

Ordinary Council Meeting

13 December 2017

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:

HER WORSHIP MAYOR C ADAMS
DEPUTY MAYOR P FEASEY
CR W COOPER
CR M KEARNEY
CR S LEE
CR M ROWSE
CR D WOOD

MS C MIHOVILOVICH - Director City Strategy
MS M BELL - Director City Legal

MR D ELKINS - Director City Infrastructure MRS M COOKE - Director City Regulation

MR P NEILSON - Manager Planning and Development

MR W CARTER - Coordinator Strategic Planning

MR T HOSSEN - Corporate Lawyer

MS A MCKENZIE - Council Administration Officer

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1 Declaration of Opening:

Presiding Member declared the meeting open at 7:00pm 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 Wendy Cooper 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

Nil

Leave(s) of Absence (previously approved):

Councillor Sheila Mills on 13 December 2017.

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

Nil

6 Declarations of Interest by Members and City Officers:

Councillor Sandra Lee declared a proximity interest in item 15.6, Endorsement of Minister's Modifications to Scheme Amendment 146 to Modify Subdivision Guide Plan No. 2 within Special Rural Zone No. 2 – Lot 21 (160) Robinson Road, Wandi, & Scheme Amendment 154 Recoding of Lot 501 Varris Way, Orelia from "R30" to "R40", as her property abuts onto Varris Way.

Mayor Carol Adams declared an impartiality interest in item 11.1, Councillor Dennis Wood – Request to Rescind Council Resolution in Relation to Local Planning Policy: Mandogalup Future Development, due to a close family member submitting a written Community Submission to Council.

Mayor Carol Adams declared an impartiality interest in item 15.9, Blanket Approval for Restricted Access Vehicles within Kwinana Industrial Areas, and Conditional Blanket Approval for Concessional Loaded Vehicles within a Portion of the Western Trade Coast, due to a close family member submitting a written Community Submission to Council.

7 Community Submissions:

7.1 Mr Chris Oughton, Kwinana Industries Council regarding Item 11.1, Councillor Dennis Wood – Request to Rescind Council Resolution in Relation to Local Planning Policy: Mandogalup Future Development

Thank you for the opportunity to make a Public Submission.

Request: Kwinana Industries Council (KIC) requests Councillors

- 1. Support the rescission motion vote in favour of Option One, and
- 2. Vote in favour of the original officers' recommendation, Option 3 in the report.

Rationale

Some years ago the Liberal government sought to introduce legislation to protect the Western Trade Coast from sensitive land use encroachment. The report to Council at the time provided an excellent background to the history of buffer protection and to the reasons for buffer protection. The Council resolved to support the government's intent. The government's buffer line reflected the line of the buffer as set down in 2010 by the WAPC by way of formal resolution.

To KIC's knowledge the Council has not resolved to change its view in any way. A departure from this view should be thoroughly considered.

The motion to consider an Option B zoning scenario during the deliberation of this matter at the previous Council meeting gave no consideration to the conflict it created with the Council's previously adopted position, as described above.

The motion to rescind is supported because providing the option to have an 'unban' zoning designation over the land in the southern part of Mandogalup is going against the WAPC's own designation of the future purpose of the land, and thus is setting up a conflict with the WAPC.

The land in Mandogalup is zoned 'Rural', and the Council is seeking to consult with the community about the future zoning characteristics of the land in the area. The officers, in their report to Council at the previous meeting accurately described the planning framework surrounding this issue, and their recommendation was strongly supported by industry. Having said that however, industry also supports a scenario where there is no change to the current zoning description.

The Council, in going to public consultation will hear the views of all stakeholders and can take these into consideration when it finally deliberates on this matter next year.

Kwinana Industries Council (KIC) requests Councillors

- 1. Support the rescission motion proposed by Cr. Wood and vote in favour of Option One, and
- 2. Vote in favour of the original officers' recommendation, Option 3 in the current report.
- 7.2 Mr Chris Oughton, Kwinana Industries Council regarding Item 15.9,
 Blanket Approval for Restricted Access Vehicles within Kwinana
 Industrial Areas, and Conditional Blanket Approval for Concessional
 Loaded Vehicles within a Portion of the Western Trade Coast

Thank you for the opportunity to make a Public Submission.

Request:

That the Council resolve in favour of the KIC's suggested alternative recommendations, or alternatively that the Item be deferred for further consultation.

Rationale:

The issue is complex and Kwinana industry has not been consulted in advance of the report being written.

KIC sought a meeting with Council officers once it became aware the report had been developed, and this meeting was held last week.

The complexity comes from, but is not limited to the following points.

- For something like 20 years concessionally loaded trucks have been accessing the industrial area. These trucks are allowed to have a heavier axel loading than normally loaded trucks (non-concessional).
- For many years KIC has been trying to get road train access approved for the industrial area.
- Some two years ago in working with Main Roads, a pocket road train (max.
 36.5m) trial was to be set up, and it started in September 2016. It was to run for 6 months and was approved for the first 500m of Kwinana Beach Road.
- The trial was completed with no incidents whatsoever recorded, and continues to this day, well over a year later.
- The roundly expected next step (procedural) was that the trial would be adopted as approved practice.
- Some 4 years ago, this stretch of road was resurfaced and is now falling apart. Concessionally loaded trucks are being targeted for much of the blame for this. KIC believes the road contractors did a poor job in the first place.
- WALGA has been trying to get a State wide approach to levying concessional load truck operators for the damage they cause to municipal roads.
- The City proposes to require concessional load operators enter into a legal agreement to pay it fees for using its municipal roads. We ask Council to consider the paper work this will create for the truck operators when they have to account for each kilometre of municipal road travelled throughout the State. The Council may view the 500m travelled in Kwinana as being insignificant for the truck operator. But extrapolate this to the cost and time involved for that operator in the creation of and adherence to dozens of legal agreements (one per local government), the operator paperwork involved in determining the \$/km levy to be paid to local governments, policing to ensure compliance, and the hundreds of thousands (millions?) of kilometres travelled. The cost to industry will be horrendous. Trucking companies pass on their costs (and savings) in a competitive environment, so in essence the industrial ratepayers will pay the cost (or pass any benefits to their customers) of and changes to the transport operator's cost structure.
- Why is the City of Kwinana is trying to link the creation of the levy (in support of the WALGA objective) with the approval of the trial to move into a permanent arrangement.
- Roads in the industrial area should be built to a standard where they can
 accommodate concessionally loaded trucks without prematurely falling apart.
 Concessionally loaded trucks are the norm and their use will continue to expand.
 In other words the roads should be built fit for purpose.

It is acknowledged that the officers may disagree on some of these points.

At no stage has KIC or more broadly its members (industrial rate payers) been consulted during this process. In saying this it is possible that one or two individual companies may have, but their views, if this did occur, could not be considered reflective of the broader industry view.

Initial consultations with Main Roads were excellent. It came as a surprise to industry that the City was standing in the way of the trial being advanced into normal practice.

It is industry's view that the two issues be treated as separate issues to be dealt with, ie:

- WALGA's objectives for a State-based municipal levy, and
- Transferrence of the Road Train Trial into normal practice

Industry does not understand why the City proposes to lead the implementation of the WALGA objective, especially as the transport industry will likely take a vocal and active political position on the implementation of the levy.

Council is asked to consider accepting the KIC's suggested resolutions as set out below:

This first one is as per the officers' recommendation 1 in the Report Support the use of Restricted Access Vehicles within the portion of the Western Trade Coast depicted in Attachment A, subject to the Chief Executive Officer being satisfied that the individual route is safe and suited to the particularly requested Restricted Access Vehicle combination:

In addition:

- 1. The WALGA levy implementation process which the City is aligning with through its legal agreement approach to raising funds be progressed independently to the normalisation of the road train trial which operated successfully across the first 500m of Kwinana Beach Road.
- 2. That Main Roads be advised the Council supports the normalisation of the road train trial, and continues its discussions with Main Roads to have Kwinana Beach Road incorporated into the Main Roads network.
- 3. That Council officers engage in meaningful consultation with industry (transport and industrial ratepayer) in advance of bringing any policy position about concessional load levies to the Council.

OR alternatively, Council is asked to resolve only suggested recommendation 3 above, that

That Council officers engage in meaningful consultation with industry (transport and industrial ratepayer) in advance of bringing any policy position about concessional load levies to the Council.

7.3 Mr George Hajigabriel, Rowse Group regarding Item 15.3, Proposed amendment to the Anketell North Local Structure Plan - Lots 2 and 3 Anketell Road, Anketell - Consideration of submissions and recommendation to the Western Australian Planning Commission

Dear Mayor Adams, Deputy Mayor Feasey and Councillors,

We write on behalf of Denkey Pty Ltd and Anketell Holdings Pty Ltd being the owners of the Wandi District Centre site located on the northern side of Anketell Road.

We refer to the proposed amendment to the Anketell North local Structure Plan which is proposed to be considered at the Council Meeting scheduled for this Wednesday 13 December. It is noted that the staff recommendation does not support the proposal and appears to favour the notion of Bulky Goods retailing on the southern side of Anketell Road.

Our Client is concerned that the City staff have placed considerable emphasis on the issue of future noise impacts (which can be managed) rather than on the more significant issue of traffic management. The future traffic and access arrangements in the locality of Anketell Road are of critical importance to the successful operation of the broader locality. It is noted that no right turn movements will be permitted from Anketell Road meaning that for properties on the southern side of Anketell Road the only means of access for regional traffic (i.e. coming from Kwinana Freeway) will be via Treeby Road. The locality has a limited catchment which, combined with the nature of Bulky Goods retailing, will result in most of the patronage to Bulky Goods retail uses accessing the site from the Kwinana Freeway. This additional traffic will only be able to make a right turn at Treeby Road and will then need to travel west past the residential area to access any Bulky Goods retail uses. It is suggested that this approach will not result in a positive urban design outcome for those residents to the south of any proposed Bulky Goods uses.

It is also noted that typically customers to Bulky Goods retail outlets will attend several outlets during one visit to the locality. The District Centre on the northern side of Anketell Road will incorporate both higher order retail activities and Bulky Goods retail activities. The provision of Bulky Goods retail uses on the southern side of Anketell Road will therefore promote additional traffic movements through the Treeby Road intersection which again is considered undesirable particularly given this additional traffic through the intersection is not traffic that would be generated by the local population.

In light of the above it is requested that the City supports the proposed amendment without the proposed modifications.

7.4 Mr Shamir Sirois regarding Item 15.4, Refusal of a Planning Application – Outbuilding outside the Building Envelope – Lot 320 (7) Kaber Court, Wellard

Dear Kwinana Council,

This letter is intended to supplement the planning application we have lodged to provide context as to why we wish to construct a garden shed in the nominated area.

We whole heartedly understand the Planning teams position with regards to our application given that it does not comply with the LDP for Stage 24 of the village at Wellard. On the basis of the below key points we still believe that what we are requesting of the council and its officers is very reasonable and presents a reasonably unique case to eliminate the precedent exposures:

1. The intention of the 14m set back was to ensure a harmonous transition between the village and the homestead ridge residents - this is not applicable in our case as there is bush for ever to the north of our block, and we have approval from the immediate residents affected (see attached).

- 2. The TPA was intended to provide natural screening to the lots due to the open style fencing no vegetation will be removed or altered as part of the proposed development and on installation additional trees will be planted around the shed to provide additional screening (we are happy for this to be a condition of approval). As confirmed with Louis Deklerk the Compliance officer, the current level of vegetation, even at this early stage exceeds what would be deemed reasonable or adequate (relative to the other Stage 24 lots). There is currently 30 trees in this area alone with an even greater number of other shrubs and plants, with still a good portion of the garden bed to be planted. Across the remainder of the block there is likely another 100+ trees and countless natives, shrubs, erosion resistant grasses etc demonstrating a commitment and obvious desire to revegetate the lot.
- 3. It is unreasonable of the council or it's planning officers to enforce planting full size mature trees, and where revegetation is to take place, it is also unreasonable to drastically increase the required number of trees/shrubs per unit area relative to the other stage 24 lots if this was the expectation this should have been stated on the LDP for Lot 320.
- 4. The proposed location of the shed provides the most logical and practical position so that Lot 319 retains a view to the west (the unique attribute that draws many to buy in the village) and we get a shed in a suitable position. A shed within the current building envelope would be within 6m of the home and therefore under AS 3959 Section 3, we would be obligated to build the shed of the same materials as the home.
- 5. As discussed and agreed with Louis Deklerk, we have exceeded the historical DA's requirement to revegetate the TPA to a reasonable standard. This has been in the form of properly landscaped gardens using predominantly native plants and the occasional feature tree to enhance the amenity (see attached).

