastructure Reserve

This Reserve was established to be used to provide funds to create new City assets or for the major upgrade of City assets to increase the service level provided by the asset.

Refuse Reserve

This Reserve was established to provide funds for the costs and subsidy of Waste Management in the City.

11. RESERVES - CASH BACKED (Continued)

Restricted Grants & Contributions Reserve

This Reserve is utilised to restrict funds required to complete projects from prior financial years.

Settlement Agreement Reserve

This Reserve was established to provide funds to account for future negotiated settlement agreement payments.

Developer Contributions Reserve - DCA 1 - Hard Infrastructure Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 1 - Hard Infrastructure Bertram.

Developer Contributions Reserve - DCA 2 - Hard Infrastructure Wellard

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 2 - Hard Infrastructure Wellard.

Developer Contributions Reserve - DCA 5 - Hard Infrastructure Wandí

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Wandí.

Developer Contributions Reserve - DCA 9 -Soft Infrastructure Wandí/Anketell

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 9 - Soft Infrastructure Wandí/Anketell.

Developer Contributions Reserve - DCA 11 -Soft Infrastructure Wellard East

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 11 - Soft Infrastructure Wellard East.

Developer Contributions Reserve - DCA 12 -Soft Infrastructure Wellard West

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 12 - Soft Infrastructure Wellard West.

Developer Contributions Reserve - DCA 13 -Soft Infrastructure Bertram

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 13 - Soft Infrastructure Bertram.

Developer Contributions Reserve - DCA 14 -Soft Infrastructure Wellard/Leda

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 14 - Soft Infrastructure Wellard/Leda.

Developer Contributions Reserve - DCA 15 -Soft Infrastructure Townsite

This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 15 - Soft Infrastructure Townsite.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

12. REVALUATION SURPLUS

	2016 Opening Balance	2016 Revaluation Increment	2016 Revaluation Decrement	2016 Total Movement on Revaluation	2016 Closing Balance
	\$	\$	\$	\$	\$
Land	46,619,549	-	-	-	46,619,549
Buildings	29,580,413	-	-	-	29,580,413
Furniture and Equipment	137,410	61,603	-	61,603	199,013
Plant and Equipment	842,997	738,225	-	738,225	1,581,222
Roads	58,351,626	-	-	-	58,351,626
Footpaths	13,401,415	-	-	-	13,401,415
Drainage	21,897,256	-	-	-	21,897,256
Car Parks	311,846	-	-	-	311,846
Bus Shelters	458,799	-	-	-	458,799
Other Infrastructure	216,146	-	-	-	216,146
	171,817,457	799,828	-	799,828	172,617,285

	2015 Opening Balance	2015 Revaluation Increment	2015 Revaluation Decrement	2015 Total Movement on Revaluation	2015 Closing Balance
	\$	\$	\$	\$	\$
Land	46,619,549	-	-	-	46,619,549
Buildings	29,580,413	-	-	-	29,580,413
Furniture and Equipment	137,410	-	-	-	137,410
Plant and Equipment	842,997	-	-	-	842,997
Roads	-	58,351,626	-	58,351,626	58,351,626
Footpaths	-	13,401,415	-	13,401,415	13,401,415
Drainage	-	21,897,256	-	21,897,256	21,897,256
Car Parks	-	311,846	-	311,846	311,846
Bus Shelters	-	458,799	-	458,799	458,799
Other Infrastructure	-	216,146	-	216,146	216,146
	77,180,369	94,637,088	-	94,637,088	171,817,457

Movement on revaluation of fixed assets are not able to be reliably attributed to a program as the assets were revalued by class as provided for by AASB 116 Aus 40.1.

NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016

13. NOTES TO THE CASH FLOW STATEMENT

(a) Reconciliation of Cash

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Cash at the end of the reporting period is reconciled to the related items in the Statement of Financial Position as follows:

	2016 Actual \$	2016 Budget \$	2015 Actual \$
Cash - Unrestricted	8,356,933	9,437,919	12,026,189
Cash - Restricted	47,000,781	44,071,194	41,975,261
Cash and Cash Equivalents	<u>55,357,714</u>	<u>53,509,113</u>	<u>54,001,450</u>

(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result

	2016 Actual \$	2016 Budget \$	2015 Actual \$
Net Result	33,953,002	6,282,017	19,377,926
Depreciation	11,315,275	11,558,780	10,895,879
(Profit)/Loss on Sale of Asset	(64,319)	(59,769)	229,472
Loss on Revaluation of Non Current Assets	-	-	6,501,293
Banksia Park DMF Receivable Movement	352,821	-	(606,471)
Contributed Grants/Contributions for the Development of Assets	(29,397,461)	-	(13,837,743)
(Increase)/Decrease in Rates Debtors	(160,598)	400,000	(17,836)
(Increase)/Decrease in Pensioner Debtors	(49,318)	(100,000)	(6,243)
(Increase)/Decrease in Sundry Debtors	(630,957)	(75,000)	99,549
(Increase)/Decrease in GST	(22,357)	-	(193,235)
(Increase)/Decrease in Inventories	(5,237)	10,000	5,137
(Increase)/Decrease in Accrued Income	261,757	-	(450,163)
(Increase)/Decrease in Prepayments	4,000	-	3,997
Increase/(Decrease) in Sundry Creditors	(344,971)	(200,000)	1,537,562
Increase/(Decrease) in Other Creditors	(2,220,122)	-	2,568,333
Increase/(Decrease) in Employee Provisions	449,107	-	604,958
Increase/(Decrease) in Income in Advance	(757,401)	-	714,746
Increase/(Decrease) in Accrued Expenses	316,045	-	262,929
Grants/Contributions for the Development of Assets	<u>(5,337,399)</u>	<u>(11,074,011)</u>	<u>(3,366,137)</u>
Net Cash from Operating Activities	<u><u>7,661,867</u></u>	<u><u>6,742,017</u></u>	<u><u>24,323,953</u></u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

13. NOTES TO THE CASH FLOW STATEMENT (Continued)

	2016 Actual \$	2015 Actual \$
(c) Undrawn Borrowing Facilities		
Credit Standby Arrangements		
Credit Card limit	100,000	100,000
Credit Card at Balance Date	(19,501)	(11,189)
Total Amount of Credit Unused	<u>80,499</u>	<u>88,811</u>
Loan Facilities		
Loan Facilities - Current	3,105,457	3,170,480
Loan Facilities - Non-Current	20,150,953	19,056,410
Total Facilities in Use at Balance Date	<u>23,256,410</u>	<u>22,226,890</u>
Unused Loan Facilities at Balance Date	<u>62,705</u>	<u>94,436</u>
(d) Other Facilities		
Direct Debit Facility (per fortnight)	450,000	350,000
Bank Guarantee - Medina Affordable Housing Project	4,000,000	4,000,000
Total Amount of Facilities	<u>4,450,000</u>	<u>4,350,000</u>

14. CONTINGENT LIABILITIES

The City has no Contingent Liabilities as at reporting date.

15. CAPITAL AND LEASING COMMITMENTS

	2016 Actual \$	2015 Actual \$
(a) Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the accounts:		
Payable:		
- not later than one year	241,996	181,940
- later than one year but not later than five years	414,631	264,268
- later than five years	-	-
	<u>656,627</u>	<u>446,208</u>

Operating leases are contracted for computing equipment, motor vehicles and Recquatic gym equipment. The terms of contracts vary with the maximum up to five (5) years. The last contract is due to expire on the 3rd February 2021.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

15. CAPITAL AND LEASING COMMITMENTS (Continued)

(b) Capital Expenditure Commitments

	2016 Actual \$	2015 Actual \$
Contracted for:		
- capital expenditure projects	1,676,338	1,628,062
Payable:		
- not later than one year	1,676,338	1,628,062

The capital expenditure projects outstanding at the end of the current reporting period represents the:

(i) Construction costs for the new Calista Destination Park (Adventure Park).

16. JOINT VENTURE

The City has no Joint Ventures as at reporting date.

17. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in the financial statements are as follows:

	Balance 1-Jul-15 \$	Amounts Recd \$	Paid \$	Balance 30-Jun-16 \$
Apex Kwinana Carols by Candlelight	1,404	-	(1,404)	-
Kwinana Basketball Courts	1,813	-	(1,813)	-
	<u>3,217</u>	<u>-</u>	<u>(3,217)</u>	<u>-</u>

18. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2016 Actual \$	2015 Actual \$
General Purpose Funding	-	-
Governance	6,688,245	6,392,241
Law, Order, Public Safety	1,867,446	1,652,886
Health	112,182	83,611
Education and Welfare	35,008,257	35,819,926
Community Amenities	1,121,006	966,559
Recreation and Culture	76,632,081	75,212,182
Transport	259,248,561	229,234,426
Economic Services	51,711,551	51,572,864
Other Property and Services	3,624,422	3,429,726
Unallocated	63,424,186	61,884,304
	<u>499,437,937</u>	<u>466,248,725</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

19. FINANCIAL RATIOS

	2016	2015	2014
Current Ratio	0.98	1.01	0.84
Asset Sustainability Ratio	0.55	1.14	1.01
Debt Service Cover Ratio	6.50	9.69	9.47
Operating Surplus Ratio	(0.01)	0.04	0.08
Own Source Revenue Coverage Ratio	0.80	0.74	0.82

The above ratios are calculated as follows:

Current Ratio

$$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets}}$$

Asset Sustainability Ratio

$$\frac{\text{capital renewal and replacement expenditure}}{\text{depreciation expense}}$$

Debt Service Cover Ratio

$$\frac{\text{annual operating surplus before interest and depreciation}}{\text{principal and interest}}$$

Operating Surplus Ratio

$$\frac{\text{operating revenue minus operating expense}}{\text{own source operating revenue}}$$

Own Source Revenue Coverage Ratio

$$\frac{\text{own source operating revenue}}{\text{operating expense}}$$

Notes:

Information relating to the **asset consumption ratio** and the **asset renewal funding ratio** can be found at Supplementary Ratio Information on Page 65 of this document.

Adjustment to Ratios:

Four of the ratios have been distorted due to various circumstances detailed below. The adjusted ratios would be as follows:

	2016	2015	2014
Current Ratio	1.21	1.20	1.62
Debt Service Cover Ratio	n/a	14.31	n/a
Operating Surplus Ratio	n/a	0.17	n/a
Own Source Revenue Coverage Ratio	n/a	0.82	n/a

Current Ratio 30th June 2016

The Current Ratio result for 2016 has been affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. The City intends to convert the Short Term Loan 101 - City Centre Redevelopment of \$2,500,000 into a 5 year interest only loan, with principal repaid at end of 5 years in the next financial year. It is not intended to repay principal of \$2,500,000 within the next 12 months.

The adjusted Current Ratio at 30th June 2016 (excluding these advances from Current Borrowings) is 1.21.

Current Ratio 30th June 2015

The Current Ratio result for 2015 was affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. Loan 101 - City Centre Redevelopment project was being funded by drawing down on the short term liquidity advance which totalled \$2.5m as at 30th June 2015. This loan was intended to be restructured into a 5 year interest only loan with principal repaid at the end of 5 years.

The adjusted Current Ratio at 30th June 2015 (excluding these advances from Current Borrowings) was 1.20.

Current Ratio 30th June 2014

The Current Ratio result for 2014 was affected by the City's Short Term Facility for Loans with the Western Australian Treasury Corporation (WATC) which are reported in Current Borrowings. Several large construction projects were underway and were being funded by drawing down on the short term liquidity advance which totalled \$4.25m as at 30th June 2014. Once the projects were completed these borrowings were to be restructured into a 15 year loan or 5 year interest only loan.

The adjusted Current Ratio at 30th June 2014 (excluding these advances from Current Borrowings) was 1.62.

19. FINANCIAL RATIOS (Continued)

Debt Service Ratio 30th June 2015

The Debt Service Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015. The adjusted Current Ratio at 30th June 2015 (excluding revaluation decrease) was 14.31.

Operating Surplus Ratio 30th June 2015

The Operating Surplus Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015. The adjusted Operating Surplus Ratio at 30th June 2015 (excluding revaluation decrease) was 0.17.