The key message we would like to convey is that nothing we are proposing ultimately impacts any of the desired outcomes of the LDP, it will maintain if not enhance the amenity, and most of all we have shown that we do what we say we are going to do, so the council can be assured we will develop and vegetate the area well above the minimum requirement if our application is approved.

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 22 November 2017

COUNCIL DECISION 037

MOVED CR S LEE

SECONDED CR D WOOD

That the Minutes of the Ordinary Meeting of Council held on 22 November 2017 be confirmed as a true and correct record of the meeting.

CARRIED

8 MINUTES TO BE CONFIRMED

8.2 Audit Committee Meeting of Council held on 28 November 2017

COUNCIL DECISION

038

MOVED CR S LEE

SECONDED CR P FEASEY

That the Minutes of the Audit Committee Meeting of Council held on 28 November 2017 be confirmed as a true and correct record of the meeting.

CARRIED

7/0

9 Referred Standing / Occasional / Management /Committee Meeting:

9.1 Audited Annual Financial Report for the year ended 30 June 2017 and Audited Concise Financial Report for the year ended 30 June 2017

SUMMARY:

The Audit Committee is to report to Council and examine the Annual Financial Report, review any matters raised by the Auditor in the Management Report and ensure that appropriate action is taken in respect of those matters.

This report presents the audited Annual Financial Report including the Independent Auditor's Report, the audited Concise Financial Report including the Independent Auditor's Report, and the Management Report from the City's Auditor's, Moore Stephens (WA) Pty Ltd ("Moore Stephens"), for the year ended 30 June 2017. An unqualified opinion was issued, meaning that the City of Kwinana's financial records and statements are fairly and appropriately presented, and in accordance with Australian Accounting Standards Board (AASB) and the *Local Government Act 1995*.

OFFICER RECOMMENDATION:

That the Audit Committee recommends that Council, at its next Ordinary Council Meeting, receive:

- 1. the Annual Financial Report for the year ended 30 June 2017, including the Independent Auditor's Report as detailed in Attachment A;
- 2. the Concise Financial Report for the year ended 30 June 2017 including the Independent Auditor's Report as detailed in Attachment B; and
- 3. the Auditor's Management Report as detailed in Attachment C.

AUDIT COMMITTEE RECOMMENDATION

That Council, receive:

- 1. the Annual Financial Report for the year ended 30 June 2017, including the Independent Auditor's Report as detailed in Attachment A:
- 2. the Concise Financial Report for the year ended 30 June 2017 including the Independent Auditor's Report as detailed in Attachment B; and
- 3. the Auditor's Management Report as detailed in Attachment C.

DISCUSSION:

Closing Surplus for the year ended 30 June 2017

The audit of the Annual Financial Report for the year ended 30 June 2017 was completed in November 2017. The final closing surplus at 30 June 2017 was \$3,194,697, compared to an original adopted budget position of nil. The 2017/18 adopted Annual Budget estimated a closing surplus brought forward of \$1,534,059 and at the Ordinary Council Meeting held on 11 October 2017, Council resolved to approve the allocation of \$1,464,762 of unallocated carried forward surplus and adjustments to the adopted 2017/18 Annual Budget as detailed below:

Item	Amount (\$)
Medina Oval Lighting	\$150,000
Demountable Building	\$50,000
Latitude 32 Lighting Change from Solar	\$286,050
Information Technology Software Reserve	\$500,000
City Assist Initiative Reserve	\$100,000
Christmas Tree	\$20,000
Security Guard Darius Wells	\$37,000
Wells Park Feasibility Study	\$35,000
Big Concert	\$15,000
The Zone Lounge – Access	\$25,000
Recquatic Reception Ergonomic Workstation Refit	\$30,000
CCTV Maintenance	\$22,100
After Hours Monitoring	\$30,000
Calista Tennis Club Access	\$20,000
Bertram Road Drainage Improvement	\$30,000
Zone Youth Drop-in Lounge – Salaries	\$78,612
The Edge Skate Park Grand Opening – Rescheduled	\$36,000
Total Surplus Allocated	\$1,464,762

	Key Financial Information (\$) for Financial Years Ended					
	2012	2013	2014	2015	2016	2017
Rates Raised (at Rates Billing)	23,836,651	25,770,363	27,771,557	30,430,043	32,789,692	34,250,515
Interim Rates	681,071	258,571	1,062,244	1,166,020	1,046,281	124,488
Total Rates Raised	24,517,722	26,028,934	28,833,801	31,596,063	33,835,973	34,375,003
Operating Revenue (including Rates)	47,268,174	53,675,027	58,427,070	67,270,911	64,093,908	61,204,478
Non-Operating Revenue	16,259,165	22,238,957	15,638,037	17,562,326	34,499,186	20,034,001
Net Profit/(Loss) on Disposal of Assets	1,093,207	975,310	2,626,214	(229,472)	64,319	(167,829)
Operating Expenditure	(43,780,296)	(49,419,347)	(57,104,791)	(58,724,546)	(64,704,411)	(66,028,465)
Actual Net Result	20,840,250	27,469,947	19,586,530	19,377,926	33,953,002	15,042,185
Capital Expenditure (including contributed assets)	(22,073,213)	(25,045,295)	(13,892,109)	(18,969,282)	(42,370,310)	(23,811,470)
Loan Borrowings Principal Outstanding	18,155,522	25,206,093	19,792,290	22,226,890	23,256,410	22,689,134
Reserve Balance	22,672,122	27,172,717	34,817,590	41,880,825	46,938,076	50,343,659
Cash & Cash Equivalents (excluding Reserves & Restricted Cash)	3,291,350	3,487,606	3,477,316	6,397,721	8,356,933	3,382,610

With of a total of \$2,998,821 of carry forward surplus funds allocated by Council, an amount of \$195,876 remains unallocated as carry forward surplus in to the 2017/18 financial year. The 2017/18 Annual Budget Review is to occur between January and March 2018 and it is recommended that the remaining unallocated surplus be considered by Council as part of this review.

Financial Performance of the City of Kwinana

Trending over time, the City's financial performance is continuing to improve. Detailed below is key financial information for 2016/17 and previous financial years for comparison. The City's net result, reserve balance, cash and cash equivalents are improving in performance with a positive trend over the three year average to 2017. Rates income yielded, operating and capital expenditure and non operating revenue, are also increasing over the three year average to 2017 as a result of the growth of the City.

	% Yearly Change			
	3 Year	6 Year		
	Average to 2017	Average to 2017		
Rates Raised (at Rates Billing)	7%	8%		
Interim Rates	-30%	21%		
Total Rates Raised	6%	8%		
Operating Revenue (including Rates)	2%	6%		
Non-Operating Revenue	22%	17%		
Net Profit/(Loss) on Disposal of Assets	-199%	319%		
Operating Expenditure	5%	7%		
Actual Net Result	6%	16%		
Capital Expenditure (including contributed assets)	39%	16%		
Loan Borrowings Principal Outstanding	5%	14%		
Reserve Balance	13%	28%		
Cash & Cash Equivalents (excluding Reserves & Restricted Cash)	18%	15%		

Management Report provided by Moore Stephens (WA) Pty Ltd

As a requirement of the *Local Government Act 1995* the City's Auditor's, Moore Stephens, are required to report on certain compliance matters and any other matters which arise during the course of their audit. The Management Report is the format in which the Auditors report this information.

The Management Report for the year ended 30 June 2017 provided the following information in regards to ratios:

COMMENT ON RATIOS

Ratios provide useful information when compared to industry and internal benchmarks and assist in identifying trends. Whilst not conclusive in themselves, understanding ratios, their trends and how they interact 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 commentary provided on the following pages.

	Target Actual			City's Adjusted Ratios				City's 5 Year Trend	5 Year Average ³	
	Target Ratio ¹	2017	2017	2016	2015	2014	2013	2	Regional	State
Current Ratio	≥ 1	1.48	1.33*	1.21	1.15*	1.62*	1.84*	•	1.46	2.22
Asset Sustainability Ratio	≥ 1.1	0.31	0.31	0.52	1.06	1.01	1.38	•	1.05	1.18
Debt Service Cover Ratio	≥ 5	1.97	4.15*	6.89*	6.19*	9.47	11.91	Ψ	22.76	12.41
Operating Surplus Ratio	≥ 0.15	(0.10)	(0.11)*	(0.07)*	(0.07)*	0.08	0.12	Ψ	0.06	(0.11)
Own Source Revenue Coverage Ratio	≥ 0.9	0.79	0.79	0.80	0.80*	0.82	0.88	Ψ	0.94	0.67
Asset Consumption Ratio	≥ 0.75	0.76	0.76	0.80	0.81	0.54	0.48	↑	0.70	0.73
Asset Renewal Funding Ratio	≥ 1.05	1.02	1.02	0.99	0.69	0.72	0.81	^	1.00	0.94

¹ Target ratios per Department of Local Government, Sport and Cultural Industries (DLGSCL) Guidelines.

Asset Sustainability Ratio

The Asset Sustainability Ratio (ASR) expresses capital expenditure on renewal and replacement of existing assets as a percentage of depreciation costs. It 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.

This ratio has deteriorated further from last year and is trending downwards. It is below the target level and the 5 year Regional and State averages.

An analysis of the City's Statement of Comprehensive Income indicates the main reasons for the deterioration of this ratio to be:

² The 5-year trend compares the adjusted 2017 ratio to the average of the adjusted ratios for the last 5 years.

³ The average in relation to the Regional and State comparisons is a 5 year average of 2012, 2013, 2014, 2015 and 2016.

^{*} Adjusted for "one-off" timing/ non-cash items.

- a) A significant reduction in the City's capital renewal expenditure for the year. This was due mainly to the City's resources being utilised on new capital projects such as the Calista Oval Destination Park and Kwinana Outdoor Youth Space Skate Park. Capital expenditure on new projects is not taken into account in calculating this ratio and may be a reason for short term fluctuations; and
- b) An increase in the depreciation expense for the year. Total depreciation increased from \$11,315,275 in 2016 to \$12,461,397 in 2017. This increase in depreciation is attributable to infrastructure assets worth \$29,397,461 contributed by developers in the previous financial year. Whilst new this year, they will need to be considered as part of the City's asset management moving forward.

Interpretation of this ratio should be considered together with the Asset Consumption Ratio (above target at 0.76) and the Asset Renewal Funding Ratio (slightly below target at 1.02). Both are above the 5 years Regional and State averages and has been trending upwards over the last 5 years.

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. In addition, it has been trending downwards over the longer term and in the negative territory for the last two years. Analysis of the City's Statement of Comprehensive Income indicates the deterioration of the ratio has been attributed to the increase in operating expenses (in particular, depreciation) whilst the operating revenue is consistent with last year (after adjustments).

Discussion with management indicated the City has been identifying practical ways of increasing the City's operating position and will continue to do so in the future years. This includes considering the sustainability of the current rates structure, identifying potential avenues of fees and charges and finding the optimum level of the City's operating expenses.

Summary

Overall, as a general comment, the City's ratio position appears reasonably consistent with prior years when the adjusted ratios are considered.

Notwithstanding this, a majority of the ratios do appear to be trending downwards over the longer term and this should be considered moving forward.

We would 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.

LEGAL/POLICY IMPLICATIONS:

Section 6.4 of the Local Government Act 1995 requires a local government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

The financial report is to —

- (a) be prepared and presented in the manner and form prescribed; and
- (b) contain the prescribed information.

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 vear.

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial implications relating to the preparation of this report. The remainder of the unallocated surplus for 2016/17 (\$195,876) is recommended to be considered by Council as part of the Annual Budget Review process between January and March 2018.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environment implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management system

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Annual Financial Report not completed and lodged in specified timeframes with the Department of Local Government, Sport and Cultural Industries.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk	Annual Financial Statement and Audit cycle forms
treatment required/in place	part of the finance corporate compliance calendar.
Rating (after treatment)	Low

COUNCIL DECISION

039

MOVED CR S LEE

SECONDED CR P FEASEY

That Council, receive:

- the Annual Financial Report for the year ended 30 June 2017, including the Independent Auditor's Report as detailed in Attachment A;
- 2. the Concise Financial Report for the year ended 30 June 2017 including the Independent Auditor's Report as detailed in Attachment B; and
- 3. the Auditor's Management Report as detailed in Attachment C.