Own Source Revenue Coverage Ratio 30th June 2015

The Own Source Revenue Coverage Ratio result for 2015 was affected by a revaluation decrement of \$6,501,293 which was recognised in profit and loss. This decrement was due to the implementation of Fair Value on Infrastructure assets during this financial year where the carrying amount of a class of asset decreased as a result of the revaluation. This was a significant expense item for year ending 30th June 2015.

The adjusted Own Source Revenue Coverage Ratio at 30th June 2015 (excluding revaluation decrease) was 0.82.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

20. DISPOSALS OF ASSETS - 2015/16 FINANCIAL YEAR

The following assets were disposed of during the year.

	Actual Net Book Value \$	Actual Sale Proceeds \$	Actual Profit \$	Actual Loss \$	Budget Net Book Value \$	Budget Sale Proceeds \$	Budget Profit \$	Budget Loss \$
Land	-	-	-	-	-	-	-	-
Economic Services	-	-	-	-	-	-	-	-
Buildings	-	-	-	-	-	-	-	-
Furniture and Equipment	2,705	5,700	5,700	(2,705)	-	-	-	-
Recreation and Culture	2,705	-	-	(2,705)	-	-	-	-
Other Property and Services	-	5,700	5,700	-	-	-	-	-
Plant and Equipment	293,272	354,596	81,838	(20,514)	407,431	467,200	81,617	(21,848)
Governance	83,789	79,512	1,913	(6,191)	91,534	83,000	4,379	(12,913)
Law, Order, Public Safety	14,673	24,335	9,662	-	66,890	66,000	3,664	(4,554)
Health	31,677	35,216	7,877	(4,338)	34,448	41,000	6,552	-
Education and Welfare	12,222	20,357	8,135	-	12,220	28,000	15,780	-
Community Amenities	41,913	39,006	468	(3,375)	44,488	42,000	1,893	(4,381)
Recreation and Culture	30,280	23,670	-	(6,610)	33,583	35,000	1,417	-
Transport	-	17,273	17,273	-	-	17,000	17,000	-
Economic Services	18,412	22,856	4,444	-	16,874	20,000	3,126	-
Other Property and Services	60,306	92,371	32,066	-	107,394	135,200	27,806	-
	295,977	360,296	87,538	(23,219)	407,431	467,200	81,617	(21,848)

Summary

Profit on Asset Disposals
Loss on Asset Disposals

87,538	81,617
(23,219)	(21,848)
<u>64,319</u>	<u>59,769</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS

(a) Loan Repayments

Particulars	Principal 1-Jul-15 \$	Interest Rate	Maturity Date	New Loans Actual \$	Principal Repayments		Principal 30-Jun-16		Interest Repayments	
					Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Governance										
Loan 99 - Administration Office Renovations	1,000,000	6.25%	25-Jun-25		74,638	74,638	925,362	925,362	67,751	67,973
Education & Welfare										
Loan 96 - Youth Specific Space	213,599	7.53%	19-Jun-23		20,321	20,321	193,278	193,278	17,019	17,107
Loan 100 - Youth Specific Space Stage 2	1,521,312	4.67%	26-Jun-28		-	-	1,521,312	1,521,312	81,084	81,278
Recreation & Culture										
Loan 94 - Wellard Sports Pavilion	327,987	6.38%	04-May-22		38,504	38,505	289,483	289,482	22,101	22,449
Loan 95 - Orelia Oval Pavilion	512,637	7.53%	19-Jun-23		48,770	48,770	463,867	463,867	40,845	41,055
Loan 97 - Orelia Oval Pavilion Stage 2	2,212,711	6.25%	25-Jun-25		165,153	165,153	2,047,558	2,047,558	149,913	150,404
Loan 102 - Resource & Knowledge Centre	7,421,567	4.54%	25-Jun-29		-	-	7,421,567	7,421,567	385,916	386,856
Loan 104 - Recquatic Centre Upgrade	3,350,000	4.05%	26-Jun-30		-	-	3,350,000	3,350,000	160,664	154,000
Loan 105 - Bertram Community Centre	1,296,840	3.25%	27-Mar-30		-	-	1,296,840	1,296,840	51,251	50,850
Loan 106 - Calista Destination Park	-	3.14%	24-Jun-31	1,700,000	-	-	1,700,000	1,700,000	1,227	-
New - Darius Wells Building Solar Panels	-				-	-	-	191,360	-	-
Transport										
Loan 92 - Sulphur Road Bridge	87,880	5.94%	19-Oct-15		87,880	87,880	-	-	1,962	3,003
Loan 98 - Industrial Area Streetscape	1,350,000	6.25%	25-Jun-25		100,761	100,762	1,249,239	1,249,238	91,464	91,763
Loan 101 - City Centre Redevelopment **	2,500,000	2.18%	27-Sep-16		-	-	2,500,000	2,500,000	76,376	75,000
Economic Services										
Loan 93 - DOE Building	68,351	5.94%	19-Oct-15		68,351	68,351	-	-	1,526	2,336
Self Supporting Loans	21,862,884			1,700,000	604,378	604,380	22,958,506	23,149,864	1,149,099	1,144,074
Recreation & Culture										
Loan 90 - Kwinana Bowling Club *	29,996	6.42%	30-Apr-16		29,996	29,996	-	-	1,232	1,576
Loan 103 - Kwinana Golf Club Refurbishment *	334,010	4.07%	26-Jun-23		36,106	36,106	297,904	297,904	15,356	15,409
	364,006				66,102	66,102	297,904	297,904	16,588	16,985
	22,226,890			1,700,000	670,480	670,482	23,256,410	23,447,768	1,165,687	1,161,059
Principal Repayments - Debentures					670,480	670,482				
Liquidity Advance Repayments					-	-				
					670,480	670,482				

(*) Self supporting loan financed by payments from third parties.

(**) Short Term Facility Loans

All other loan repayments were financed by general purpose revenue.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS (Continued)

(a) Loan Repayments (Continued)

Note:

It is the City's intention to restructure the debenture for Loan 101 - City Centre redevelopment during the coming period in line with the 2016/2017 Adopted Budget (refer note 7 of Annual Budget 2016/2017).

During budget 2016/2017 the City intends to convert the Short Term Loan 101 - City Centre Redevelopment of \$2,500,000 into a 5 year interest only loan, with principal repaid at end of 5 years. This will not effect the cash position of the City. The result of the transaction is nil as the drawing a new loan for \$2,500,000 will be offset with the principal liquidity advance repayment of \$2,500,000.

The City has a \$12,578,433 Short Term Loan Facility with Western Australian Treasury Corporation (WATC). As at 30th June 2016 the facility was drawn to \$2,500,000 for Loan 101 - City Centre Redevelopment.

The current Short Term Facility with WATC expires on the 30th June 2017. A full review will be completed to determine the ongoing requirement of this facility with regard to future anticipated borrowings within the City's Long Term Financial Plan.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

21. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2015/16

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Actual Interest & Charges	Actual Interest Rate	Amount Used		Balance Unspent \$
	Actual	Budget						Actual	Budget	
Loan 106 - Calista Destination Park	1,700,000	1,700,000	WA Treasury	Debenture	15	444,731	3.14%	1,700,000	1,700,000	-
New - Darius Wells Building Solar Panels	-	191,360	WA Treasury	Debenture	15	-	-	-	191,360	-
	1,700,000	1,891,360				444,731		1,700,000	1,891,360	-

(c) Unspent Debentures

Particulars	Date Borrowed	Balance 1-Jul-15 \$	Borrowed During Year \$	Expended During Year \$	Liquidity Repayment \$	Balance 30-Jun-16 \$
Loan 99 - Administration Office Renovations	25-Jun-10	94,436	-	31,731	-	62,705
		94,436	-	31,731	-	62,705

(d) Overdraft

The City has no overdraft facility during the reporting period.

(e) Self Supporting Loans

Particulars	Principal 1-Jul-15 \$	New Loans \$	Principal Repayments		Principal 30-Jun-16		Interest Repayments	
			Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
Recreation & Culture								
Loan 90 - Kwinana Bowling Club	30,166		30,166	30,166	-	-	1,155	1,483
Loan 103 - Golf Club Refurbishment	334,010		36,106	36,106	297,904	297,904	15,356	13,455
	364,176	-	66,272	66,272	297,904	297,904	16,511	14,938

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22. RATING INFORMATION - 2015/16 FINANCIAL YEAR

(a) Rates

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rates \$	Budget Total Revenue \$
Differential General Rate									
Gross rental value valuations									
Improved Residential	0.07090	9,505	164,440,828	11,658,854	1,046,598	12,705,452	11,658,855	1,020,350	12,679,205
Vacant Residential	0.17450	582	8,342,505	1,455,767	283,549	1,739,316	1,455,767	-	1,455,767
Improved Special Rural	0.06199	712	16,742,680	1,037,879	7,310	1,045,189	1,037,879	-	1,037,879
Light Industrial and Commercial	0.08817	151	22,840,315	2,013,831	(35,791)	1,978,040	2,013,831	-	2,013,831
General Industry and Service Commercial	0.07510	311	33,179,469	2,491,778	20,866	2,512,644	2,491,778	-	2,491,778
Large Scale General Industry and Service Commercial	0.07792	47	50,218,935	3,913,059	164,462	4,077,521	3,913,059	-	3,913,059
Improved Value (UV)									
General Industrial	0.03464	3	121,200,000	4,198,368	-	4,198,368	4,198,368	-	4,198,368
Rural	0.00450	188	182,787,000	822,542	(24,210)	798,332	822,542	-	822,542
Mining	0.00770	13	27,291,000	210,141	11,757	221,898	210,141	-	210,141
Urban/Urban Deferred	0.00594	294	229,856,000	1,365,345	(428,260)	937,085	1,365,345	-	1,365,345
Sub-Totals		11,806	856,898,732	29,167,564	1,046,281	30,213,845	29,167,565	1,020,350	30,187,915

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22. RATING INFORMATION - 2015/16 FINANCIAL YEAR (Continued)

(a) Rates

	Minimum \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Total Revenue \$	Budget Rate Revenue \$	Budget Interim Rates \$	Budget Total Revenue \$
Minimum Payment									
Gross rental value valuations									
Improved Residential	916	2,655	31,262,248	2,431,980	-	2,431,980	2,431,980	-	2,431,980
Vacant Residential	916	1,117	5,038,102	1,023,172	-	1,023,172	1,023,172	-	1,023,172
Improved Special Rural	916	5	68,260	4,580	-	4,580	4,580	-	4,580
Light Industrial and Commercial	1190	19	168,058	22,610	-	22,610	22,610	-	22,610
General Industry and Service Commercial	1190	36	287,043	42,840	-	42,840	42,840	-	42,840
Large Scale General Industry and Service Commercial	1190	0	-	-	-	-	-	-	-
Unimproved value valuations									
General Industrial	1190	0	-	-	-	-	-	-	-
Rural	916	11	1,453,000	10,076	-	10,076	10,076	-	10,076
Mining	1190	1	15,000	1,190	-	1,190	1,190	-	1,190
Urban/Urban Deferred	1190	72	13,589,600	85,680	-	85,680	85,680	-	85,680
Sub-Totals		3,916	51,881,311	3,622,128	-	3,622,128	3,622,128	-	3,622,128
Total amount raised from general rate		15,722	908,780,043	32,789,692	1,046,281	33,835,973	32,789,693	1,020,350	33,810,043
Specified Area Rates (Note 24)				-	-	-	-		-
Totals		15,722	908,780,043	32,789,692	1,046,281	33,835,973	32,789,693	1,020,350	33,810,043

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

22 RATING INFORMATION - 2015/16 FINANCIAL YEAR (Continued)

(b) Information on Surplus/(Deficit) Brought Forward

	2016 (30 June 2016 Carried Forward) \$	2016 (1 July 2015 Brought Forward) \$	2015 (30 June 2015 Carried Forward) \$
Net Current Assets			
Surplus/(Deficit) 1 July brought forward	<u>2,844,089</u>	<u>2,917,706</u>	<u>2,917,706</u>
<u>Comprises:</u>			
Current Assets			
Cash and cash equivalents			
Cash - Unrestricted	8,356,933	12,026,189	12,026,189
Cash - Restricted (Reserves)	46,938,076	41,880,825	41,880,825
Cash - Restricted (Unspent Loan Funds)	62,705	94,436	94,436
Receivables			
Rates - Current	1,590,578	1,429,979	1,429,979
Sundry Debtors	1,139,002	508,044	508,044
GST Receivable	554,076	531,719	531,719
Accrued Receivables - Current	410,710	676,467	676,467
Loans - Clubs/Institutions	37,590	66,272	66,272
Inventories			
Inventories	<u>26,162</u>	<u>20,926</u>	<u>20,926</u>
	<u>59,115,832</u>	<u>57,234,857</u>	<u>57,234,857</u>
Less:			
Current Liabilities			
Trade and Other Payables			
Sundry Creditors	(4,674,862)	(5,019,833)	(5,019,833)
Bond and Deposit Creditors	(3,408,346)	(5,628,468)	(5,628,468)
Accrued Expenses	(279,827)	(259,596)	(259,596)
Accrued Interest on Loans	(16,802)	(18,206)	(18,206)
Accrued Salaries and Wages	(853,535)	(592,114)	(592,114)
Income in Advance	-	(757,401)	(757,401)
Current portion of long term borrowings			
Secured by Floating Charge	(3,105,457)	(3,170,480)	(3,170,480)
Provisions			
Provision for Annual Leave	(2,018,318)	(1,805,544)	(1,805,544)
Provision for Long Service Leave	(1,894,170)	(1,739,871)	(1,739,871)
Provision for Sick Leave	(512,969)	(452,541)	(452,541)
Provision for Rostered Day Off	(117,370)	(100,655)	(100,655)
Purchased Leave Scheme	<u>(2,979)</u>	<u>(2,941)</u>	<u>(2,941)</u>
	<u>(16,884,635)</u>	<u>(19,547,650)</u>	<u>(19,547,650)</u>
Unadjusted net current assets	<u>42,231,197</u>	<u>37,687,207</u>	<u>37,687,207</u>
<u>Adjustments</u>			
Less:			
Cash - Restricted (Unspent Loan Funds)	(62,705)	(94,436)	(94,436)
Cash - Restricted (Reserves)	(46,938,076)	(41,880,825)	(41,880,825)
Loans - Clubs/Institutions	<u>(37,590)</u>	<u>(66,272)</u>	<u>(66,272)</u>
	<u>(47,038,371)</u>	<u>(42,041,533)</u>	<u>(42,041,533)</u>
Add:			
Current Loan Liability - Secured by Floating Charge	3,105,457	3,170,480	3,170,480
Current Provisions	<u>4,545,806</u>	<u>4,101,552</u>	<u>4,101,552</u>
	<u>7,651,263</u>	<u>7,272,032</u>	<u>7,272,032</u>
Adjusted net current assets - Surplus/(Deficit)	<u>2,844,089</u>	<u>2,917,706</u>	<u>2,917,706</u>

There was no difference between the Surplus/(Deficit) 1 July 2015 Brought Forward position used in the 2015 audited financial report and the Surplus/(Deficit) Carried Forward position as disclosed in the 2015 audited financial report.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

23. SPECIFIED AREA RATE - 2015/2016 FINANCIAL YEAR

The City did not levy Specified Area Rates for this period.

24. SERVICE CHARGES - 2015/2016 FINANCIAL YEAR

The City had no services charges for this period.

25. DISCOUNTS, INCENTIVES, CONCESSIONS, & WRITE-OFFS - 2015/2016 FINANCIAL YEAR

(a) Write-Offs

Disc %	Type	Total Cost/ Value \$	Budget Cost/ Value \$
	Write-off	26,802	25,350

(b) Incentives

Ratepayers who paid their rates in full by the 2nd October 2015 were entered into a draw for the following incentive prize:

City of Kwinana	5 x \$1,000 Cash Prizes from City of Kwinana
Bendigo Bank	1 x \$500 bank account with Bendigo Bank
Kwinana Recquatic	5 x 3 month Gold Memberships Total Value \$372 each
West Australian Symphony Orchestra	2 x WA Symphony Orchestra (WASO) double passes to "Beethoven

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR

An interest rate of 11% was charged on all rate payments which were late.

The option plans available to ratepayers for payment of their rates were:

Option 1 - Full Payment

Full amount of rates and charges including arrears to be paid on or before 2 October 2015.

Option 2 - 2 Instalments

Two equal instalments - commencing 2 October, 2015 followed by 12 February, 2016

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of \$7.20

All arrears are included with the first instalment.

Option 3 - 4 Instalments

Four equal instalments - commencing 2 October, 2015 followed by 4 December, 2015
12 February, 2016 and 15 April, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of \$21.60

All arrears are included with the first instalment.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR (Continued)

Option 4 - Direct Debit Fortnightly

20 fortnightly instalments - commencing 2 October, 2015 and finalised on 24 June, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of 26c per transaction

See table below for payment dates

Option 5 - Direct Debit Weekly

39 weekly instalments - commencing 2 October, 2015 and finalised on 24 June, 2016.

The cost of this instalment plan is an interest charge of 5.5% together with an administration charge of 26c per

See following table for payment dates.

PAYMENT DATES				
<i>Payment Number</i>		<i>Weekly Payment Dates</i>		<i>Fortnightly Payment Dates</i>
1		2 October 2015		2 October 2015
2		9 October 2015		16 October 2015
3		16 October 2015		30 October 2015
4		23 October 2015		13 November 2015
5		30 October 2015		27 November 2015
6		6 November 2015		11 December 2015
7		13 November 2015		25 December 2015
8		20 November 2015		8 January 2016
9		27 November 2015		22 January 2016
10		4 December 2015		5 February 2016
11		11 December 2015		19 February 2016
12		18 December 2015		4 March 2016
13		25 December 2015		18 March 2016
14		1 January 2016		1 April 2016
15		8 January 2016		15 April 2016
16		15 January 2016		29 April 2016
17		22 January 2016		13 May 2016
18		29 January 2016		27 May 2016
19		5 February 2016		10 June 2016
20		12 February 2016		24 June 2016
21		19 February 2016		
22		26 February 2016		
23		4 March 2016		
24		11 March 2016		
25		18 March 2016		
26		25 March 2016		
27		1 April 2016		
28		8 April 2016		
29		15 April 2016		
30		22 April 2016		
31		29 April 2016		
32		6 May 2016		
33		13 May 2016		
34		20 May 2016		
35		27 May 2016		
36		3 June 2016		
37		10 June 2016		
38		17 June 2016		
39		24 June 2016		

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

26. INTEREST CHARGES AND INSTALMENTS - 2015/2016 FINANCIAL YEAR (Continued)

The total revenue from the imposition of interest and administration charge for these options is dissected as follows

	Rate %	Admin. Charge \$	Revenue \$	Budgeted Revenue \$
Interest on Instalments Plan	5.50		239,606	240,000
Interest on Pensioner Deferment			15,031	27,500
Interest on Unpaid Rates	11.00		258,017	230,000
Total Other Interest Earnings			512,654	497,500
Charges on Instalment Plan		7.20	89,157	90,000
			601,811	587,500

27. FEES & CHARGES

	2016 Actual \$	2015 Actual \$
General Purpose Funding	152,960	154,519
Governance	43,055	34,242
Law, Order, Public Safety	145,079	143,593
Health	137,685	209,145
Education & Welfare	1,035,324	711,084
Community Amenities	7,436,273	6,586,461
Recreation & Culture	1,685,743	826,456
Economic Services	821,966	978,319
Other Property & Services	283,184	373,367
	<u>11,741,269</u>	<u>10,017,186</u>

During the 15/16 year the City adopted changes to the amount of the fees or charges from the original adopted budget. For details of the amendments refer to Ordinary Council Meeting 13th April 2016 resolution number 161 & Ordinary Council Meeting 11th May 2016 resolution number 197.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

28. GRANT REVENUE

Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:

	2016 Actual \$	2015 Actual \$
By Nature and Type:		
Operating Grants, Subsidies and Contributions		
General Purpose Funding	1,589,887	1,585,262
Governance	-	50,000
Law, Order, Public Safety	296,172	229,863
Health	60,831	72,427
Education & Welfare	5,547,105	5,733,504
Community Amenities	3,893,694	10,781,546
Recreation and Culture	471,169	409,294
Transport	259,214	262,501
Other Property & Services	1,391	-
	<u>12,119,463</u>	<u>19,124,397</u>
Non-operating Grants, Subsidies and Contributions		
Governance	9,814	-
Law, Order, Public Safety	135,000	46,855
Community Amenities	4,824	-
Recreation and Culture	1,161,691	990,564
Transport	32,904,555	16,283,341
	<u>34,215,884</u>	<u>17,320,760</u>
	<u>46,335,347</u>	<u>36,445,157</u>

29. EMPLOYEE NUMBERS

	2016 Actual \$	2015 Actual \$
The number of full-time equivalent Employees at balance date	<u>239</u>	<u>237</u>

30. ELECTED MEMBERS REMUNERATION

	2016 Actual \$	2016 Budget \$	2015 Actual \$
The following fees, expenses and allowances were paid to council members and/or the mayor.			
Mayoral Allowance	87,550	87,550	87,550
Deputy Mayor Allowance	21,888	21,888	21,888
Meeting Fees	262,650	262,650	262,650
ICT Allowance	28,000	28,000	17,721
Members Telephone	-	-	4,436
Computer Services	-	-	3,465
Taxi Charges	501	200	638
Travelling Expenses	2,332	8,000	4,616
	<u>402,921</u>	<u>408,288</u>	<u>402,964</u>

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT

The City's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk and interest rate risk. The City's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the City.

The City does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

The City held the following financial instruments at balance date:

	2016		2015	
	Carrying Value	Net Fair Value	Carrying Value	Net Fair Value
	\$	\$	\$	\$
Financial Assets				
Cash and Cash Equivalents	55,357,714	55,357,714	54,001,450	54,001,450
Trade and Other Receivables	8,040,310	8,040,310	7,861,928	7,861,928
	63,398,024	63,398,024	61,863,378	61,863,378
Financial Liabilities				
Trade and Other Payables	30,868,372	30,868,372	33,910,618	33,910,618
Long Term Borrowings	23,256,410	16,055,870	22,226,890	15,436,012
	54,124,782	46,924,242	56,137,508	49,346,630

Fair Value is determined as follows:

- Cash and Cash Equivalents, Receivables and Payables - estimated to the carrying value which approximates net market value.
- Borrowings - estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles.

(a) Cash and cash equivalents

The City's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash and investment portfolio with the assistance of independent advisers.

Cash are also subject to interest rate risk - the risk that movements in interest rates could effect returns.

Another risk associated with cash is credit risk - the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to the City.

The City manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. The City also seeks advice from independent advisers.

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT (Continued)

Interest Rate Sensitivity Analysis

At 30 June 2015, the effect on profit and equity as a result of changes in the interest rate, with all other variables remaining constant, would be as follows:

	2016	2015
	\$	\$
Impact of a 2% movement in interest rates on cash and cash investments:		
Equity	1,107,154	1,080,029
Statement of Comprehensive Income	1,107,154	1,080,029

Sensitivity percentages based on management's expectation of future possible market movements.

Recent market volatility has seen large market movements for certain types of investments.

(b) Receivables

The City's major receivables comprise rates and annual charges and user charges and fees. The major risk associated with these receivables is credit risk - the risk that the debts may not be repaid. The City manages this risk by monitoring outstanding debt and employing debt recovery policies. It also encourages ratepayers to pay rates by due date through incentives. Further the City offers instalment repayment options for ratepayers.

Credit risk on rates and annual charges is minimised by the ability of the City to recover these debts as a secured charge over the land - that is, the land can be sold to recover the debt. The City is also able to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment.

The level of outstanding receivables is reported to Council monthly as part of Financial Activity reports. Receivables are reported to the Executive Team monthly and benchmarks are set and monitored for acceptable collection performance.

The City makes suitable provision for doubtful receivables as required.

There are no material receivables that have been subject to a re-negotiation of repayment terms.