CARRIED 7/0



CITY OF KWINANA

FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2017

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Principal place of business: Cnr Gilmore Avenue and Sulphur Road Kwinana WA 6167

CITY OF KWINANA FINANCIAL REPORT FOR THE YEAR ENDED 30TH JUNE 2017

LOCAL GOVERNMENT ACT 1995 LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City being the annual financial report and supporting notes and other information for the financial year ended 30 June 2017 are in my opinion properly drawn up to present fairly the financial position of the City at 30th June 2017 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 as authorisation of issue on the

27th

day of November

2017

Joanne Abbiss

Chief Executive Officer

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	2017 \$	2017 Budget \$	2016 \$
Revenue				
Rates	22	34,367,785	34,912,115	33,835,973
Operating grants, subsidies and contributions	29	8,909,512	13,789,967	8,326,242
Fees and charges	28	13,492,239	13,725,456	13,605,449
Interest earnings	2(a)	2,251,635	1,967,000	2,041,745
Other revenue	2(a)	2,183,307	536,982	2,491,278
		61,204,478	64,931,520	60,300,687
Expenses				
Employee costs		(25,332,263)	(27,361,605)	(24,804,808)
Materials and contracts		(23,375,655)	(24,341,197)	(23,318,679)
Utility charges		(2,388,243)	(2,564,418)	(2,432,897)
Depreciation on non-current assets	2(a)	(12,461,397)	(11,316,975)	(11,315,275)
Interest expenses	2(a)	(1,191,217)	(1,223,591)	(1,165,687)
Insurance expenses		(539,510)	(593,600)	(524,890)
Other expenditure		(740,180)	(840,107)	(1,142,175)
		(66,028,465)	(68,241,493)	(64,704,411)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and contributions	29	20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on asset disposals	20	43,484	214,497	87,538
(Loss) on asset disposals	20	(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to profit	or loss			
Changes on revaluation of non-current assets	12	1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income		17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	2017 \$	2017 Budget \$	2016 \$
Revenue	2(a)		•	
Governance	()	398,955	31,895	227,327
General purpose funding		40,009,005	38,824,295	39,166,809
Law, order, public safety		437,430	446,539	511,117
Health		202,220	384,632	242,987
Education and welfare		7,742,585	6,070,114	7,498,753
Community amenities		7,307,664	13,981,358	7,811,527
Recreation and culture		2,931,537	3,042,950	2,774,943
Transport		311,016	261,984	270,430
Economic services		1,338,552	1,564,439	1,354,003
Other property and services		525,514	323,314	442,791
		61,204,478	64,931,520	60,300,687
Expenses	2(a)			
Governance		(4,938,262)	(5,012,497)	(5,413,510)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,670,214)	(2,914,573)	(2,357,364)
Health		(1,237,340)	(1,394,217)	(1,134,212)
Education and welfare		(10,101,888)	(8,754,118)	(9,960,264)
Community amenities		(8,897,157)	(10,575,604)	(8,737,603)
Recreation and culture		(17,528,733)	(17,845,900)	(16,909,009)
Transport		(12,558,114)	(12,879,280)	(12,280,975)
Economic services		(1,934,499)	(2,052,203)	(1,642,555)
Other property and services		(3,607,794)	(4,009,038)	(3,540,077)
		(64,837,248)	(67,017,902)	(63,538,724)
Finance costs	2(a)			
Governance		(62,679)	(63,009)	(67,751)
Education and welfare		(96,611)	(96,765)	(98,103)
Recreation and culture		(869,687)	(886,255)	(828,506)
Transport		(162,240)	(177,562)	(169,802)
Economic services		0	0	(1,525)
		(1,191,217)	(1,223,591)	(1,165,687)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and				
contributions	29	20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on disposal of assets	20	43,484	214,497	87,538
(Loss) on disposal of assets	20	(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to pro	fit or loss			
Changes on revaluation of non-current assets	12	1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income		17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF FINANCIAL POSITION AS AT 30TH JUNE 2017

	NOTE	2017	2016
		\$	\$
OUDDENT AGGETS			
CURRENT ASSETS	0	F0 700 000	FF 0F7 74.4
Cash and cash equivalents	3	53,726,269	55,357,714
Trade and other receivables Inventories	4 5	4,463,080 36,203	4,096,861
TOTAL CURRENT ASSETS	5	58,225,552	<u>26,162</u> 59,480,737
TOTAL GOTTLENT AGGLTG			33,400,737
NON-CURRENT ASSETS			
Other receivables	4	4,488,131	3,943,449
Property, plant and equipment	6	159,964,117	160,822,364
Infrastructure	7	288,754,573	275,191,387
TOTAL NON-CURRENT ASSETS		453,206,821	439,957,200
TOTAL ASSETS		511,432,373	499,437,937
TOTAL ASSETS		311,432,373	499,437,937
CURRENT LIABILITIES			
Trade and other payables	8	4,269,486	9,233,372
Current portion of long term borrowings	9	617,723	3,105,457
Provisions	10	4,522,884	4,545,806
TOTAL CURRENT LIABILITIES		9,410,093	16,884,635
NON-CURRENT LIABILITIES	0	00.447.000	04 005 000
Payables	8	22,117,000	21,635,000
Long term borrowings Provisions	9 10	22,071,411	20,150,953
TOTAL NON-CURRENT LIABILITIES	10	436,010 44,624,421	<u>378,349</u> <u>42,164,302</u>
TOTAL NON-CORRENT LIABILITIES		44,024,421	42,104,302
TOTAL LIABILITIES		54,034,514	59,048,937
NET ASSETS		457,397,859	440,389,000
EQUITY Retained currelus		222 470 244	220 222 222
Retained surplus Reserves - cash backed	11	232,470,241	220,833,639
Revaluation surplus	12	50,343,659	46,938,076 172,617,285
TOTAL EQUITY	12	<u>174,583,959</u> 457,397,859	440,389,000
TOTAL EQUIT		401,081,089	440,309,000

CITY OF KWINANA STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive income Net result		33,953,002	0	0	33,953,002
Changes on revaluation of assets	12	0	0	799,828	799,828
Total comprehensive income		33,953,002	0	799,828	34,752,830
Transfers from/(to) reserves		(5,057,251)	5,057,251	0	0
Balance as at 30 June 2016		220,833,639	46,938,076	172,617,285	440,389,000
Comprehensive income Net result		15,042,185	0	0	15,042,185
Changes on revaluation of assets	12	0	0	1,966,674	1,966,674
Total comprehensive income		15,042,185	0	1,966,674	17,008,859
Transfers from/(to) reserves		(3,405,583)	3,405,583	0	0
Balance as at 30 June 2017		232,470,241	50,343,659	174,583,959	457,397,859

CITY OF KWINANA STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30TH JUNE 2017

ı	NOTE	2017 Actual	2017 Budget	2016 Actual
CASH FLOWS FROM OPERATING ACTIVITIES		\$	\$	\$
Receipts				
Rates		33,186,450	35,272,115	33,622,693
Operating grants, subsidies and contributions		9,063,794	13,789,967	11,396,890
Fees and charges		13,492,243	13,675,456	13,552,673
Interest earnings		2,251,634	1,967,000	2,041,745
Goods and services tax		3,275,733	0	3,247,432
Other revenue	-	2,183,307	536,982	1,907,421
Barrers and a		63,453,161	65,241,520	65,768,854
Payments		(05.440.540)	(07.004.005)	(04.004.070)
Employee costs		(25,116,512)	(27,361,605)	(24,094,279)
Materials and contracts		(28,144,211)	(23,945,072)	(25,829,908)
Utility charges		(2,388,243)	(2,564,418)	(2,431,675)
Interest expenses		(1,095,601)	(1,223,591)	(1,167,092)
Insurance expenses Goods and services tax		(539,510)	(593,600)	(524,890)
		(3,158,993)	(840.10 7)	(3,269,789)
Other expenditure	-	(740,180) (61,183,250)	(840,107) (56,528,393)	(789,354) (58,106,987)
Net cash provided by (used in)	-	(01,103,230)	(30,328,393)	(30,100,907)
	13(b)	2,269,911	8,713,127	7,661,867
operating activities	10(0)	2,200,011	0,7 10,127	7,001,007
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for development of				
Land held for resale		0	0	(90,443)
Payments for purchase of				(,,
property, plant & equipment		(2,764,010)	(3,953,539)	(3,190,371)
Payments for construction of		, , ,	, , ,	, ,
infrastructure		(7,453,990)	(7,350,951)	(9,818,276)
Non-operating grants,				
subsidies and contributions		6,440,531	3,881,987	5,337,399
Proceeds from sale of fixed assets		443,979	476,500	360,296
Net cash provided by (used in)	_			
investment activities	_	(3,333,490)	(6,946,003)	(7,401,395)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of debentures		(3,365,770)	(3,140,453)	(670,480)
Proceeds from/(Repayment of) self supporting loar	าร	(591)	37,590	66,272
Proceeds from new debentures		2,798,494	2,605,500	1,700,000
Net cash provided by (used In)	-			
financing activities		(567,867)	(497,363)	1,095,792
Not increase (degreese) in each hold		(1 621 445)	1 260 761	1 256 264
Net increase (decrease) in cash held Cash at beginning of year		(1,631,445) 55,357,714	1,269,761	1,356,264
5 5 7		55,357,714	48,135,005	54,001,450
Cash and cash equivalents at the end of the year	13(a)	53,726,269	49,404,766	55,357,714
at the end of the year	10(a)	55,720,209	73,704,700	55,557,714

CITY OF KWINANA RATE SETTING STATEMENT FOR THE YEAR ENDED 30TH JUNE 2017

		2047	2047	2046
	NOTE	2017 Actual	2017 Budget	2016 Actual
	NOIE	Actual \$	Budget \$	Actual \$
		•	•	•
Net current assets at 1 July brought forward		2,844,089	1,000,000	2,917,706
		2,844,089	1,000,000	2,917,706
Revenue from operating activities (excluding rates)				
Governance		398,955	31,895	229,240
General purpose funding		5,641,220	3,912,180	5,330,836
Law, order, public safety Health		439,886 202,220	468,974 401,275	520,780 250,864
Education and welfare		7,742,585	6,070,114	7,506,888
Community amenities		7,307,664	14,005,754	7,811,994
Recreation and culture		2,931,576	3,069,088	2,774,943
Transport		311,016	261,984	287,703
Economic services		1,338,552	1,621,623	1,358,447
Other property and services		566,504	391,015	480,557
		26,880,178	30,233,902	26,552,252
Expenditure from operating activities				
Governance		(5,005,256)	(5,083,085)	(5,487,452)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,714,408)	(2,914,573)	(2,357,364)
Health		(1,242,379)	(1,394,217)	(1,138,550)
Education and welfare		(10,198,499)	(8,850,883)	(10,058,367)
Community amenities		(8,902,957)	(10,575,604)	(8,740,978)
Recreation and culture		(18,453,873)	(18,732,155)	(17,746,830)
Transport		(12,720,354)	(13,056,842)	(12,450,777)
Economic services		(1,954,927)	(2,052,203)	(1,644,080)
Other property and services		(3,683,879)	(4,022,016)	(3,540,077)
		(66,239,779)	(68,262,050)	(64,727,630)
Operating activities excluded from budget	00	(40, 40.4)	(044.407)	(07.500)
(Profit) on disposal of assets	20	(43,484)	(214,497)	(87,538)
Loss on disposal of assets	20	211,313	20,557	23,219
Movement in deferred pensioner rates (non-current)		(10,323) 34,739	0	(49,318)
Movement in employee benefit provisions Movement in Banksia Park deferred management fund receivable		(548,983)	0	449,107 352,821
Movement in Banksia Park valuation of unit contribution		482,000	0	0
Depreciation on assets	2(a)	12,461,397	11,316,975	11,315,275
Amount attributable to operating activities	2(0)	(23,928,853)	(25,905,113)	(23,254,106)
		(==;===;===)	(==,===,+==)	(==,== :, :==)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Proceeds from disposal of assets	20	443,979	476,500	360,296
Purchase of land held for resale		0	0	(90,443)
Purchase of property, plant and equipment	6(b)	(2,764,010)	(5,147,565)	(3,091,834)
Purchase and construction of infrastructure	7(b)	(7,453,990)	(6,156,925)	(9,881,015)
Contributed infrastructure assets		(13,593,470)	0	(29,397,461)
Amount attributable to investing activities		(3,333,490)	(6,946,003)	(3,808,050)
FINANCING ACTIVITIES				
Repayment of debentures	21(a)	(3,365,770)	(3,140,453)	(670,480)
Proceeds from new debentures	21(a)	2,798,494	2,605,550	1,700,000
Proceeds from/(repayment of) self supporting loans	. (/	(591)	37,590	66,272
Proceeds from loan borrowings (Unspent)		62,705	0	31,731
Transfers to reserves (restricted assets)	11	(8,649,520)	(8,640,389)	(10,363,246)
Transfers from reserves (restricted assets)	11	5,243,937	7,076,703	5,305,995
Amount attributable to financing activities		(3,910,745)	(2,060,999)	(3,929,728)
		<u> </u>		
Surplus(deficiency) before general rates		(31,173,088)	(34,912,115)	(30,991,884)
Total amount raised from general rates	22	34,367,785	34,912,115	33,835,973
Net current assets at June 30 c/fwd - surplus/(deficit)	23	3,194,697	0	2,844,089

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 19 to these financial statements.