The profile of the City's credit risk at balance date was:

	2016	2015
	%	%
Percentage of Rates and Annual Charges:		
Current	27%	27%
Overdue	73%	73%
Percentage of Other Receivables:		
Current	94%	94%
Overdue	6%	6%

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

31. FINANCIAL RISK MANAGEMENT (Continued)

**(c) Payables
Borrowings**

Payables and borrowings are both subject to liquidity risk - that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. The City manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of the City's Payables and Borrowings are set out in the Liquidity Sensitivity Table below:

	2016 \$	2015 \$
Trade and Other Payables		
Less than 6 months	7,055,491	8,053,735
6 months to 1 year	1,407,529	2,479,759
1-5 years	12,147,852	13,399,624
Over 5 years	10,257,500	9,977,500
	<u>30,868,372</u>	<u>33,910,618</u>
	2016 \$	2015 \$
Borrowings		
Less than 6 months	901,817	961,876
6 months to 1 year	899,479	3,359,404
1-5 years	11,593,202	7,099,898
Over 5 years	18,746,850	19,791,179
	<u>32,141,348</u>	<u>31,212,357</u>

Borrowings are also subject to interest rate risk - the risk that movements in interest rates could adversely affect funding costs. The City manages this risk by borrowing long term and fixing the interest rate to the situation considered the most advantageous at the time of negotiation.

The following table sets out the carrying amount, by maturity, of the financial instruments exposed to interest rate risk:

	Weighted Average Effective Interest Rate			
	2016 %	2015 %		
Borrowings	4.46	4.70		
	Fixed Interest Rate Maturing Within 1			
<u>2016</u>	Year \$	1 to 5 years \$	> 5 years \$	Total \$
Borrowings	2,500,000	-	20,756,410	23,256,410
	Fixed Interest Rate Maturing Within 1			
<u>2015</u>	Year \$	1 to 5 years \$	> 5 years \$	Total \$
Borrowings	2,686,227	-	19,540,663	22,226,890

**NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2016**

32. CONTRIBUTED INFRASTRUCTURE ASSETS

The details of infrastructure assets contributed to the City by developers for prior financial years and the current financial year are:

	Replacement Value	Accum Depn	WDV Value
Current Year			
Road Asset Valuations	18,466,330	-	18,466,330
Footpath Asset Valuations	4,514,222	-	4,514,222
Drainage Asset Valuations	6,033,391	-	6,033,391
Parks and Ovals Asset Valuations	383,518		383,518
	<u>29,397,461</u>	<u>-</u>	<u>29,397,461</u>
Prior Year			
	Replacement Value	Accum Depn	WDV Value
Road Asset Valuations	9,600,451	-	9,600,451
Footpath Asset Valuations	1,986,332	-	1,986,332
Drainage Asset Valuations	2,250,960	-	2,250,960
	<u>13,837,743</u>	<u>-</u>	<u>13,837,743</u>

33. SUBSEQUENT EVENTS

There have been no significant events of a material nature to report since the end of the financial year.

INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

REPORT ON THE FINANCIAL REPORT

We have audited the accompanying financial report of the City of Kwinana, which comprises the statement of financial position as at 30 June 2016, statement of comprehensive income by nature or type, statement of comprehensive income by program, statement of changes in equity, statement of cash flows and the rate setting statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and the statement by Chief Executive Officer.

Management's Responsibility for the Financial Report

Management is responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards, the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended) and for such internal control as Management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Council, as well as evaluating the overall presentation of the financial report.

We believe the audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial report of the City of Kwinana is in accordance with the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended), including:

- a) giving a true and fair view of the City's financial position as at 30 June 2016 and of its financial performance and its cash flows for the year ended on that date; and
- b) complying with Australian Accounting Standards (including Australian Accounting Interpretations).

**INDEPENDENT AUDITOR'S REPORT
TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)**

Report On Other Legal and Regulatory Requirements

During the course of the audit we became aware of two instances where the Council did not comply with the Local Government (Financial Management) Regulations 1996 (as amended).

List of Accounts

The list of payments for the month of April 2016 were not presented to Council in the required timeframe as required by Financial Management Regulation 13 (3)(A).

Monthly Statement of Financial Activity

The monthly statement of financial activity for the months of October 2015 and January 2016 were not presented to Council within 2 months as required by Financial Management Regulation 34A(4)(A).

In accordance with the Local Government (Audit) Regulations 1996, we also report that:

- a) There are no matters that in our opinion indicate significant adverse trends in the financial position or the financial management practices of the City.
- b) Except as noted above, no other matters indicating non-compliance with Part 6 of the Local Government Act 1995 (as amended), the Local Government (Financial Management) Regulations 1996 (as amended) or applicable financial controls of any other written law were noted during the course of our audit.
- c) In relation to the Supplementary Ratio Information presented at page 65 of this report, we have reviewed the calculations as presented and nothing has come to our attention to suggest they are not:
 - i) reasonably calculated; and
 - ii) based on verifiable information.
- d) All necessary information and explanations were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit

MOORE STEPHENS
CHARTERED ACCOUNTANTS



DAVID TOMASI
PARTNER

DATE: 9 November 2016
PERTH, WA

SUPPLEMENTARY RATIO INFORMATION

FOR THE YEAR ENDED 30 JUNE 2016

RATIO INFORMATION

The following information relates to those ratios which only require attestation they have been checked and are supported by verifiable information. It does not form part of the audited financial report.

	2016	2015	2014
Asset consumption ratio	0.80	0.81	0.54
Asset renewal funding ratio	0.99	0.69	0.72

The above ratios are calculated as follows:

Asset consumption ratio	$\frac{\text{depreciated replacement costs of assets}}{\text{current replacement cost of depreciable assets}}$
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Asset renewal funding ratio	$\frac{\text{NPV of planning capital renewal over 10 years}}{\text{NPV of required capital expenditure over 10 years}}$
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16.10 City's Systems and Procedures Audit 2016

SUMMARY:

To present the comprehensive report and findings of the biennial systems and procedures audit detailed in Attachment A. The purpose of the audit is to satisfy the requirements of Regulation 17 of the Local Government (Audit) Regulations 1996 by reviewing the appropriateness and effectiveness of the City's systems and procedures in relation to:

- Risk management;
- Internal controls; and
- Legislative compliance.

OFFICER RECOMMENDATION:

That the Audit Committee receives the report as detailed in Attachment A, outlining the results of the biennial systems and procedures audit, conducted by Moore Stephens, as required by Regulation 17 of the *Local Government (Audit) Regulations 1996*.

DISCUSSION:

At its meeting of 24 August 2016, Council appointed Moore Stephens to conduct the biennial systems and procedures audit. The Chief Executive Officer is to comply with Regulation 17 of the Local Government (Audit) Regulations 1996 in reviewing certain systems and procedures in relation to:

- (a) risk management;
- (b) internal control; and
- (c) legislative compliance.

A local government is to carry out a 'systems and procedures' audit at least once every two years, with the audit completed by 31 December 2016. The Department of Local Government has provided a guideline outlining the scope that should be carried out when conducting the systems and procedures audit (refer to Attachment B) and in particular a list of issues that should be considered for inclusion of the audit are outlined in Appendix 3 of the Guideline. After carrying out a systems and procedures audit the local government is to prepare an audit report in a form approved by the Minister. The local government's audit committee is to review the audit report and is to provide the results of that review to council.

Moore Stephens provided a report in accordance with the Regulations which is attached for consideration.

The recommendations outlined in the Chief Executive Officers report, as prepared by Moore Stephens, have been forwarded to the relevant officers for consideration and a response required. Responses to the recommendations will be presented to the Audit Committee at the time of the meeting due to the agenda deadline.

16.10 CITY'S SYSTEMS AND PROCEDURES AUDIT 2016

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

7.3. Appointment of auditors

- (1) *A local government is to, from time to time whenever such an appointment is necessary or expedient, appoint* a person, on the recommendation of the audit committee, to be its auditor.*

Local Government (Audit) Regulations 1996**17. CEO to review certain systems and procedures**

- (1) *The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to —*
- (a) risk management; and*
 - (b) internal control; and*
 - (c) legislative compliance.*
- (2) *The review may relate to any or all of the matters referred to in subregulation (1)(a), (b) and (c), but each of those matters is to be the subject of a review at least once every 2 calendar years.*
- (3) *The CEO is to report to the audit committee the results of that review.*

FINANCIAL/BUDGET IMPLICATIONS:

An amount of \$12,000 has been included in the 2016/2017 budget in account 400058.1106.60 – Audit Fees.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Corporate Business Plan 2016-2021

- Objective 5.1 An active and engaged local government, focussed on achieving the community's vision.
 - Strategy 5.1.6 Retain Quality Accreditation and participate in relevant benchmarking opportunities.

16.10 CITY'S SYSTEMS AND PROCEDURES AUDIT 2016

RISK IMPLICATIONS:

If the City does not carry out the audit by 31 December 2016 it will not comply with legislative requirements. This audit will play a valuable role in reducing risk and improving practices relating to internal control, risk management and legislative compliance.

Risk Event	Not complying with legislated requirements by failing to conduct the biennial systems and procedures audit
Risk Theme	Non-compliance with legislation
Risk Effect/Impact	Compliance impact
Risk Assessment Context	Compliance
Consequence	Major
Likelihood	Unlikely
Rating (before treatment)	Moderate
Risk Treatment in place	Legislative compliance (mitigate the risk)
Response to risk treatment required/in place	Conduct systems and procedures audit in accordance with Regulation 17 of the Local Government (Audit) Regulations 1996
Rating (after treatment)	Low

COUNCIL DECISION

387

MOVED CR S MILLS**SECONDED CR S LEE**

That the Audit Committee receives the report as detailed in Attachment A, outlining the results of the biennial systems and procedures audit, conducted by Moore Stephens, as required by Regulation 17 of the *Local Government (Audit) Regulations 1996*.

**CARRIED
7/0**



Report on a Review of Risk Management, Legislative Compliance and Internal Controls

City of Kwinana

November 2016

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1.0 Background

1.1 Scope of Services

The City of Kwinana engaged Moore Stephens to provide the following services in relation to the requirements of Regulation 17 of the Local Government (Audit) Regulations 1996:

- To undertake a high level review of the risk management systems policies, procedures and plans in place at the City;
- To evaluate the financial internal control systems and procedures at the City;
- To evaluate the operational internal control systems and procedures at the City;
- To assess systems and processes for maintaining legislative compliance;
- Develop a 'gap analysis' of any improvements identified during this assessment; and
- To provide in our report recommendations, identified during our assessment of the systems and procedures, relating to risk management, internal audit and legislative compliance to assist the Chief Executive Officer assess the appropriateness and effectiveness of these systems and procedures.

1.2 Review Required by Legislation

The *Local Government (Audit) Regulations 1996, Regulation 17*, requires the following:

1. *The CEO is to review the appropriateness and effectiveness of a local government's systems and procedures in relation to:*
 - a) *risk management; and*
 - b) *internal control; and*
 - c) *legislative compliance.*
2. *The review may relate to any or all of the matters referred to in sub regulation (1) (a), (b) and (c), but each of those matters is to be the subject of a review at least once every 2 calendar years.*
3. *The CEO is to report to the audit committee the results of that review.*

This review was undertaken in response to *Regulation 17* and our report is prepared for the Chief Executive Officer (CEO) to assist with the task of achieving compliance with the legislation.

In accordance with *Regulation 16(c)* of the Audit Regulations, the Audit Committee is required to review a report prepared by the CEO, and then report to the Council the results of the Committee's review, at the same time, attaching a copy of the CEO's report.

Operational Guidelines prepared by the Department of Local Government and Communities (Audit in Local Government, number 09 September 2013) provides some background to general outcomes of the review. An extract of the relevant content of the operational guidelines has been reproduced at Appendix A.