(a) Goods and Services Tax (GST)

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.

(b) 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 in the statement of financial position.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(c) 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.

(d) 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.

Land held for sale

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 Council's intentions to release for sale.

(e) 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 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Fixed Assets (Continued)

Land under control

In accordance with Local Government (Financial Management) Regulation 16(a)(ii), the City was 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 overheads.

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, Council 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.

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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(e) Fixed Assets (Continued)

Depreciation

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 for 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	Useful Life (Years)
I and	Land	Nil
Land	Vested Land	Nil
	Other Vested Land	Nil
Buildings	Entire Building	15 to 125
Dananigo	Building Structure	40 to 60
	Roof Cladding	40 to 60
	Floor Coverings	10 to 30
	Finishes & Fittings	10 to 30
	Mechanical	10 to 30
	Fire & Security	10 to 30
	Fencing	10 to 30
	Transportable Buildings	10 to 30
Plant & Equipment	Vehicles	5 to 10
	Major Plant	5 to 20
	Minor Plant & Equipment	3 to 20
Furniture & Equipment	Computing Equipment	2 to 7
	Office Furniture	7 to 13
	Office Equipment	3 to 10
	Audio Visual Equipment	3 to 10
	Specialised Equipment	5 to 13
	White Goods	5 to 13
	Art Works	Nil
Infrastructure - Roads	Pavement	60
	Subgrade	Nil
	Surface	15 to 20
	Kerbs	60
	Barriers	10
Infrastructure - Footpaths	Footpaths	49
Infrastructure - Drainage	Pits	80
	Pipes Chambers	80 80
	Culverts	80 80
Infrastructure - Car Parks	Car Parks	20
Infrastructure - Car Farks Infrastructure - Bus Shelters	Bus Shelters	24
Infrastructure - Bus Shelters Infrastructure - Street Lights	Street Lights	30
Infrastructure – Parks & Ovals	Playground Equipment/Shade Structures	15
illiadiadaic i alko a evalo	Bores/Pumps/Irrigation	20 to 40
	BBQ's/Park Furniture	15
	Outdoor Public Art	23
	Fencing	30
Infrastructure - Other	Other Structures	20 to 50

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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) 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 valuation 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 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(f) Fair Value of Assets and Liabilities (Continued)

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

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 are 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.

(g) Financial Instruments

Initial recognition and measurement

Financial assets and financial liabilities are recognised when the City becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the City commits itself to either the purchase or sale of the asset (i.e. trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified 'at fair value through profit or loss', in which case transaction costs are expensed to profit or loss immediately.

Classification and subsequent measurement

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method, or at cost.

Amortised cost is calculated as:

- (a) the amount in which the financial asset or financial liability is measured at initial recognition;
- (b) less principal repayments and any reduction for impairment; and
- (c) plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the effective interest rate method.

The effective interest method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial Instruments (Continued)

Classification and subsequent measurement (continued)

(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 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(g) Financial Instruments (Continued)

Impairment

A financial asset is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events (a "loss event") having occurred, which will have an impact on the estimated future cash flows of the financial asset(s).

In the case of available-for-sale financial assets, a significant or prolonged decline in the market value of the instrument is considered a loss event. Impairment losses are recognised in profit or loss immediately. Also, any cumulative decline in fair value previously recognised in other comprehensive income is reclassified to profit or loss at this point.

In the case of financial assets carried at amortised cost, loss events may include: indications that the debtors or a group of debtors are experiencing significant financial difficulty, default or delinquency in interest or principal payments; indications that they will enter bankruptcy or other financial reorganisation; and changes in arrears or economic conditions that correlate with defaults.

For financial assets carried at amortised cost (including loans and receivables), a separate allowance account is used to reduce the carrying amount of financial assets impaired by credit losses. After having taken all possible measures of recovery, if management establishes that the carrying amount cannot be recovered by any means, at that point the written-off amounts are charged to the allowance account or the carrying amount of impaired financial assets is reduced directly if no impairment amount was previously recognised in the allowance account.

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expire or the asset is transferred to another party whereby the City no longer has any significant continual involvement in the risks and benefits associated with the asset.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and the fair value of the consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(h) 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) 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.

(k) 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.

(I) 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 the best estimate of the amounts required to settle the obligation at the end of the reporting period.

(m) 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.

Leased 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(n) Investment in Associates

An associate is an entity over which the City has significant influence. Significant influence is the power to participate in the financial operating policy decisions of that entity but is not control or joint control of those policies. Investments in associates are accounted for in the financial statements by applying the equity method of accounting, whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the City's share of net assets of the associate. In addition, the City's share of the profit or loss of the associate is included in the City's profit or loss.

The carrying amount of the investment includes, where applicable, goodwill relating to the associate. Any discount on acquisition, whereby the City's share of the net fair value of the associate exceeds the cost of investment, is recognised in profit or loss in the period in which the investment is acquired.

Profits and losses resulting from transactions between the City and the associate are eliminated to the extent of the City's interest in the associate.

When the City's share of losses in an associate equals or exceeds its interest in the associate, the City discontinues recognising its share of further losses unless it has incurred legal or constructive obligations or made payments on behalf of the associate. When the associate subsequently makes profits, the City will resume recognising its share of those profits once its share of the profits equals the share of the losses not recognised.

(o) Interests in Joint Arrangements

Joint arrangements represent the contractual sharing of control between parties in a business venture where unanimous decisions about relevant activities are required.

Separate joint venture entities providing joint venturers with an interest to net assets are classified as a joint venture and accounted for using the equity method. Refer to note 1(n) for a description of the equity method of accounting.

Joint venture operations represent arrangements whereby joint operators maintain direct interests in each asset and exposure to each liability of the arrangement. The City's interests in the assets, liabilities, revenue and expenses of joint operations are included in the respective line items of the financial statements. Information about the joint ventures is set out in Note 16.

(p) 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 operations for the current reporting period.

(q) 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(r) 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.

(s) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar

(t) 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.

(u) Budget Comparative Figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(v) 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 pronouncements 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 (1)	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 2019	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.
	Notes:			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.

Notes

⁽¹⁾ Applicable to reporting periods commencing on or after the given date.

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(v) New Accounting Standards and Interpretations for Application in Future Periods (Continued)

	Title	Issued / Compiled	Applicable (1)	Impact
(iv)	AASB 1058 Income of Not-for-Profit Entities (incorporating AASB 2016-7 and AASB 2016-8)	December 2016	1 January 2019	These standards are likely to have a significant impact on the income recognition for NFP's. Key areas for consideration are: - Assets received below fair value; - Transfers received to acquire or construct non-financial assets; - Grants received; - Prepaid rates; - Leases entered into at below market rates; and - Volunteer services. Whilst it is not possible to quantify the financial impact (or if it is material) of these key areas until the details of future transactions are known, they will all have application to the City's operations.
	Notes:			

Notes

(w) 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.

Whilst many reflected consequential changes associate with the amendment of existing standards, the only new standard with material application is as follows:

 (i) AASB 2015-6 Amendments to Australian Accounting Standards - Extending Related Party Disclosures to Not-for-Profit Public Sector Entities

[AASB 10, 124 & 1049]

The objective of this Standard was to extend the scope of AASB 124 *Related Party Disclosures* to include not-for-profit sector entities.

The Standard has had a significant disclosure impact on the financial report of the City as both Elected Members and Senior Management are deemed to be Key Management Personnel and resultant disclosures in accordance to AASB 124 have been necessary.

⁽¹⁾ Applicable to reporting periods commencing on or after the given date.

2. REVENUE AND EXPENSES		2017 \$	2016 \$
(a) Net Result			
The Net result includes:			
(i) Charging as an expense:			
Auditors remuneration			
 Audit of the Annual Financial Report 		24,750	35,050
- Other Engagements		23,060	11,387
Depreciation			
Buildings - Specialised		3,752,342	3,473,011
Furniture and equipment		466,412	496,552
Plant and equipment		758,369	919,614
Infrastructure - Roads		4,489,441	3,830,450
Infrastructure - Footpaths		962,399	813,640
Infrastructure - Drainage		812,914	694,159
Infrastructure - Car Parks		131,701	119,532
Infrastructure - Bus Shelters		69,360	65,155
Infrastructure - Street Lights		54,427	52,769
Infrastructure - Parks & Ovals		894,521	780,881
Infrastructure - Other		69,511 12,461,397	69,512 11,315,275
Finance Costs		12,101,001	11,010,210
Debentures (refer Note 21 (a))		1,033,650	1,037,116
Bank Guarantee Fees		157,567	128,571
		1,191,217	1,165,687
Rental charges			
- Operating leases		324,931	281,620
		324,931	281,620
(ii) Crediting as revenue:			
Significant revenue			
Other Revenue			
Settlement Dividend from Lehman Brothers Austra		26,692	1,301,026
Non-Operating Grants, Subsidies & Contributions - Cor	itributed Assets	13,593,470 13,620,162	29,397,461 30,698,487
•		13,020,102	30,090,467
Other revenue		040 500	4 000 007
Reimbursements and recoveries		813,526	1,086,307
Significant revenue (refer above) Other		26,692	1,301,026
Other		1,343,089 2,183,307	103,945 2,491,278
		2,100,001	2,101,270
	2017	2017	2016
	Actual	Budget	Actual
	\$	\$	\$
Interest earnings	4.000.440	202 222	4 000 015
- Reserve funds	1,233,110	800,000	1,088,046
- Other funds	377,996 640,530	657,000 510,000	441,045 512,654
Other interest revenue (refer note 27)	640,529 2,251,635	510,000 1,967,000	512,654 2,041,745
	2,201,000	1,307,000	2,041,745

2. REVENUE 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/programs.

COMMUNITY VISION

Kwinana 2030: Rich in spirit, alive with opportunities, surrounded by nature - it's all here!

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

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.

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 and food control, immunisation and child health.

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.

2. REVENUE AND EXPENSES (Continued)

(b) Statement of Objective (Continued)

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 resources 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, garden, sports grounds and the operation of Libraries.

TRANSPORT

Objective:

To provide safe, effective and efficient transport services to the community.

Activities:

Construction, maintenance and clearing of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City Depot, including plant purchases and maintenance.

ECONOMIC SERVICES

Objective:

To help promote the City and economic wellbeing.

Activities:

Rural services, pest control and the implementation of building controls.

OTHER PROPERTY AND SERVICES

Objective:

To monitor and control the 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.

2. REVENUE AND EXPENSES (Continued)

(c) Conditions Over Grants/Contributions

, conditions over crains/sommisduoris		Opening Balance ⁽¹⁾ 1/07/15	Received ⁽²⁾ 2015/16	Expended ⁽³⁾ 2015/16	Closing Balance ⁽¹⁾ 30/06/16	Received ⁽²⁾ 2016/17	Expended ⁽³⁾ 2016/17	Closing Balance 30/06/17
Grant/Contribution		\$	\$	\$	\$	\$	\$	\$
Cat Sterilisation Subsidy	Law, order, public safety	1,982	0	(709)	1,273	0	(1,273)	0
FESA ESL Grant	Law, order, public safety	0	192,917	(175,560)	17,357	176,843	(170,277)	23,923
CCTV Supply & Installation - Safer Streets	Law, order, public safety	40,000	135,000	(98,764)	76,236	0	(76,236)	0
Connections Your Next Step	Education and welfare	0	2,000	0	2,000	0	(823)	1,177
BP Coastcare	Community amenities	2,939	4,545	(5,672)	1,812	10,000	(7,168)	4,644
Bushcare Projects	Community amenities	0	145	(145)	0	101,250	(90,211)	11,039
Caring for the Coast Kwinana Rockingham Region	Community amenities	1,825	0	(1,379)	446	0	(446)	0
Challenger Beach Coastal Rehabilitation	Community amenities	5,336	16,000	(10,399)	10,937	0	0	10,937
Coastcare in the Kwinana Industrial Area	Community amenities	9,898	10,000	(6,648)	13,250	10,000	(8,476)	14,774
Fauna Survey and Feral Animal Control	Community amenities	0	0	0	0	30,000	(18,832)	11,168
Developer Contributions - Amendment 100	Community amenities	295,707	0	(295,707)	0	0	0	0
Honeywood Wetlands	Community amenities	0	13,636	0	13,636	0	(13,636)	0
Local Government Coastcare Program	Community amenities	5,071	0	0	5,071	0	(5,071)	0
Perth Region NRM Support for South Metro Coast	Community amenities	5,639	5,000	(5,993)	4,646	5,000	(7,310)	2,336
SMCC - Degremont (proAlliance) - Adopt a Beach	Community amenities	3,097	5,000	(2,139)	5,958	5,000	(3,462)	7,496
SMCC - Tronox - Adopt a Beach Community Project	Community amenities	0	5,000	(4,288)	712	5,000	(5,712)	0
SMCC - Challenger Beach Coastal Rehab Project	Community amenities	0	16,000	0	16,000	0	(13,498)	2,502
Street Furniture Maintenance & Bus Shelter Subsidy	Community amenities	0	0	0	0	13,848	(5,149)	8,699
Swan Alcoa Landcare Program - Lake Magenup	Community amenities	0	8,155	(3,606)	4,549	0	(4,549)	0
Swan Alcoa Landcare Program - Revegetation	Community amenities	3,661	0	(3,661)	0	0	0	0
Thomas Oval Res - Revegetation & Erosion Control	Community amenities	2,340	0	(2,340)	0	0	0	0
Verve Energy Community Partnership	Community amenities	2,794	0	(2,794)	0	0	0	0
Water Corporation - Real Time Monitoring	Community amenities	728	0	(728)	0	0	0	0
Water Corporation - Facility Retrofits	Community amenities	9,953	0	(9,953)	0	0	0	0
Community Energy Efficiency	Community amenities	11,186	0	(8,921)	2,265	0	(2,265)	0
Revolving Energy Fund	Community amenities	4,618	0	(4,618)	0	0	0	0
Water Wise Project - Water Efficiency Program	Community amenities	0	7,398	0	7,398	0	(7,398)	0
Freak Fest - October 2015	Recreation and culture	4,545	1,450	(5,995)	0	0	0	0

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2. REVENUE AND EXPENSES (Continued)

(c) Conditions Over Grants/Contributions (Continued)

Grant/Contribution		Opening Balance ⁽¹⁾ 1/07/15 \$	Received ⁽²⁾ 2015/16 \$	Expended ⁽³⁾ 2015/16 \$	Closing Balance ⁽¹⁾ 30/06/16 \$	Received ⁽²⁾ 2016/17 \$	Expended ⁽³⁾ 2016/17 \$	Closing Balance 30/06/17 \$
Freak Fest - October 2016	Recreation and culture	0	5,000	· 0	5,000	,	(5,000)	,
Kidsport - 14/15 Funding	Recreation and culture	8,391	0,000	(8,391)	0,000	0	(0,000)	0
Naidoc Week Celebrations 2015	Recreation and culture	6,969	0	(6,969)	0	0	0	0
Naidoc Week Celebrations 2016	Recreation and culture	0	10,000	(8,365)	1,635	6,000	(7,635)	0
Noongar Cultural Heritage Program	Recreation and culture	3,649	0	Ó	3,649	0	(2,043)	1,606
Our Village	Recreation and culture	1,336	2,000	(3,336)	0	0	0	0
Silversport - Pilot Seniors Program	Recreation and culture	0	77,500	Ó	77,500	10,000	(83,436)	4,064
Youth Friendly Communities - Stage 1	Recreation and culture	1,214	0	(1,214)	0	0	0	0
Youth Friendly Communities - Stage 2	Recreation and culture	10,000	0	(10,000)	0	0	0	0
Prince Regent Park Bertram Play Equipment	Recreation and culture	0	20,000	0	20,000	0	(20,000)	0
Public Open Space Upgrade Strategy Implementation	Recreation and culture	0	18,674	0	18,674	0	(18,674)	0
Anketell Rd	Transport	26,575	1,444,022	(1,470,597)	0	0	0	0
Roads to Recovery 2016 / 2017 Funding	Transport	0	0	0	0	670,432	(589,367)	81,065
State Black Spot	Transport	0	0	0	0	1,203	0	1,203
Gilmore Avenue, Leda - Dual Carriageway	Transport	0	292,331	(292,331)	0	0	0	0
Johnson Road Urban Forrest Streetscape Project	Transport	0	11,000	(7,912)	3,088	0	(3,088)	0
Meares Avenue - Road Rehabilitation	Transport	0	194,904	(194,904)	0	0	0	0
Speed Alert Mobile Trailer for Drive Speed Education	Transport	0	0	0	0	26,290	0	26,290
Developer Contributions - DCA 1 - DCA 15	Community amenities	21,409,541	5,043,900	(1,219,592)	25,233,849	3,354,865	(345,424)	28,243,290
Total		21,878,994	7,541,577	(3,873,630)	25,546,941	4,425,731	(1,516,459)	28,456,213

For grants and contributions where the funds have not been fully expended at 30 June 2017 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 ended 30 June 2017 and will be expended in the 2017/2018 year or as determined by the relevant 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 and which were expended in the current reporting period in the manner specified by the contributor.

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	Note	2017	2016
3. CASH AND CASH EQUIVALENTS		\$	\$
Unrestricted		3,382,610	8,356,933
Restricted		50,343,659	47,000,781
		53,726,269	55,357,714
The following restrictions have been imposed by			
regulations or other externally imposed requirements:			
Aged Persons Units Reserve	11	643,364	528,629
Asset Management Reserve	11	566,868	1,212,394
Asset Replacement Reserve	11	595,442	531,374
Banksia Park Reserve	11	107,840	72,479
CLAG Reserve	11	239,215	246,658
Community Services & Emergency Relief Reserve	11	26,059	25,299
Employee Leave Reserve	11	4,074,338	4,100,853
Family Day Care Reserve	11	1,383,878	1,423,011
Future Community Infrastructure Reserve	11	1,568,683	2,571,524
Golf Course Cottage Reserve	11	27,264	26,469
Infrastructure Reserve	11	128,213	119,703
Rates Strategy Reserve	11	819,692	0
Refuse Reserve	11	8,636,810	8,385,016
Restricted Grants and Contributions Reserve	11	2,644,457	2,303,075
Settlement Agreement Reserve	11	157,743	157,743
Workers Compensation Reserve	11	210,503	0
Youth Engagement Reserve	11	270,000	0
		22,100,369	21,704,227
DCA 1 - Hard Infrastructure - Bertram	11	1,743,837	1,483,289
DCA 2 - Hard Infrastructure - Wellard	11	1,969,898	1,530,683
DCA 5 - Hard Infrastructure - Wandi	11	3,104,086	2,846,531
DCA 7 - Hard Infrastructure - Mandogalup (west)	11	8,567	0
DCA 9 - Soft Infrastructure - Wandi/Anketell	11	9,928,654	9,116,394
DCA 11 - Soft Infrastructure - Wellard East	11	4,374,577	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	11	6,297,347	5,779,219
DCA 13 - Soft Infrastructure - Bertram	11	288,108	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	11	367,092	406,289
DCA 15 - Soft Infrastructure - Townsite	11	161,124	137,457
		28,243,290	25,233,849
Unspent loans	21(c)	0	62,705
		50,343,659	47,000,781

A. TRADE AND OTHER RECEIVABLES Current Rates outstanding 2,761,590 1,590,578 Sundry debtors 738,586 1,139,002 GST receivable 437,333 554,076 Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Prepayments 4,463,080 4,463,080 Non-current Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,855 260,314 DMF Receivable 3,660,884 3,094,281 DMF Receivable - clubs/institutions 282,855 280,314 DMF Receivable - clubs/institutions 282,855 280,874 DMF Receivable - clubs/institutions 282,855 280,874 DMF Recei		2017 \$	2016 \$
Current Rates outstanding 2,761,590 1,590,578 Sundry debtors 738,586 1,139,002 GST receivable 437,333 554,076 Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Non-current 4463,080 4,096,861 Rates outstanding - pensioners 282,850 280,314 Loans receivable - clubs/institutions 282,850 280,314 DMF Receivable 3,606,084 3,094,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Includes: 2 0 0 Past due and not impaired 2,761,590 1,590,578 Impaired 2,761,590 1,590,578 Includes: 2 0 Past due and not impaired impaire		•	Ψ
Rates outstanding 2,761,590 1,590,578 Sundry debtors 738,586 1,139,002 GST receivable 437,333 554,076 Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Non-current Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,942,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Includes: 2 0 0 Past due and not impaired 2,761,590 1,590,578 Includes: 2 0 0 Past due and not impaired 2,761,590 1,590,578 Includes: 2 0 0 Past due and not impaired 2,02,02 0 0 Includes:<	4. TRADE AND OTHER RECEIVABLES		
Sundry debtors 738,586 1,139,002 GST receivable 437,333 554,076 Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 4,463,080 4,096,861 Non-current Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,806,084 3,094,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Rates outstanding Includes: 2,761,590 1,590,578 Past due and not impaired 2,761,590 0 Includes: 738,586 1,139,002 Includes: 294,170 68,340 Impaired 204,170 68,340 Impaired 204,170 68,340 Impaired 204,170 68,340 Impaired 204,170 68,340	Current		
GST receivable 437,333 554,076 Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Non-current 4,463,080 4,096,861 Non-current 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,006,084 3,094,261 Mark and the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Includes: 2,761,590 1,590,578 1 Impaired 2,761,590 1,590,578 1 Impaired 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES 204,170 68,340 Current 36,203 26,162	Rates outstanding	2,761,590	1,590,578
Loans receivable - clubs/institutions 15,645 37,590 Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Non-current 4,463,080 4,096,861 Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,094,261 Mark Receivable 3,606,084 3,094,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Includes: 2 2,761,590 1,590,578 Impaired 2,761,590 1,139,002 Includes: 738,586 1,139,002 Includes: 2 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES 2 2 Current 36,203 26,162	Sundry debtors	738,586	1,139,002
Accrued Income 74,118 410,710 DMF Receivable 402,065 364,905 Prepayments 33,743 0 Non-current 4,463,080 4,096,861 Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,855 260,314 DMF Receivable 3,606,084 3,094,261 A,488,131 3,943,449 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Includes: 2,761,590 1,590,578 Impaired 2,761,590 1,590,578 Includes: 2 0 0 Sundry debtors 738,586 1,139,002 Includes: 2 204,170 68,340 Impaired 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES 2 2 Current 36,203 26,162	GST receivable	437,333	554,076
DMF Receivable Prepayments 402,065 and 3,049.05 364,905 and 9,005 Prepayments 33,743 and 0 and 0,006.001 4,463,080 and 4,096,861 Non-current 4,463,080 and 4,463,080 and 4,096,861 4,096,861 Rates outstanding - pensioners 599,197 and 588,874 588,874 Loans receivable - clubs/institutions 282,850 and 260,314 and 260,304 and 260,314 and 260,304 and 3,004,261 and 3,006,084 and 3,094,261 and 3,004,261 and 3,004,26	Loans receivable - clubs/institutions	15,645	37,590
Prepayments 33,743 (4,663,080) 0 (4,968,681) Non-current Rates outstanding - pensioners 599,197 (588,874) 588,874 (203,144) Loans receivable - clubs/institutions 282,850 (260,314) 260,314 (3,094,261) 3,606,084 (3,094,261) 3,094,261 (3,094,261) 3,943,449 3,943,449 4,488,131 (3,943,449) 3,943,449 1,590,578 (3,596) 1,590,578 (3,596) 1,590,578 (3,596) 1,590,578 (3,596) 1,590,578 (3,596) 1,590,578 (3,596) 1,139,002 (3,596)	Accrued Income	74,118	410,710
Non-current 4,463,080 4,096,861 Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,094,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Rates outstanding Includes: 2,761,590 1,590,578 Impaired 2,761,590 1,590,578 Impaired 2,761,590 1,590,578 Includes: 738,586 1,139,002 Includes: 294,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	DMF Receivable	402,065	364,905
Non-current Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,094,261 4,488,131 3,943,449 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Rates outstanding Includes: 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 738,586 1,139,002 Includes: 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Prepayments	33,743	0
Rates outstanding - pensioners 599,197 588,874 Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,094,261 4,488,131 3,943,449 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: Rates outstanding 2,761,590 1,590,578 Includes: 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 738,586 1,139,002 Includes: 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current Stores & Materials 36,203 26,162		4,463,080	4,096,861
Loans receivable - clubs/institutions 282,850 260,314 DMF Receivable 3,606,084 3,094,261 Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Rates outstanding Includes: 2,761,590 1,590,578 Past due and not impaired Impaired 2,761,590 1,590,578 Impaired 738,586 1,139,002 Includes: 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Non-current		
DMF Receivable 3,606,084 4,488,131 3,094,261 (4,488,131) Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: 2,761,590 1,590,578 Rates outstanding Includes: 2,761,590 1,590,578 Past due and not impaired 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 294,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Rates outstanding - pensioners	599,197	588,874
Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: Rates outstanding	Loans receivable - clubs/institutions	282,850	260,314
Information with respect to the impairment or otherwise of the totals of rates outstanding and sundry debtors is as follows: Rates outstanding Includes: Past due and not impaired Impaired Includes: 2,761,590 1,590,578	DMF Receivable	3,606,084	3,094,261
Rates outstanding 2,761,590 1,590,578 Includes: Past due and not impaired 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: Past due and not impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current Stores & Materials 36,203 26,162		4,488,131	3,943,449
Rates outstanding 2,761,590 1,590,578 Includes: Past due and not impaired 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: Past due and not impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current Stores & Materials 36,203 26,162			
Rates outstanding 2,761,590 1,590,578 Includes: 2,761,590 1,590,578 Past due and not impaired 0 0 Impaired 738,586 1,139,002 Includes: 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Information with respect to the impairment or otherwise of the totals of rates outstanding		
Includes: 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	and sundry debtors is as follows:		
Past due and not impaired Impaired 2,761,590 1,590,578 Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Rates outstanding	2,761,590	1,590,578
Impaired 0 0 Sundry debtors 738,586 1,139,002 Includes: 204,170 68,340 Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current Stores & Materials 36,203 26,162	Includes:		
Sundry debtors 738,586 1,139,002 Includes: 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Past due and not impaired	2,761,590	1,590,578
Includes: 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Impaired	0	0
Includes: 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162	Sundry debtors	738.586	1.139.002
Past due and not impaired Impaired 204,170 68,340 Impaired 126,024 0 5. INVENTORIES Current Stores & Materials 36,203 26,162	•		,,
Impaired 126,024 0 5. INVENTORIES Current 36,203 26,162		204.170	68.340
5. INVENTORIES Current Stores & Materials 36,203 26,162	·		
Current 36,203 26,162	L		
Stores & Materials 36,203 26,162	5. INVENTORIES		
	Current		
36,203 26,162	Stores & Materials	36,203	26,162
		36,203	26,162