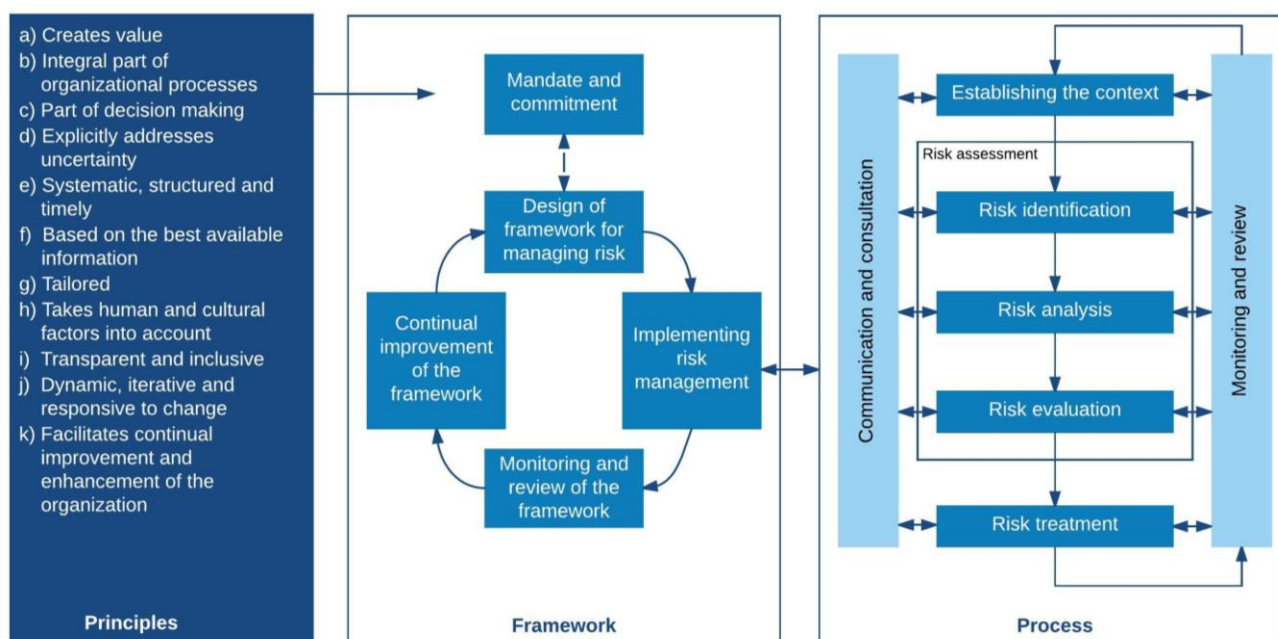
2.0 Introduction

2.1 Review Methodology

The primary goal of this review is to assist the CEO of the City of Kwinana to establish the appropriateness and effectiveness of the City of Kwinana's systems and procedures in relation to risk management, legislative compliance and internal controls.

The Australian Standard for Risk Management (ISO 31000) outlines three components in the application of risk management being Principles, Framework and Process as set out in Diagram 1 below. Internal controls are part of risk treatment, within the risk management process, and legislative non-compliance is one of the risks that would be identified as part of applying the risk management process.

Diagram 1. Risk Management Principles, Framework and Process



Source: (Standards Australia/Standards New Zealand, 2009)

In undertaking our review, we have applied the ISO 31000 framework component, as set out above, to each of the three review topics (risk management, internal controls and legislative compliance). This involves a review that incorporates the five framework components, these being mandate and commitment, framework design, implementation, monitoring and continuous improvement as follows:

- Identify the extent of commitment and mandate to the principles;
- Establish an appropriate framework for each review component (risk management, legislative compliance and internal controls) after considering the overall context in which the review occurs;
- Assess the appropriate framework against the current framework;
- Assess the implementation of the current framework;
- Assess the degree of monitoring of the current framework and its effectiveness;
- Assess the gaps (if any) between the current framework and the identified appropriate framework and document improvements; and
- Report on the appropriateness and effectiveness of current systems and procedures.

3.0 Review Context

3.1 The Review Context at the City of Kwinana

It is important to understand the external and internal context in which the City of Kwinana operates relative to risk, the internal control environment and the task of legislative compliance. That is, to understand the environment in which the City seeks to achieve its strategic objectives. The external and internal influences identified during the review are set out below:

External Factors	Internal Factors
Increasing community expectations in relation to service levels and service delivery	The objectives and strategies contained in the Council's current Strategic Community Plan
Rapid changes in information technology changing the service delivery environment	The timing and actions contained in the Council's Corporate Business Plan
Increased compliance requirements due to Government Policy and Legislation	The current organisational size, structure, activities and location
Cost shifting by Federal and State Governments	The current human resourcing levels and turnover rate
Reducing external funding for infrastructure and operations	The current financial capacity
Land developments within the district	The maintenance of corporate records

A number of the above factors will influence the City's appetite for risk, being the level of risk the organisation is willing to retain or pursue through the setting of risk criteria and Policy.

Understanding risk appetite helps determine the level of acceptable/unacceptable risk in relation to breaches of legislation and controls and the extent additional controls are required to treat risk.

As a public body, there is an inherent expectation the City will maintain a low appetite for the risk of non-compliance with legislation and Policy in order to maintain the organisation's reputation and to protect public funds from loss or misappropriation.

The appetite for risk in relation to service delivery, finance, health, safety and the environment is considered to be 'low to medium', requiring treatment with effective controls. Where the level of risk is considered 'high' or 'extreme', additional controls are required to reduce the level of risk. In circumstances where the level of risk cannot be reduced below that of 'high', close monitoring of risk controls is required to ensure these controls remain effective.

4.0 Executive Summary

4.1 Risk Management

The City of Kwinana has over the last two years significantly progressed and developed its risk management processes.

4.1.1 Appropriateness

At present, there exists an entity wide documented risk management Policy to guide the implementation of risk management across the City of Kwinana. Considering the size, resources, operations and the context in which the City of Kwinana operates, a single documented risk management Policy is considered appropriate to uniformly support decision making and document the organisations response to risks.

4.1.2 Effectiveness

Currently the entity wide risk management framework is not being consistently applied throughout the organisation with a different framework being applied for different risk assessments. Risk management processes continue to be developed and improved which is important in ensuring their effectiveness. A lack of significant adverse risk events is not considered an appropriate indicator of the effectiveness of current practices.

4.1.3 Improvements

Improvements to risk management practices and policies are set out in detail in the Improvement Plan at Section 9.0 Gap Analysis. Key improvements are summarised as follows:

- Modification of the risk assessment and acceptance criteria, defined within the Risk Management Policy, to be relative to the context of the risk assessment. This will enable the same criteria to be utilised for entity level risk assessments and all other risk assessments, avoiding the need to redefine the risk assessment framework for each risk assessment; and
- The uniform implementation of the documented risk management procedures across the organisation and business processes of the City of Kwinana.

4.0 Executive Summary (Continued)

4.2 Internal Control

The City sets a high standard for quality with ISO9000 certification which requires a high level of internal control to be maintained and routinely reviewed.

4.2.1 Appropriateness

Considering the size, resources, operations and the internal/external context in which the City of Kwinana operates and subject to the implementation of the improvements as outlined in this report, the internal control framework, procedures and systems are considered appropriate.

4.2.2 Effectiveness

Considering the results of the monitoring and compliance practices undertaken by the City of Kwinana, the current internal control framework, procedures and systems are considered to be generally operating effectively with the exceptions noted and detailed within this report.

4.2.3 Improvements

Recommended improvements to the current framework, procedures and systems for internal controls are set out in Section 9.0 Gap Analysis and summarised as follows:

- That a number of Council policies be reviewed and amended where appropriate; and
- The Code of Conduct be amended to include volunteers and contractors.

4.0 Executive Summary (Continued)

4.3 Legislative Compliance

As with internal controls, maintaining a high quality standard requires a high level of legislative compliance to be maintained.

4.3.1 Appropriateness

Whilst current procedures and processes are considered appropriate, with a low risk appetite for breaches of legislation, a documented legislative compliance strategy would also be considered appropriate to reduce the risk of legislative compliance breaches and enhance a self-reporting approach to legislative compliance. The City is yet to establish a legislative compliance strategy.

Presently, the City completes the Annual Compliance Audit Return in relation to compliance with the *Local Government Act 1995*.

4.3.2 Effectiveness

Maintaining legislative compliance is heavily reliant on the knowledge, experience and commitment of the CEO and senior staff to identify and prevent breaches of legislation. As a consequence, staff turnover, competing priorities and variations in workloads can have a significant negative impact on legislative compliance. Therefore, one of the most important controls in maintaining legislative compliance is a motivated, stable, experienced and knowledgeable senior management group.

In the instances where the effectiveness was able to be assessed, the current legislative compliance control procedures and systems, are considered to be operating effectively.

There have been no significant compliance breaches noted. One non-compliance matter was identified in the 2014 Annual Compliance Audit Return and one in the 2015 Annual Compliance Audit Return.

4.3.3 Improvements

Improvements to the current framework, procedures and systems for legislative compliance are set out in Section 9.0 Gap Analysis, and summarised as follows:

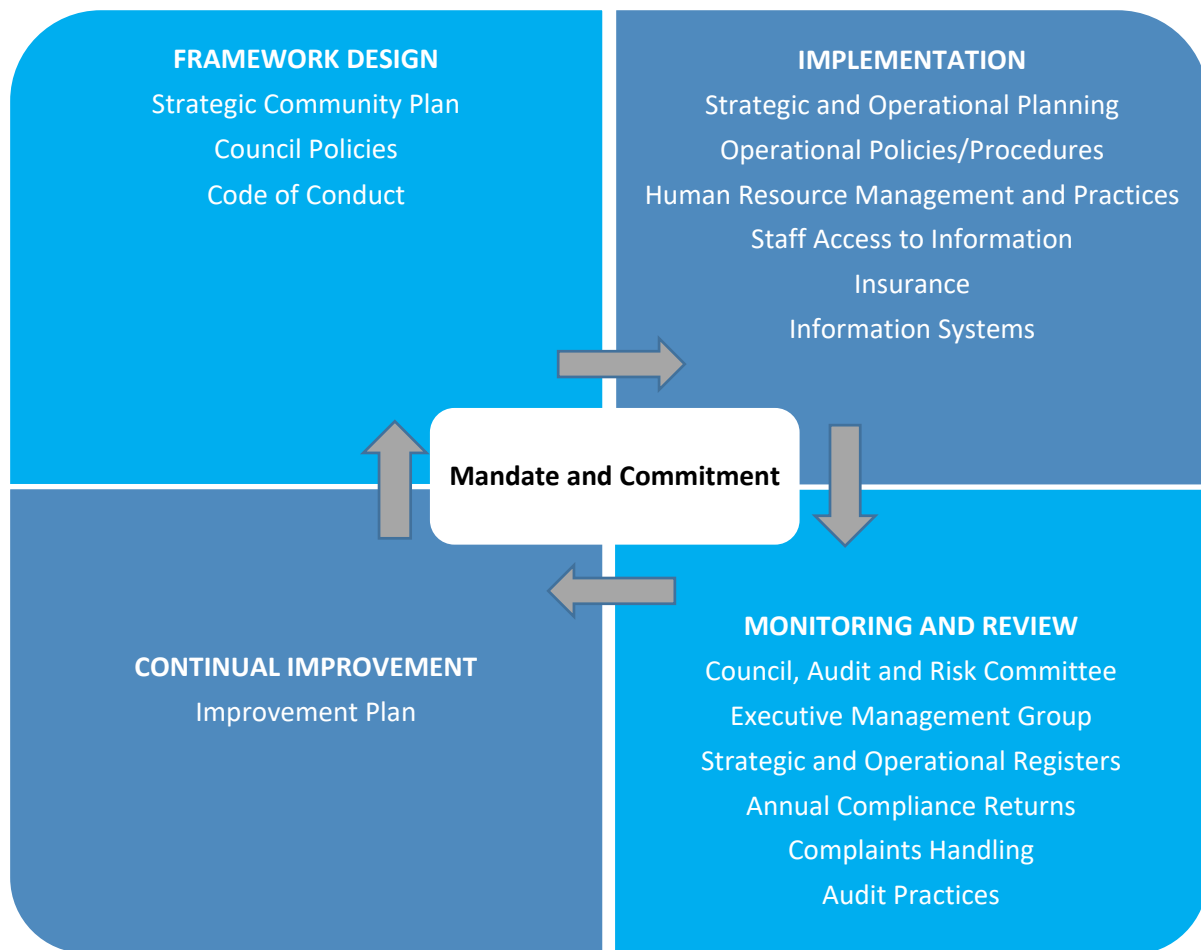
- Develop and adopt a legislative compliance policy, defining Councils approach to legislative compliance and encouraging the self-reporting of non-compliance when identified.