	2017 \$	2016 \$
6 (a). PROPERTY, PLANT AND EQUIPMENT		
Freehold Land at:		
- Independent valuation 2014 - level 2	0	8,320,000
- Independent valuation 2014 - level 3	0	26,693,000
- Independent valuation 2017 - level 2	8,420,000	0
- Independent valuation 2017 - level 3	27,011,000	0
- Additions after valuation - cost	0	206,404
	35,431,000	35,219,404
Land - vested in and under the control of Council at:		
- Independent valuation 2014 - level 3	0	12,140,000
- Independent valuation 2017 - level 3	12,140,000	0
	12,140,000	12,140,000
	47,571,000	47,359,404
Buildings - Specialised at:		
- Independent valuation 2014 - level 2	0	22,335,000
- Independent valuation 2014 - level 3	0	83,206,100
- Independent valuation 2017 - level 3	104,111,403	0
- Additions after valuation - cost	0	6,850,520
Less: accumulated depreciation	0	(6,939,279)
	104,111,403	105,452,341
	104,111,403	105,452,341
Total land and buildings	151,682,403	152,811,745
Functions and an investor.		
Furniture and equipment at:	1,408,897	1 422 505
- Independent Valuation 2016 - Ievel 3 - Management valuation 2016 - Ievel 3	4,624,955	1,422,505 4,635,882
- Additions after valuation - cost	705,507	4,035,662
Less: accumulated depreciation	(4,874,511)	(4,421,707)
Less. accumulated depreciation	1,864,848	1,636,680
Plant and equipment at:		
Plant and equipment at: - Independent Valuation 2016 - level 2	3,207,361	4 010 255
- Independent Valuation 2016 - level 2 - Independent Valuation 2016 - level 3	1,802,058	4,019,255 2,034,817
- Management Valuation 2016 - level 3	3,271,235	3,271,235
- Additions after valuation - cost	1,357,452	3,271,235
Less: accumulated depreciation	(3,221,240)	(2,951,368)
2000. accumulated depreciation	6,416,866	6,373,939
	150 064 117	160 922 264
	<u> 159,964,117</u>	160,822,364

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.

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 \$	(Disposals) \$	Revaluation Increments/ (Decrements) Transferred to Revaluation	Depreciation (Expense) \$	Transfers \$	Carrying Amount at the End of Year \$
Land - freehold land	35,219,404	0	0	211,596	0	0	35,431,000
Land - vested in and under the control of Council Total land	12,140,000 47,359,404	0 0	0	<u>0</u> 211,596	<u>0</u>	0 0	12,140,000 47,571,000
Buildings - Specialised Total buildings	105,452,341 105,452,341	701,051 701,051	(44,725) (44,725)	1,755,078 1,755,078	(3,752,342) (3,752,342)	0 0	104,111,403 104,111,403
Total land and buildings	152,811,745	701,051	(44,725)	1,966,674	(3,752,342)	0	151,682,403
Furniture and equipment	1,636,680	705,507	(10,927)	0	(466,412)	0	1,864,848
Plant and equipment Total property, plant and equipment	6,373,939 160,822,364	1,357,452 2,764,010	(556,156) (611,808)	0 1,966,674	(758,369) (4,977,123)	0 0	6,416,866 159,964,117

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: Land - freehold land					
- Independent valuation	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 current use as highest and best use.	Independent registered valuer	June 2017	Price per square metre
- Independent valuation	3	Current replacement cost using both observable and unobservable inputs	Independent registered valuer	June 2017	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 Council	3	Improvements to land valued using cost approach using depreciated replacement cost	Independent registered valuer	June 2017	Improvements to land using construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs
Buildings - Independent valuation	3	Cost approach using depreciated replacement costs	Independent registered valuer	June 2017	Construction costs and current condition (Level 2), residual values and remaining useful life assessments (Level 3) inputs

6. PROPERTY, PLANT AND EQUIPMENT (Continued)

(c) Fair Value Measurements (Continued)

Asset Class Furniture and equipment	Fair Value Hierarchy	Valuation Technique	Basis of valuation	Date of last Valuation	Inputs used
- Independent Valuation	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
- Management valuation	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
Plant and equipment					
- Independent Valuation	2	Market approach using recent observable market data for similar assets	Independent registered valuer	June 2016	Market price per item
- Independent Valuation	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
- Management Valuation	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.

	2017 \$	2016 \$
a). INFRASTRUCTURE	•	•
Infrastructure - Roads		
- Independent valuation 2015 - level 3	224,918,631	224,918,631
- Additions after valuation - cost	34,474,939	23,149,573
Less: accumulated depreciation	(76,756,947)	(72,267,506)
	182,636,623	175,800,698
Infrastructure - Footpaths		
- Independent valuation 2015 - level 3	40,380,270	40,380,270
- Additions after valuation - cost	7,250,021	5,166,511
Less: accumulated depreciation	(12,825,218)	(11,862,819)
	34,805,073	33,683,962
Infrastructure - Drainage		
- Independent valuation 2015 - level 3	55,012,877	55,012,877
- Additions after valuation - cost	9,893,492	6,949,340
Less: accumulated depreciation	(15,685,611)	(14,872,697)
	49,220,758	47,089,520
Infrastructure - Car Parks		
- Independent valuation 2015 - level 3	2,655,110	2,655,110
- Additions after valuation - cost	224,233	131,904
Less: accumulated depreciation	(1,469,995)	(1,338,294)
	1,409,348	1,448,720
Infrastructure - Bus Shelters		
- Independent valuation 2015 - level 3	1,584,000	1,584,000
- Additions after valuation - cost	92,154	45,206
Less: accumulated depreciation	(935,591)	(866,230)
	740,563	762,976
Infrastructure - Street Lights		
- Independent valuation 2015 - level 3	1,483,400	1,483,400
- Additions after valuation - cost	41,430	28,457
Less: accumulated depreciation	(586,609)	(532,183)
	938,221	979,674
Infrastructure - Parks & Ovals		
- Independent valuation 2015 - level 3	19,383,277	19,383,277
- Additions after valuation - cost	8,675,430	1,042,121
Less: accumulated depreciation	(9,582,880)	(8,688,359)
	18,475,827	11,737,039
Infrastructure - Parks & Ovals - Works in Progress		
- At Cost	0	3,091,127
	0	3,091,127
Infrastructure - Other		
- Independent valuation 2015 - level 3	2,853,000	2,853,000
Less: accumulated depreciation	<u>(2,324,840)</u> 528,160	(2,255,329) 597,671
	200 754 572	
	288,754,573	275,191,387

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 at 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.

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 as at the Beginning of the Year	Additions	(Disposals)	Revaluation Increments/ (Decrements) Transferred to Revaluation	Depreciation (Expense)	Transfers	Carrying Amount at the End of the Year
	\$	\$	\$	\$	\$	\$	\$
Infrastructure - Roads	175,800,698	11,325,366	0	0	(4,489,441)	0	182,636,623
Infrastructure - Footpaths	33,683,962	2,083,510	0	0	(962,399)	0	34,805,073
Infrastructure - Drainage	47,089,520	2,944,152	0	0	(812,914)	0	49,220,758
Infrastructure - Car Parks	1,448,720	92,329	0	0	(131,701)	0	1,409,348
Infrastructure - Bus Shelters	762,976	46,947	0	0	(69,360)	0	740,563
Infrastructure - Street Lights	979,674	12,974	0	0	(54,427)	0	938,221
Infrastructure - Parks & Ovals	11,737,039	4,542,182	0	0	(894,521)	3,091,127	18,475,827
Infrastructure - Parks & Ovals - Works in Progress	3,091,127	0	0	0	0	(3,091,127)	0
Infrastructure - Other	597,671	0	0	0	(69,511)	0	528,160
Total infrastructure	275,191,387	21,047,460	0	0	(7,484,274)	0	288,754,573

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7. INFRASTRUCTURE (Continued)

(c) Fair Value Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of valuation	Date of last Valuation	Inputs used
Infrastructure - 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)
Infrastructure - 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)
Infrastructure - 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)
Infrastructure - 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)
Infrastructure - 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)
Infrastructure - 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)
Infrastructure - Parks & 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)
Infrastructure - Other	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.

	2017 \$	2016 \$
8. TRADE AND OTHER PAYABLES		
Current		
Sundry creditors	3,064,174	4,674,862
Accrued interest on debentures	112,419	16,802
Accrued salaries and wages	1,034,551	853,535
Bond and Deposit Creditors	0	3,408,346
Accrued Expenses	58,342	279,827
	4,269,486	9,233,372
Non Current		
Unit Contribution	22,117,000	21,635,000
	22,117,000	21,635,000
9. LONG-TERM BORROWINGS		
Current		
Secured by floating charge		
Debentures	617,723	3,105,457
	617,723	3,105,457
Non-current		
Secured by floating charge		
Debentures	22,071,411	20,150,953
	22,071,411	20,150,953

10. PROVISIONS

Additional detail on borrowings is provided in Note 21.