5.0 Appropriate Framework

5.1 Risk Management, Internal Control and Legislative Compliance

The following framework was identified as being appropriate for risk management, internal control and legislative compliance for the City of Kwinana after consideration of the current internal and external influences.

Diagram 2. Risk Management Framework



We undertook a high level review of risk management, internal controls and legislative compliance which precluded detailed testing of all internal controls and legislative compliance. The results of our review against the above framework is set out in Section 9.0 Gap Analysis and summarised on the following page.

6.0 Framework Design

6.1 Strategic Community Plan

The City of Kwinana's key strategic documents, the Strategic Community Plan (2015-2025) and the Corporate Business Plan (2016-2021), identify the Council's organisational objectives and key outcomes as the City progresses on its vision of 'Kwinana 2030 Rich in Spirit, alive with opportunities, surrounded by nature – it's all here!'

The Strategic Community Plan recognises the community's aspirations and values through 27 defined objectives aligned to key community aspirations.

In striving to achieve its objectives the City of Kwinana faces many inherent and business risks. Whilst striving to fulfil expectation, it is also required to maintain compliance with numerous legislative requirements. To manage these risks and comply with legislation, the City has established various processes, systems and controls.

This review examines the appropriateness and effectiveness of the organisations risk management systems, internal controls and legislative compliance in the context of the City striving to achieve its stated objectives.

6.1.1 Matters Identified

Only one strategy within the City of Kwinana Strategic Community Plan (2015-2025) directly references risk management, this being in relation to risks associated with climate change.

We note the Corporate Business Plan (2016-2021) contains a number of Community Strategic Plan Objectives which are not included within Strategic Community Plan (2015-2025). We understand the City views these additional objectives as organisational objectives which are not aligned to any community objectives. One of these additional objectives is to 'Maintain and improve risk management'. A number of Corporate Business Plan actions refer to achieving compliance with legislation.

6.1.2 Improvements

- That the additional Corporate Business Plan objectives be clearly identified as organisational objectives within future revisions of the Corporate Business Plan.

6.0 Framework Design (Continued)

6.2 Council Policies

Whilst the operation of the City is the responsibility of the CEO, Council sets the framework for operations to follow through the adoption of Council Policies. These policies provide the overarching framework for risk management, internal controls and legislative compliance and have been reviewed for appropriateness and effectiveness.

6.2.1 Matters Identified

We noted a number of Policies which are due for review. We understand the City is currently reviewing and rationalising the Council Policies and have not detailed the policies requiring review.

As part of our review of policies, we note the Tender Policy includes delegation of authority to the CEO to award tenders of up to \$1million or \$1.875 million where there are contract extensions. We note the conditions of the delegation within the delegation register are not stated in the Policy.

The Tender Policy also does not prohibit tenderers from canvassing or lobbying the CEO.

6.2.2 Improvement

- That the Tender Policy be amended to expressly prohibit tenderers from canvassing the CEO and evaluation panel members.

6.3 Code of Conduct

The Code of Conduct was last reviewed on 16 December 2015. Defining behavioural principles and a high standard of professional conduct for elected members and employees, the Code of Conduct provides an appropriate framework for elected members and employees to operate under.

6.3.1 Matters Identified

We note paragraph 2.9.4 appropriately prohibits the lobbying of elected members by tenderers about the outcome of a tender process. This prohibition is not expressly detailed for the CEO and staff. We note the Code of Conduct does not cover volunteers or contractors.

6.3.2 Improvements

- That the Code of Conduct be amended to expressly prohibit lobbying of the CEO or any other staff member by tenderers; and
- Implement documented process to ensure contractors are made aware of the standard of conduct expected.

7.0 Implementation

7.1 Strategic and Operational Plans

Council has a number of strategic and operational plans which form the basis of entity level controls and provide the context for entity level risk assessments.

Plan	Currency	Matters Identified
Asset Management Plan	Plans were developed in 2013 for Roads and Transport, Parks and Reserves and Buildings (reviewed 2016)	<p>We note the plans use a Risk Assessment Framework which differs from the one defined within the City's Risk Management Policy. Whilst each of the plans refer to a Risk Management Plan in the document, the appendix with the Risk Management Plan is not included within the document and no risks are specifically identified in the Plan.</p> <p>Reticulation and street lighting are not currently covered by an Asset Management Plan.</p>
Long Term Financial Plan	Plan for the years 2016 -2035	Plan does not identify risks. The Plan includes a brought forward surplus in the first five years with no carried forward surplus in the preceding year which may result in planned future rates which are outside of statutory limits.
Workforce Plan	Plan adopted 20 July 2016	No workforce risks are identified or treated within the Workforce Plan.
Annual Budget	2016-17 Budget adopted by Council August 2016	No further action required.
Risk Management Plan	Not applicable	No risk management plans available although referenced in Asset Management Plans.
Crisis Management and Business Disruption Response Plan	Plan developed March 2016 Reviewed September 2016	Plan appears appropriate. Effectiveness has not been tested.
Local Emergency Management Arrangements	Plan last reviewed July 2014	No matters identified.
Disability Access and Inclusion Plan	Plan developed 2012	Note the Plan is due for review in 2017.

7.0 Implementation (Continued)

7.1 Strategic and Operational Plans (continued)

7.1.1 Improvements

- That the financial impact risk assessment and acceptance criteria defined within the Risk Management Policy be modified to include a percentage value to be relative to the context of the risk assessment. This will enable the same criteria to be utilised for entity level risk assessments and all other risk assessments, avoiding the need to redefine the risk assessment framework for each risk assessment;
- That the Long Term Financial Plan be updated and contain an assessment of key risks impacting the Plan. To help ensure a valid plan is in place ensure any brought forward surplus agrees to the prior years carried forward surplus;
- That all asset classes be included within Asset Management Plans; and
- That the risk management plans referred to within the Asset Management Plans be developed.

7.0 Implementation (Continued)

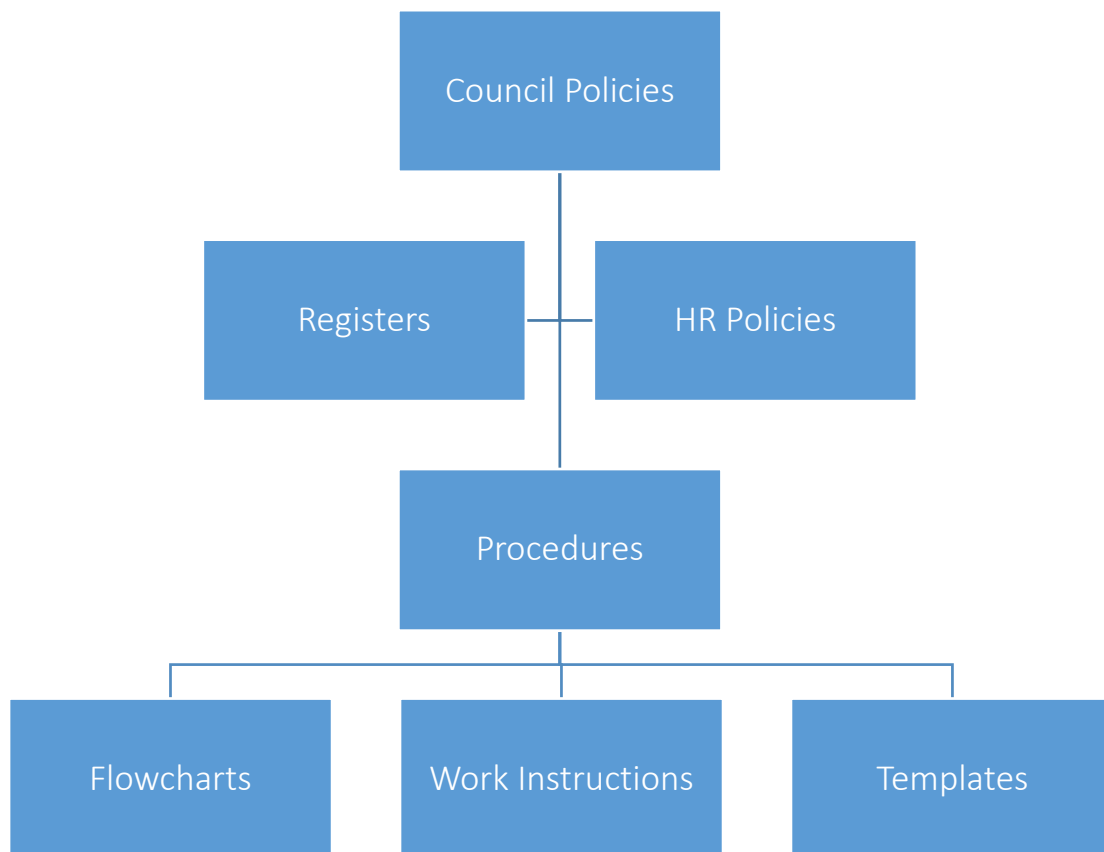
7.2 Operational Policies and Procedures

In seeking to achieve the vision of the Strategic Community Plan the City of Kwinana provides a number of services to the community. In providing these services, the City of Kwinana seeks to provide a high quality of service and has obtained ISO9000 certification.

In order to obtain and maintain the ISO9000 certification the City has in place and maintains a high level of documented systems and processes within its record keeping system. Systems and procedures are reviewed annually by an independent firm to maintain the ISO certification and the City is currently modifying procedures where required to progress from ISO9000:2008 certification to ISO9000:2015. A detailed review of all the documented systems and procedures is beyond the scope of this review. The level and standard of documentation maintained is considered best practice for a WA local government.

The diagram below represents the structure of the documentation maintained to undertake risk management, legislative compliance and provide internal controls.

Diagram 3. Documentation Structure

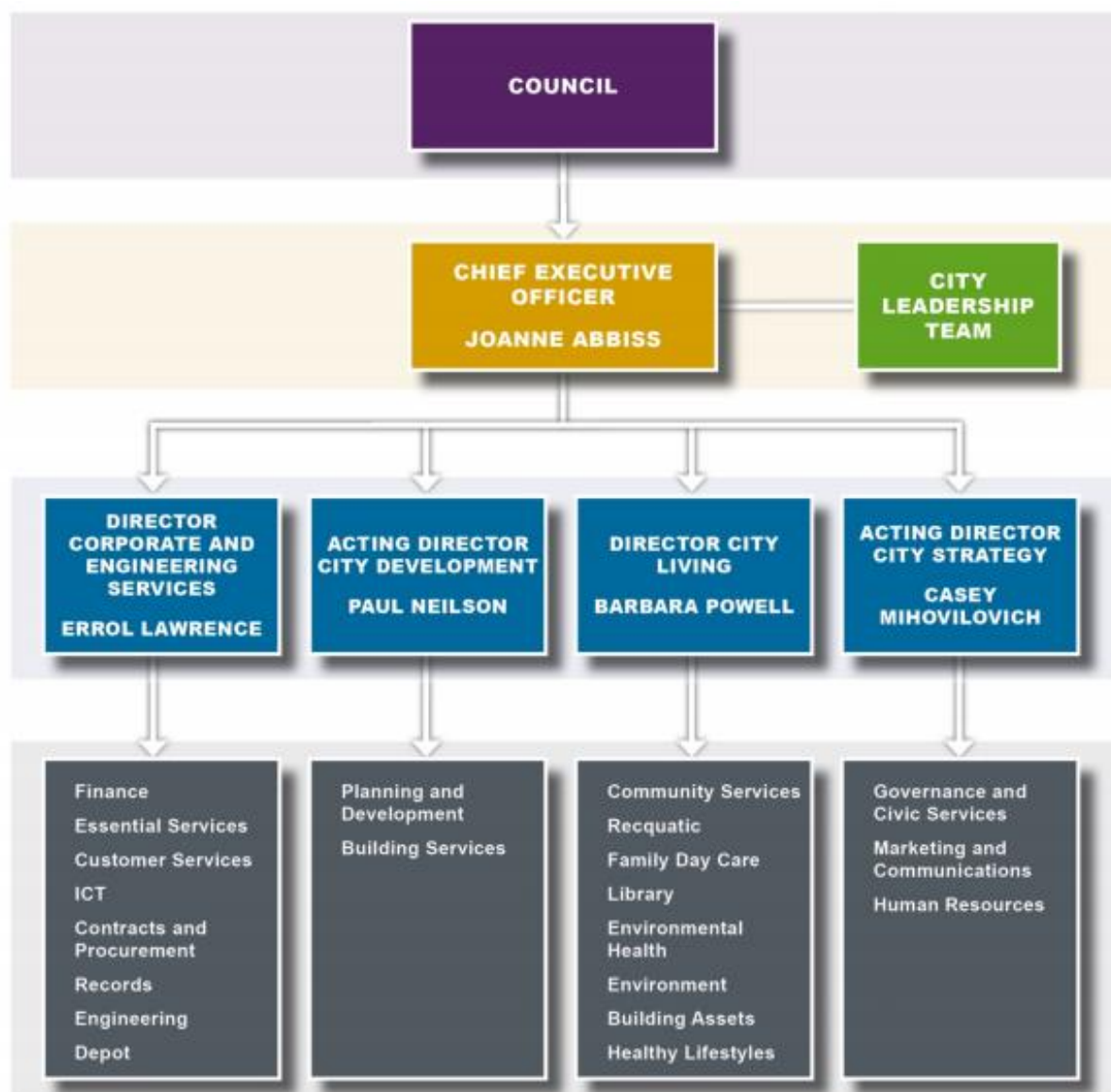


7.0 Implementation (Continued)

7.2 Operational Policies and Procedures (continued)

Development, implementation and review of procedures is undertaken by each department with organisation wide changes being approved by a multi-departmental transformation team. Service provision responsibilities of each team are reflected in the organisation diagram below.

Diagram 4. City of Kwinana - Organisational Structure



Source: City of Kwinana Workforce Plan 2016-2021

Discussions were held with key staff within each of the four Departments to identify the methodology and practices utilised for Risk Management, Internal Controls and Legislative Compliance in providing these services. Whilst extensive verification of documentation was beyond the scope of the review, where appropriate a small sample of relevant documentation was examined.

7.0 Implementation (Continued)

7.2 Operational Policies and Procedures (continued)

7.2.1 Matters Identified

We noted instances for one supplier where the unit rate charged exceeded the unit rates included within the awarded tender. We also note the supplier issued a job number prior to the purchase order being issued.

Contract variations and extensions whilst not common are determined by the project team with no documented controls around the awarding of these variations and extensions once a contract has been awarded.

Contractors safety management plans and insurance are confirmed by the contracts team for contractors responding to a request for quotations (RFQ) or tenders. Practices are different for contractors engaged through a general quotation by depot staff with inductions and suitability of safe works plans being the responsibility of the project manager and no verification of insurances undertaken. We acknowledge the contractor induction process was being undertaken appropriately at the administration centre.

7.2.2 Improvements

- That procedures be implemented to ensure rates charged by suppliers agree to tendered rates and quotations received;
- That officers with purchasing authority undertake training to ensure and reinforce the requirement to issue purchase orders prior to engaging suppliers to undertake works;
- That the Purchasing Policy and associated procedures be amended to ensure contract extensions and variations are appropriately controlled and authorised;
- That procedures be amended to ensure all contractors have adequate insurance cover for the works they are to undertake; and
- That depot procedures be amended to ensure all contractors are inducted or able to demonstrate they have effective safety and risk management procedures in place before commencing works.

7.0 Implementation (Continued)

7.3 Human Resource Management and Practices

A number of components contribute to the human resource management and practices and form an essential element of risk management, internal control and legislative compliance. Each of these elements are examined in the table below.

Framework Components	Purpose / Goal	Matters Identified
Code of Conduct	To provide a documented basis for the way elected members, staff, contractors and volunteers are expected to conduct themselves in performing their duties.	Contractors are not bound to any Code of Conduct when performing functions on behalf of the City.
Staff Inductions	To make new staff aware of their obligation to be aware of OH&S risks, the risk management implementation and their obligation to report breaches of controls and other risk related incidences.	Staff inductions are currently undertaken and documentation maintained within the employee file.
Experienced Staff	To ensure staff engaged at a senior level and in technical roles have an understanding of the requirements relevant to their role.	Senior staff are experienced and have a sound understanding of the requirements of their roles. A skills register is maintained within the Business System for all staff
Staff Training	To ensure the staff have access to ongoing and appropriate training.	A training register is maintained within the business system and staff are provided with appropriate and ongoing training.
Access to Information	To ensure staff have timely access to changes in legislation as they occur.	Appropriate access available to staff
Volunteers' inductions.	To ensure volunteers have knowledge of the basic standards required of them.	Volunteer inductions are undertaken with a different induction for multiday volunteering to single day volunteering. A record of all volunteers who have completed the induction is maintained within the records management system. We noted Volunteer Bushfire Fighters are provided a Department of Fire and Emergency Services Induction and not provided with the City's induction

7.3.1 Improvement

- That a City of Kwinana induction be provided for Volunteer Bushfire Fighters to compliment the induction they already undertake.

7.0 Implementation (Continued)

7.4 Insurance

At present, the finance department reviews the completeness of insurance along with the Director of Corporate & Engineering Services annually. Discussions are also held with the insurers annually and adjustments to policies and insurance levels made as appropriate. Building values are based on the three yearly valuation of building assets undertaken by registered valuers.

7.4.1 Matters Identified

Contractors' insurances are assessed by the Contracts Team prior to award of contracts. General ad hoc contractors engaged by the depot are generally not required to produce details of their insurance.

7.4.2 Improvement

- That contractors be required to provide evidence of appropriate insurance for the works they are engaged to undertake.

7.5 Information Systems

Information Systems are maintained in-house with software hosted in a cloud environment by an external service provider. No service level agreement is currently in place with the external service provider. Locally saved files are backed up to the Wide Area Network with the gym and library systems locally hosted and backed up to a separate building.

A new IT Disaster Recovery Plan is due for completion in November 2016. Currently no formal risk assessments are undertaken for the IT environment.

7.5.1 Matters Identified

Password controls are enforced by the IT department with HR advising of the termination of employees. In rare circumstances where casual employees are granted password access defining the point at which the casual employee no longer requires access and ensuring their access is terminated has resulted in access not being appropriately terminated.

7.5.2 Improvements

- That the IT Disaster Recovery Plan be tested once adopted; and
- That processes and systems be reviewed to ensure casual employees password access is terminated when no longer required. Casual employee access should only be granted for limited time to ensure access is terminated unless still required.

8.0 Monitoring and Compliance

Developing and implementing systems and procedures for risk management, legislative compliance and internal controls into an organisation can be a time consuming and expensive exercise with the potential to divert resources away from direct services.

After implementing these systems, it is important to put in place practices that regularly monitor and assess their effectiveness to ensure they continue to meet their intended purpose.

Over time, the relevance of the control in place may change, its purpose may be forgotten, or technology may offer a more effective and efficient way to achieve the initial goal. For all these reasons, formal review procedures are required to ensure the resources applied to maintaining these systems, practices and controls are used in the most efficient way.

Current evidence of the monitoring of risk management, internal controls and legislative compliance is available from Minutes of Meetings and Registers of Disclosures and Reports received.

8.1 Council Meetings and Audit and Risk Committee Meetings

Minutes of Council meetings and Audit and Risk Committee meetings were reviewed. Risk and legislative matters identified are recorded within the minutes. This is considered appropriate and an effective means of formally communicating risk and legislative compliance requirements to elected members.

Monthly financial statements and lists of payments made each month have been presented to Council for review as required by legislation. The annual Financial Report is subject to audit by external auditors. This provides a basis for appropriate high level oversight of the financial position of the organisation.

8.1.1 Matters Identified

We note the risks identified and recorded in the minutes are not included within the risk register and no rating or treatment plan is identified for the risks detailed in the minutes.

8.1.2 Improvement

- That risks detailed within minutes be recorded within the risk register and be reassessed once treated.

8.2 Executive Management Team

Executive Management Team meeting minutes were reviewed. Risk, internal control and legislative compliance matters identified are recorded within the minutes. This is considered appropriate and an effective means of formally communicating risk, internal control and legislative compliance matters within the group.

8.0 Monitoring and Compliance (Continued)

8.3 Strategic and Operational Registers

A number of registers are maintained by the City of Kwinana, these were reviewed and considered to be appropriately maintained and provide an effective record of events.

Register	Currency	Matters Identified
Disclosure of Interest Register	Up to date	No matters identified.
Tender Register	Up to date	No matters identified.
Risk Register	Risk Register spreadsheet maintained. Risks reviewed quarterly.	Noted an identified risk rated as 'High' before treatment and 'moderate' after treatment whilst the risk treatment states no action is required.
Gifts Register	10 entries since July 2015	No matters identified.
Complaints Register	No register available	From staff representations no complaints have been received.
OSH Risk Register	Reviewed October 2015	Noted a number of risks with a residual risk rated as 'High' after treatment.
Common Seal Register	Up to date	No matters identified.
Delegations Register	Reviewed February 2015 and February 2016	No matters identified.
Lease Register	Up to date	No matters identified.

8.3.1 Improvements

- That a standardised assessment of the likelihood and consequences of identified risks in accordance with the risk management framework be undertaken. This will provide a uniform rating of risks throughout the organisation based on the context of the risk assessment;
- That risk treatments applied be detailed within the Risk Register to justify the revised rating of the identified risk;
- That the Complaints Register be reviewed annually by the Audit and Risk Committee even where no complaints are received; and
- That identified Occupational Safety and Health Risks be treated to reduce the risk to an acceptable risk level as defined within the Risk Management Policy.

8.0 Monitoring and Compliance (Continued)

8.4 Annual Compliance Audit Return

Returns have been completed and approved by Council each year in accordance with statutory requirements.

8.4.1 Matters Identified

A non-compliance matter in relation to the failure to review the Delegations Register due to the change in CEO was noted in the 2014 return. In the 2015 return the only non-compliance matter noted was the failure of officers to record the use of their delegated authority in all circumstances.

We noted the non-compliance matters were not identified within the City Risk Management Report Q4 2016.

8.4.2 Improvement

- That identified non-compliance risks be recorded within the risk register and an appropriate treatment plan be developed.

8.5 Complaint Handling

Reporting of breaches and suspected breaches of legislation or the Code of Conduct is covered by the Code of Conduct which requires the breaches to be reported to the CEO or Mayor to be dealt with in accordance with the principles of natural justice and procedural fairness and to remain confidential.

8.5.1 Matters Identified

We note there is no complaints process for the recording, handling and reporting of officer and elected member complaints or public complaints.

8.5.2 Improvement

- That a complaints handling process be developed for the recording, handling and reporting of officer and elected member complaints or public complaints.

8.6 Audit

Council has appointed external financial auditors to the City of Kwinana. External audits of items such as the waste facility are undertaken by the appropriate regulatory body. No significant items have been identified during the last two years by the external auditors.

9.0 Gap Analysis

Identified improvement opportunities are divided into the three key components of framework design, implementation along with reporting and monitoring to form an improvement plan.