	Provision for Annual Leave	Provision for Other Leave (1)	Provision for Long Service Leave	Total
	\$	\$	\$	\$
Opening balance at 1 July 2016				
Current provisions	2,021,297	630,339	1,894,170	4,545,806
Non-current provisions	0	0	378,349	378,349
	2,021,297	630,339	2,272,519	4,924,155
Additional provision	92,877	(42,547)	(15,591)	34,739
Balance at 30 June 2017	2,114,174	587,792	2,256,928	4,958,894
Comprises				
Current	2,114,174	587,792	1,820,918	4,522,884
Non-current	0	0	436,010	436,010
	2,114,174	587,792	2,256,928	4,958,894

^{(1) -} Other leave incorporates a provision for sick leave payable to employees with service years greater than ten (10) years upon termination (\$443,945) and a provision for accrued rostered days off (RDO) payable upon termination (\$143,847).

11. RESERVES - CASH BACKED

	Actual 2017 Opening Balance \$	Actual 2017 Transfer to \$	Actual 2017 Transfer (from) \$	Actual 2017 Closing Balance \$	Budget 2017 Opening Balance \$	Budget 2017 Transfer to	Budget 2017 Transfer (from) \$	Budget 2017 Closing Balance \$	Actual 2016 Opening Balance \$	Actual 2016 Transfer to \$	Actual 2016 Transfer (from) \$	Actual 2016 Closing Balance \$
Aged Persons Units Reserve	528,629	307,621	(192,886)	643,364	426,000	288,802	(188,230)	526,572	404,358	345,013	(220,742)	528,629
Asset Management Reserve	1,212,394	30,515	(676,041)	566,868	1,086,200	24,193	(816,174)	294,219	1,277,498	535,344	(600,448)	1,212,394
Asset Replacement Reserve	531,374	528,902	(464,834)	595,442	528,400	261,767	(559,000)	231,167	457,328	260,510	(186,464)	531,374
Banksia Park Reserve	72,479	111,605	(76,244)	107,840	83,900	1,869	(85,400)	369	173,273	3,813	(104,607)	72,479
CLAG Reserve	246,658	7,407	(14,850)	239,215	206,200	76,899	(83,120)	199,979	180,211	66,447	0	246,658
Community Services & Emergency Relief Reserve	25,299	760	0	26,059	25,200	561	0	25,761	24,542	757	0	25,299
Employee Leave Reserve	4,100,853	110,494	(137,009)	4,074,338	3,695,958	0	0	3,695,958	3,695,958	606,726	(201,831)	4,100,853
Family Day Care Reserve	1,423,011	42,537	(81,670)	1,383,878	1,301,900	28,997	(50,000)	1,280,897	1,282,200	140,811	0	1,423,011
Future Community Infrastructure Reserve	2,571,524	70,508	(1,073,349)	1,568,683	1,515,400	552,381	(1,702,481)	365,300	2,215,240	665,952	(309,668)	2,571,524
Golf Course Cottage Reserve	26,469	795	0	27,264	26,349	577	0	26,926	25,677	792	0	26,469
Infrastructure Reserve	119,703	8,510	0	128,213	116,100	2,586	0	118,686	167,558	7,516	(55,371)	119,703
Rates Strategy Reserve	0	819,692	0	819,692	0	0	0	0	0	0	0	0
Refuse Reserve	8,385,016	251,794	0	8,636,810	6,655,700	148,242	(710,119)	6,093,823	6,351,966	2,081,737	(48,687)	8,385,016
Restricted Grants and Contributions Reserve	2,303,075	2,391,338	(2,049,956)	2,644,457	1,633,383	0	(1,633,383)	0	4,065,475	996,104	(2,758,504)	2,303,075
Settlement Agreement Reserve	157,743	0	0	157,743	0	0	0	0	150,000	150,042	(142,299)	157,743
Workers Compensation Reserve	0	342,176	(131,673)	210,503	0	0	0	0	0	0	0	0
Youth Engagement Reserve	0	270,000	0	270,000	0	0	0	0	0	0	0	0
DCA 1 - Hard Infrastructure - Bertram	1,483,289	304,642	(44,094)	1,743,837	1,255,800	27,970	0	1,283,770	1,758,122	267,385	(542,218)	1,483,289
DCA 2 - Hard Infrastructure - Wellard	1,530,683	439,215	0	1,969,898	1,538,600	860,009	0	2,398,609	816,633	714,050	0	1,530,683
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	305,103	0	305,103	0	0	0	0
DCA 5 - Hard Infrastructure - Wandi	2,846,531	257,555	0	3,104,086	2,637,100	58,736	0	2,695,836	2,634,885	211,646	0	2,846,531
DCA 7 - Hard Infrastructure - Mandogalup (west)	0	8,567	0	8,567	0	0	0	0	0	0	0	0
DCA 8 - Soft Infrastructure Mandogolup	0	0	0	0	0	475,303	(16,119)	459,184	0	0	0	0
DCA 9 - Soft Infrastructure - Wandi/Anketell	9,116,394	875,793	(63,533)	9,928,654	8,623,100	1,926,023	(311,844)	10,237,279	8,422,111	707,256	(12,973)	9,116,394
DCA 10 - Soft Infrastructure - Casuarina/Anketell	0	0	0	0	0	362,462	(24,502)	337,960	0	0	0	0
DCA 11 - Soft Infrastructure - Wellard East	3,647,606	763,915	(36,944)	4,374,577	3,627,500	1,463,109	(64,568)	5,026,041	2,513,635	1,164,597	(30,626)	3,647,606
DCA 12 - Soft Infrastructure - Wellard West	5,779,219	526,209	(8,081)	6,297,347	5,513,900	964,891	(307,302)	6,171,489	4,651,447	638,934	488,838	5,779,219
DCA 13 - Soft Infrastructure - Bertram	286,381	8,465	(6,738)	288,108	295,400	287,758	(86,448)	496,710	260,897	32,147	(6,663)	286,381
DCA 14 - Soft Infrastructure - Wellard/Leda	406,289	53,485	(92,682)	367,092	326,400	198,553	(166,559)	358,394	268,434	574,613	(436,758)	406,289
DCA 15 - Soft Infrastructure - Townsite	137,457	117,020	(93,353)	161,124	129,400	323,598	(271,454)	181,544	83,377	191,054	(136,974)	137,457
	46,938,076	8,649,520	(5,243,937)	50,343,659	41,247,890	8,640,389	(7,076,703)	42,811,576	41,880,825	10,363,246	(5,305,995)	46,938,076

All of the reserve accounts are supported by money held in financial institutions and match the amount shown as restricted cash in Note 3 to this financial report.

Note: At the Ordinary Council Meeting held on 23 November 2016, Council resolved, pursuant to section 6.11 of the Local Government Act 1995, to use \$545,295 of funds held in the Restricted Grants and Contributions Reserve for another purpose, being to subsidise the required budget variations to the Adopted Budget for 2016/17.

11. RESERVES - CASH BACKED

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

	Anticipated	
Name of Reserve	date of use	Purpose of the reserve
Aged Persons Units Reserve	Ongoing	This Reserve has been established to provide funds for the capital acquisition and maintenance of the Aged Persons Units, Callistemon Court.
		This Reserve is established to provide funds for asset management renewal projects of the City's building and infrastructure assets, thereby extending the
Asset Management Reserve	Ongoing	useful economic life of such assets.
Asset Replacement Reserve	Ongoing	This Reserve is utilised to replace existing fleet, plant and other City assets.
Banksia Park Reserve	Ongoing	This Reserve has been established to provide funds for the capital acquisition and maintenance of the Banksia Park Retirement Village.
CLAG Reserve	Ongoing	This Reserve has been established to provide funds for the prevention and education of Mosquito management.
Community Services & Emergency Relief Reserve	Ongoing	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	Ongoing	This Reserve is established for the purpose of ensuring that adequate funds are available to finance employee leave entitlements.
Family Day Care Reserve	Ongoing	This Reserve provides for the capital acquisitions and maintenance of this facility.
Future Community Infrastructure Reserve	Ongoing	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	Ongoing	This Reserve was established to provide funds for the maintenance of this building.
Infrastructure Reserve	Ongoing	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.
Rates Strategy Reserve	Ongoing	To be used to assist in the future management of the City's rating strategy.
Refuse Reserve	Ongoing	This Reserve was established to provide funds for the costs and subsidy of Waste Management in the City.
Restricted Grants and Contributions Reserve	Ongoing	This Reserve is utilised to restrict funds required to complete projects from prior financial years.
Settlement Agreement Reserve	Ongoing	This Reserve was established to provide funds to account for future negotiated settlement agreement payments.
Workers Compensation Reserve	Ongoing	To be used to fund workers compensation costs incurred by the City where the maximum contribution amount for a previous year has been reached and there is a claim which remains open and requires the City to pay costs relating to the open claims in the current and future years.
Youth Engagement Reserve	Ongoing	To be used to assist with youth engagement and diversion initiatives.
DCA 1 - Hard Infrastructure - Bertram	Ongoing	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	Ongoing	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 4 - Hard Infrastructure - Anketell	Ongoing	This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 4 - Hard Infrastructure Anketell.
DCA 5 - Hard Infrastructure - Wandi	Ongoing	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 7 - Hard Infrastructure - Mandogalup (west)	Ongoing	This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 7 - Hard Infrastructure Mandogalup (west).
DCA 9 - Soft Infrastructure - Wandi/Anketell	Ongoing	This Reserve is established to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 9 - Soft Infrastructure Wandi/Anketell.
DCA 10 - Soft Infrastructure - Casuarina/Anketell	Ongoing	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	Ongoing	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	Ongoing	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	Ongoing	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	Ongoing	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	Ongoing	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.

12. REVALUATION SURPLUS

				30-Jun-17					30-Jun-16	
	30-Jun-17	30-Jun-17	30-Jun-17	Total	30-Jun-17	30-Jun-16	30-Jun-16	30-Jun-16	Total	30-Jun-16
	Opening	Revaluation	Revaluation	Movement on	Closing	Opening	Revaluation	Revaluation	Movement on	Closing
	Balance	Increment	(Decrement)	Revaluation	Balance	Balance	Increment	(Decrement)	Revaluation	Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Land and buildings	76,199,962	1,966,674	0	1,966,674	78,166,636	76,199,962	0	0	0	76,199,962
Furniture and equipment	199,013	0	0	0	199,013	137,410	61,603	0	61,603	199,013
Plant and equipment	1,581,222	0	0	0	1,581,222	842,997	738,225	0	738,225	1,581,222
Infrastructure - Roads	58,351,626	0	0	0	58,351,626	58,351,626	0	0	0	58,351,626
Infrastructure - Footpaths	13,401,415	0	0	0	13,401,415	13,401,415	0	0	0	13,401,415
Infrastructure - Drainage	21,897,256	0	0	0	21,897,256	21,897,256	0	0	0	21,897,256
Infrastructure - Car Parks	311,846	0	0	0	311,846	311,846	0	0	0	311,846
Infrastructure - Bus Shelters	458,799	0	0	0	458,799	458,799	0	0	0	458,799
Infrastructure - Other	216,146	0	0	0	216,146	216,146	0	0	0	216,146
	172,617,285	1,966,674	0	1,966,674	174,583,959	171,817,457	799,828	0	799,828	172,617,285

Movements 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.

13. NOTES TO THE STATEMENT OF CASH FLOWS

(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:

	2017 \$	2017 Budget \$	2016 \$
Cash and cash equivalents	53,726,269	49,404,766	55,357,714
(b) Reconciliation of Net Cash Provided By Operating Activities to Net Result			
Net result	15,042,185	765,954	33,953,002
Non-cash flows in Net result:			
Depreciation	12,461,397	11,316,975	11,315,275
(Profit)/Loss on sale of asset	167,829	(193,940)	(64,319)
Banksia Park DMF Receivable Movement	548,983	0	352,821
Contributed Assets	(13,593,470)	0	(29,397,461)
Changes in assets and liabilities:			
(Increase)/Decrease in receivables	(1,795,886)	300,000	(863,230)
(Increase)/Decrease in accrued income/prepayments	336,592	0	265,757
(Increase)/Decrease in inventories	(10,041)	10,000	(5,237)
Increase/(Decrease) in payables	(4,537,034)	396,125	(2,565,093)
Increase/(Decrease) in accrued expenses/income in adva	nce 55,148	0	(441,356)
Increase/(Decrease) in provisions	34,739	0	449,107
Grants/contributions for			
the development of assets	(6,440,531)	(3,881,987)	(5,337,399)
Net cash from operating activities	2,269,911	8,713,127	7,661,867
	2017		2016
(c) Undrawn Borrowing Facilities	\$		\$
Credit Standby Arrangements			
Credit card limit	71,000		100,000
Credit card balance at balance date	(17,535)		(19,501)
Total amount of credit unused	53,465		80,499
Loan facilities			
Loan facilities - current	617,723		3,105,457
Loan facilities - non-current	22,071,411		20,150,953
Total facilities in use at balance date	22,689,134		23,256,410
Unused loan facilities at balance date	NIL		62,705

14. CONTINGENT LIABILITIES

There are no contingent liabilities as at the reporting date.