9.1 Framework Design/Council Policies

Paragraph	Improvements
6.1 Strategic Community Plan	<ul style="list-style-type: none">That the additional Corporate Business Plan objectives be clearly identified as organisational objectives within future revisions of the Corporate Business Plan.
6.2 Council Policies	That the Tender Policy be amended to expressly prohibit tenderers from canvassing the CEO and evaluation panel members.
6.3 Code of Conduct	<p>That the Code of Conduct be amended to expressly prohibit lobbying of the CEO or any other staff member by tenderers.</p> <p>Implement documented process to ensure contractors are made aware of the standard of conduct expected.</p>

9.0 Gap Analysis (Continued)

9.2 Implementation

Paragraph	Improvements
7.1 Strategic and Operational Plans	<p>That the financial impact risk assessment and acceptance criteria defined within the Risk Management Policy be modified to include a percentage value to be relative to the context of the risk assessment. This will enable the same criteria to be utilised for entity level risk assessments and all other risk assessments, avoiding the need to redefine the risk assessment framework for each risk assessment.</p> <p>That the Long Term Financial Plan be updated and contain an assessment of key risks impacting the Plan. To help ensure a valid plan is in place ensure any brought forward surplus agrees to the prior years carried forward surplus.</p> <p>That all asset classes be included within Asset Management Plans.</p> <p>That the risk management plans referred to within the Asset Management Plans be developed.</p>
7.2 Operational Policies and Procedures	<p>That procedures be implemented to ensure rates charged by suppliers agree to tendered rates and quotations received.</p> <p>That officers with purchasing authority undertake training to ensure and reinforce the requirement to issue purchase orders prior to engaging suppliers to undertake works.</p> <p>That the Purchasing Policy and associated procedures be amended to ensure contract extensions and variations are appropriately controlled and authorised.</p> <p>That procedures be amended to ensure all contractors have adequate insurance cover for the works they are to undertake.</p> <p>That depot procedures be amended to ensure all contractors are inducted or able to demonstrate they have effective safety and risk management procedures in place before commencing works.</p>
7.3 Human Resource Management and Practices	<p>That a City of Kwinana induction be provided for Volunteer Bushfire Fighters to compliment the induction they already undertake.</p>
7.4 Insurance	<p>That contractors be required to provide evidence of appropriate insurance for the works they are engaged to undertake.</p>
7.5 Information Systems	<p>That the IT Disaster Recovery Plan be tested once adopted.</p> <p>That processes and systems be reviewed to ensure casual employees password access is terminated when no longer required. Casual employee access should only be granted for limited time to ensure access is terminated unless still required.</p>

9.0 Gap Analysis (Continued)

9.4 Monitoring

Paragraph	Improvements
8.1 Council Meetings and Audit and Risk Committee Meetings	That risks detailed within minutes be recorded within the risk register and be reassessed once treated.
8.3 Strategic and Operational Registers	<p>That a standardised assessment of the likelihood and consequences of identified risks in accordance with the risk management framework be undertaken. This will provide a uniform rating of risks throughout the organisation based on the context of the risk assessment.</p> <p>That risk treatments applied be detailed within the Risk Register to justify the revised rating of the identified risk.</p> <p>That the Complaints Register be reviewed annually by the Audit and Risk Committee even where no complaints are received.</p> <p>That identified Occupational Safety and Health Risks be treated to reduce the risk to an acceptable risk level as defined within the Risk Management Policy.</p>
8.4 Annual Compliance Audit Return	That identified non-compliance risks be recorded within the risk register and an appropriate treatment plan be developed.
8.5 Complaint Handling	That a complaints handling process be developed for the recording, handling and reporting of officer and elected member complaints or public complaints.

10.0 Other Matters

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Conflicts of Interest

The firm currently provides extensive audit and advisory service to City of Kwinana and Local Government, however we do not believe the provision of the services covered in this report under the responsibility of a different engagement partner would compromise our objectivity in the conduct of the Audit.

Should the possibility of a perceived or actual conflict arise, the matter would be raised with the CEO immediately and activities suspended until the issue is resolved to the satisfaction of the CEO.

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Document Date

15 November 2016

Appendix A – Operational Guidelines

Risk Management

The internal control and risk management systems and programs are a key expression of a local government's attitude to effective controls. Good audit committee practices in monitoring internal control and risk management programs typically include:

- *Reviewing whether the local government has an effective risk management system and that material operating risks to the local government are appropriately considered.*
- *Reviewing whether the local government has a current and effective Business Continuity Plan (including disaster recovery) which is tested from time to time.*
- *Assessing the internal processes for determining and managing material operating risks in accordance with the local government's identified tolerance for risk, particularly in the following areas:*
 - *potential non-compliance with legislation, regulations and standards and local government's policies*
 - *important accounting judgements or estimates that prove to be wrong*
 - *litigation and claims*
 - *misconduct, fraud and theft*
 - *significant business risks, recognising responsibility for general or specific risk areas, for example, environmental risk, occupational health and safety, and how they are managed by the local government.*
- *Obtaining regular risk reports, which identify key risks, the status and the effectiveness of the risk management systems, to ensure that identified risks are monitored and new risks are identified, mitigated and reported.*
- *Assessing the adequacy of local government processes to manage insurable risks and ensure the adequacy of insurance cover, and if applicable, the level of self-insurance.*
- *Reviewing the effectiveness of the local government's internal control system with management and the internal and external auditors.*
- *Assessing whether management has controls in place for unusual types of transactions and/or any potential transactions that might carry more than an acceptable degree of risk.*
- *Assessing the local government's procurement framework with a focus on the probity and transparency of policies and procedures/processes and whether these are being applied.*
- *Should the need arise, meeting periodically with key management, internal and external auditors, and compliance staff, to understand and discuss any changes in the local government's control environment.*
- *Ascertaining whether fraud and misconduct risks have been identified, analysed, evaluated, have an appropriate treatment Plan which has been implemented, communicated, monitored and there is regular reporting and ongoing management of fraud and misconduct risks.*

Appendix A – Operational Guidelines (Continued)

Legislative Compliance

The compliance programs of a local government are a strong indication of attitude towards meeting legislative requirements. Audit committee practices in regard to monitoring compliance programs typically include:

- a) Monitoring compliance with legislation and regulations.*
- b) Reviewing the annual Compliance Audit Return and reporting to Council the results of that review.*
- c) Staying informed about how management is monitoring the effectiveness of its compliance and making recommendations for change as necessary.*
- d) Reviewing whether the local government has procedures for it to receive, retain and treat complaints, including confidential and anonymous employee complaints.*
- e) Obtaining assurance that adverse trends are identified and review management's Plans to deal with these.*
- f) Reviewing management disclosures in financial reports of the effect of significant compliance issues.*
- g) Reviewing whether the internal and / or external auditors have regard to compliance and ethics risks in the development of their audit Plan and in the conduct of audit projects, and report compliance and ethics issues to the audit committee.*
- h) Considering the internal auditor's role in assessing compliance and ethics risks in their Plan.*
- i) Monitoring the local government's compliance frameworks dealing with relevant external legislation and regulatory requirements.*
- j) Complying with legislative and regulatory requirements imposed on audit committee members, including not misusing their position to gain an advantage for themselves or another or to cause detriment to the local government and disclosing conflicts of interest.*

Internal Controls

Internal controls are systems of policies and procedures that safeguard assets, ensure accurate and reliable financial reporting, promote compliance with laws and regulations and achieve effective and efficient operations.

These systems not only relate to accounting and reporting but also include communication processes both internally and externally, staff management and error handling.

Operational Guidelines prepared by the Department of Local Government and Communities (Audit in Local Government number 09 September 2013) provide the background to Internal Controls in the context of this review as follows:

'Internal control is a key component of a sound governance framework, in addition to leadership, long-term planning, compliance, resource allocation, accountability and transparency. Strategies to maintain sound internal controls are based on risk analysis of the internal operations of a local government.

Appendix A – Operational Guidelines (Continued)

Internal Controls (continued)

An effective and transparent internal control environment is built on the following key areas:

- a) integrity and ethics;*
- b) policies and delegated authority;*
- c) levels of responsibilities and authorities;*
- d) audit practices;*
- e) information system access and security;*
- f) management operating style; and*
- g) human resource management and practices.*

Internal control systems involve policies and procedures that safeguard assets, ensure accurate and reliable financial reporting, promote compliance with legislation and achieve effective and efficient operations and may vary depending on the size and nature of the local government.

Aspects of an effective control framework will include:

- a) delegation of authority;*
- b) documented policies and procedures;*
- c) trained and qualified employees;*
- d) system controls;*
- e) effective Policy and process review;*
- f) regular internal audits;*
- g) documentation of risk identification and assessment; and*
- h) regular liaison with auditor and legal advisors.*

The following are examples of controls that are typically reviewed:

- a) separation of roles and functions, processing and authorisation;*
- b) control of approval of documents, letters and financial records;*
- c) comparison of internal data with other or external sources of information;*
- d) limit of direct physical access to assets and records;*
- e) control of computer applications and information system standards;*
- f) limit access to make changes in data files and systems;*
- g) regular maintenance and review of financial control accounts and trial balances;*
- h) comparison and analysis of financial results with budgeted amounts;*
- i) the arithmetical accuracy and content of records;*
- j) report, review and approval of financial payments and reconciliations; and*
- k) comparison of the result of physical cash and inventory counts with accounting records*

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17 Urgent Business

Nil

18 Councillor Reports

18.1 Councillor Ruth Alexander

Councillor Ruth Alexander thanked everyone for attending the City of Kwinana Festival Fair Day and she felt it was a very successful day. Councillor Alexander passed on her thanks to the Community Services Team and City Officers who worked so hard preparing and running the event.

18.2 Councillor Wendy Cooper

Councillor Wendy Cooper reported that she attended the opening of the Bibra Lake Regional Playground which was a delightful function.

Councillor Cooper mentioned that she had attended the School Based Training Opening of the Peron Technology Centre at Gilmore College and that she feels it will be greatly used and will give students the opportunity to excel in those areas.

18.3 Councillor Sandra Lee

Councillor Sandra Lee reported that she attended the City of Kwinana Festival and Fair Day and that it had been an excellent event.

Councillor Lee mentioned that she had attended the City of Kwinana Stakeholder Function that was held to thank the Kwinana Festival Committee and local artists.

18.4 Councillor Sheila Mills

Councillor Sheila Mills reported that she had attended the International Cities, Town Centres and Communities Conference in Launceston and that it had been well attended and very pleasing to know how far advanced the City of Kwinana is.

18.5 Councillor Bob Thompson

Councillor Bob Thompson reported that he attended the City of Kwinana Festival and Fair Day and that it had been a very good event.

Councillor Thompson mentioned that he attended the City Rotary Markets in the tram to the official opening of the Peet Adventure Park in Wellard.

18 COUNCILLOR REQUESTS (CONTINUED)

18.6 Councillor Dennis Wood

Councillor Dennis Wood reported that he attended the opening of the Bibra Lake Regional Playground.

Councillor Wood mentioned that he had attended the City of Kwinana Festival and Fair Day.

Councillor Wood advised that he had attended the Fremantle Ports Authority event at the Fremantle Maritime Museum.

Councillor Wood reported that he attended the Honeywood Markets.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

Nil

21 Matters Behind Closed Doors

COUNCIL DECISION

388

MOVED CR R ALEXANDER

SECONDED CR W COOPER

That in accordance with Section 5.23(2)(d) of the Local Government Act 1995, Council move behind closed doors to allow discussion of the Matters Behind Closed Doors item.

CARRIED
7/0

The member of the public exited the Council Chambers at 8.08pm.

21.1 State Administrative Tribunal Mediation - Reconsideration of proposed Telecommunications Infrastructure (NBN Fixed Wireless Facility), Lot 131 (223) Bodeman Road, Wandi

COUNCIL DECISION

389

MOVED CR S MILLS

SECONDED CR B THOMPSON

That pursuant to section 31(2) of the State Administrative Tribunal Act 2004 Council resolves to:

1. Amend condition (1) of the planning approval granted on 22 June 2016 to state:

“(1) An amended site plan shall be prepared and submitted to the City of Kwinana for endorsement within 90 days of the date of this approval which demonstrates the location of the telecommunications infrastructure in Location 3 as depicted in the plan annexed as Attachment C.”

2. Amend condition (6) of the planning approval granted on 22 June 2016 to state:

“(6) The proponent shall install screening vegetation as per the amended Landscaping Plan dated 7 October 2016 ‘Screen Planting Proposal – Tower Compound Option 2’ and shall enter into agreements with adjoining neighbours (Lot 130 Bodeman Road, Lot 46 The Horseshoe, Lot 72 The Horseshoe) to provide additional screening vegetation on their properties within 90 days of the date of this approval.”

CARRIED
7/0

NOTE – That the officer recommendation has been amended at point 2.

COUNCIL DECISION

390

MOVED CR B THOMPSON

SECONDED CR R ALEXANDER

That Council come out from Behind Closed Doors.

CARRIED
7/0

The Council Chambers reopened at 8.10pm.

22 Meeting Closure

The Deputy Mayor declared the meeting closed 8:11pm.

Chairperson: _____ 14 December 2016