15. CAPITAL AND LEASING COMMITMENTS	2017	2016
	\$	\$
(a) Operating Lease Commitments		
Non-cancellable operating leases contracted for but not capitalised in the a	accounts.	
Payable:		
- not later than one year	322,602	241,996
- later than one year but not later than five years	473,487	414,631
- later than five years	0	0
	796,089	656,627
(b) Capital Expenditure Commitments		
Contracted for:		
- capital expenditure projects	43,753	1,676,338
Payable:		
- not later than one year	43,753	1,676,338

The capital expenditure project outstanding at the end of the current reporting period represents the construction of the Kwinana Outdoor Youth Space and Carpark (the prior year commitment was for the construction of the Kwinana Adventure Playground).

16. JOINT VENTURE ARRANGEMENTS

The City did not have any joint venture arrangements at the reporting date.

17. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2017	2016
	\$	\$
Governance	70,214,891	70,112,431
Law, order, public safety	1,943,919	1,867,446
Health	115,971	112,182
Education and welfare	34,875,180	35,008,257
Community amenities	1,068,015	1,121,006
Recreation and culture	78,311,834	76,632,081
Transport	269,235,234	259,248,561
Economic services	51,777,537	51,711,551
Other property and services	3,889,792	3,624,422
	511,432,373	499,437,937

18. FINANCIAL RATIOS	2017	2016	2015		
Current ratio	1.48	1.21	1.01		
Asset sustainability ratio	0.31	0.52	1.06		
Debt service cover ratio	1.97	4.43	2.09		
Operating surplus ratio	(0.10)	(80.0)	(0.19)		
Own source revenue coverage ratio	0.79	0.80	0.72		
The above ratios are calculated as follows:					
Current ratio	current assets minus restricted assets				
	current liabilities	minus liabilities as	sociated		
	with I	with restricted assets			
Asset sustainability ratio	capital renewal a	nd replacement ex	penditure		
	Depre	ciation expenses			
Debt service cover ratio	annual operating surplu	us before interest a	nd depreciation		
	princ	ipal and interest			
Operating surplus ratio	operating revenu	e minus operating	expenses		
	own source	ce operating revenu	ue		
Own source revenue coverage ratio	own source operating revenue				
•	oper	rating expenses			

Notes:

Information relating to the **asset consumption ratio** and the **asset renewal funding ratio** can be found at Supplementary Ratio Information on Page 62 of this document.

For 2017:-

Three of the 2017 ratios disclosed above were distorted by the following items:-

- 1) The early receipt of half of the allocaton of the 2017-18 Financial Assistance Grant in June 2017.
 - The early payment of the grant increased operating revenue in 2017 by \$782,530.
- 2) The conversion of the Short Term Liquidity Loan of \$ 2,500,000 to a fixed rate 5% year interest only loan. The debt service ratio has been adjusted to reduce principal loan repayments amount of \$ 2,500,000 to account for this conversion.

For 2016:-

Three of the 2016 ratios disclosed were affected by the following items:-

- 1) The City's Short Term facility for Loans with the Western Australian Treasury Corporation (WATC) which were reported in Current Borrowings for 2016. 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 2016/17 financial year. It was not intended to repay principal of \$2,500,000 within the following 12 months.
- 2) The early receipt of half of the allocation of the 2015-16 Financial Assistance Grant in the 2014/15 financial year. The early payment of the grant decreased operating revenue in 2016 by \$ 719,859.

For 2015:

Four of the 2015 ratios disclosed were affected by the following items:-

- 1) The City's Short Term facility for Loans with the Western Australian Treasury Corporation (WATC) which were reported in Current Borrowings for 2015. The City Centre Redevelopment Loan 101 was being funded by drawing down on the short term liquidity advance which totalled \$ 2,5000,000 as at 30 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.
- 2) The revaluation decrement of \$ 6,501,293 which was recognised in the statement of comprehensive income. This decrement was due to the implementation of Fair Value on Infrastructure assets during the financial year where the carrying amount of a class of asset decreased as a result of the revaluation.
- 3) The early receipt of half of the allocation of the 2015-16 Financial Assistance Grant in the 2014/15 financial year. The early payment of the grant increased operating revenue in 2015 by \$ 719,859.

18. FINANCIAL RATIOS (Continued)

If recognised in the year to which the adjustments related, the calculations in the 2017, 2016 and 2015 columns above would be as follows:

	2017	2016	2015
Current ratio	1.33	n/a	1.15
Debt service cover ratio	4.15	6.89	6.19
Operating surplus ratio	(0.11)	(0.07)	(0.07)
Own source revenue coverage ratio	n/a	n/a	0.80

19. TRUST FUNDS

Funds held at balance date over which the City has no control and which are not included in the financial statements are as follows:

	1 July 2016 \$	Amounts Received \$	Amounts Paid (\$)	30 June 2017 \$
Hall Security Bonds	44,541	116,600	(105,800)	55,341
Footpath & Kerbing Security Deposits	1,179,617	0	(322,440)	857,177
Sports Forfeiture Security Deposits	200	0	0	200
Bus Hire Security Deposits	2,000	1,500	(500)	3,000
Demolition Security Deposits	17,790	0	(1,456)	16,334
Quarry Security Deposits	24,283	0	(24,283)	0
Miscellaneous Deposits	70,067	5,787	(5,503)	70,351
Footpath Construction Bonds	10,000	0	(8,000)	2,000
Land Subdivision Bonds	770,520	761,250	(1,024,960)	506,810
Road Maintenance Bonds	319,232	12,104	(38,102)	293,234
Landscaping Subdivision Bonds	125,315	0	0	125,315
Animal Trap Security Deposits	150	106	(256)	0
Planning Advertising Bonds	250	0	0	250
Mortimer Road - Community Trust	10,421	0	0	10,421
ATU Landscaping Bonds	3,168	0	0	3,168
Landscaping Development Bonds	56,822	0	0	56,822
Subdivision Handrails	15,395	0	0	15,395
APU Security Bonds	14,722	1,740	0	16,462
Off Road Vehicles	9,234	0	(9,234)	0
DCA 5 Contingency Bonds	553,642	176,325	0	729,967
Contiguous Local Authorities Group (CLAG)	200	0	0	200
Public Open Space Cash In Lieu	0	49,608	0	49,608
	3,227,569	1,125,020	(1,540,534)	2,812,055

During the financial year ended 30 June 2017, the City received legal advice confirming that monies held as a form of performance bond should be retained in the City's trust funds. The City is the trustee of those funds until such time as the relevant requirement is complied with. Previously the City recognised these funds as 'Bond and Deposit Creditors' (Note 8-Trade and other Payables) held within the Statement of Financial Performance.

20. DISPOSALS OF ASSETS - 2016/17 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 \$
Buildings								
Recreation and culture								
Mandogalup Public Toilets	44,275	0	0	(44,275)	0	0	0	0
Ticket Booth Medina Oval	450	0	0	(450)	0	0	0	0
Furniture and Equipment				(/				
Law, order, public safety								
Axis wide angle camera	2,091	0	0	(2,091)	0	0	0	0
Axis wide angle camera	1,667	0	0	(1,667)	0	0	0	0
Axis wide angle camera	1,667	0	0	(1,667)	0	0	0	0
Axis wide angle camera	2,046	0	0	(2,046)	0	0	0	0
Axis wide angle camera	2,046	0	0	(2,046)	0	0	0	0
Recreation and culture								
Washtec Dishwasher	1,292	0	0	(1,292)	0	0	0	0
iPhone 16GB	119	0	0	(119)	0	0	0	0
Plant and Equipment								
Governance								
Toyota Kluger Wagon	31,868	27,554	0	(4,314)	27,579	20,000	0	(7,579)
Law, order, public safety								
Mazda Bus Command Post	0	2,455	2,455	0	0	0	0	0
Toyota Landcruiser	31,461	15,000	0	(16,461)	0	0	0	0
Holden Captiva	18,142	12,100	0	(6,042)	10,116	20,000	9,884	0
Volkswagen Amarok Dual Cab	29,812	17,636	0	(12,176)	12,449	25,000	12,551	0
Health Holden Colorado Crew Cab	24 074	16 025	0	(F.020)	0 257	25,000	16 642	0
Community amenities	21,874	16,835	U	(5,039)	8,357	23,000	16,643	U
Ford Ranger Dual Cab	26,395	24,827	0	(1,568)	12,494	25,000	12,506	0
Holden Colorado Crew Cab	28,195	23,964	0	(4,231)	13,110	25,000	11,890	0
Recreation and culture	20,100	20,001	Ŭ	(1,201)	10,110	20,000	11,000	Ü
Holden VF Evoke Sports wagon	21,092	15,335	0	(5,757)	11,494	20,000	8,506	0
Hyundai i40 Wagon	14,788	14,827	39	0	10,848	20,000	9,152	0
Holden VF Evoke Sports wagon	19,577	16,017	0	(3,560)	11,520	20,000	8,480	0
Recquatic Inflatable	0	0	0	0	5,000	5,000	0	0
Economic services								
Holden Colorado Crew Cab	21,874	14,108	0	(7,766)	11,148	25,000	13,852	0
Ford Ranger Crew Cab	19,344	19,327	0	(17)	11,000	25,000	14,000	0
Holden Colorado Crew Cab	22,212	16,646	0	(5,566)	10,277	25,000	14,723	0
Holden Colorado Crew Cab	22,095	15,017	0	(7,078)	10,391	25,000	14,609	0
Other property and services								
Honda Edger	0	409	409	0	0	0	0	0
Blower Backpack	0		136	0	0	0	0	0
Honda Cylinder Mower	0		546	0	0	0	0	0
Isuzu Graffiti Truck	25,580	18,984	0	(6,596)	17,500	20,000	2,500	0
Isuzu Tip Truck	34,060	22,616	0	(11,444)	18,571	20,000	1,429	0
Isuzu Tip Truck (Horticulture)	39,793	30,483	0	(9,310)	22,990	16,427	0	(6,563)
Toro Groundmaster 7200	15,300	6,000	0	(9,300)	10,415	4,000	7.570	(6,415)
Toro Zero Turn Groundmaster	17,000	8,000	0	(9,000)	0	7,573	7,573	0
Deutscher Mower Mitsubishi FUSO Drainage Truck	0 26 977	227 59,091	227 32,214	0	21,250	1,500 30,000	1,500 8,750	
Hino Dutro 4 Tonne Truck	26,877 28,910	15,455	32,214	(13,455)	6,875	15,000	8,125	0
Credon Squirrel Platform Cherrypicker	20,910	7,458	7,458	(13,433)	0,675	13,000	0,123	0
Tool Box Attachment	734	0	0	(734)	0	0	0	0
EFFER crane	13,046	0	0	(13,046)	0	0	0	0
Toyota Hiace Van	26,126	22,926	0	(3,200)	10,607	25,000	14,393	0
Ford Ranger Crew Cab	20,120	0	0	(0,200)	7,580	25,000	17,420	0
7x4 Box Trailer	0	0	0	0	0	1,000	1,000	0
Polmac Box Trailer	0	0	0	0	0	1,000	1,000	0
Trailer 2150x1230	0	0	0	0	131	500	369	0
7x4 Box Trailer with water tank	0	0	0	0	291	2,500	2,209	0
S/alloy Boxtop heavy duty trailer	0	0	0	0	567	2,000	1,433	0
	611,808	443,979	43,484	(211,313)	282,560	476,500	214,497	(20,557)

21. INFORMATION ON BORROWINGS

(a) Repayments - Debentures

	Principal 1 July	New	Princ Repayı	-		cipal e 2017	Inter Repayn	
	2016	Loans	Actual	Budget	Actual	Budget	Actual	Budget
Particulars	\$	\$	\$	\$	\$	\$	\$	\$
Governance								
Loan 99 - Administration Office Renovations	925,362	0	79,376	79,376	845,986	845,986	56,533	63,009
Education and welfare								
Loan 96 - Youth Specific Space	193,278	0	21,880	21,880	171,398	171,398	14,091	15,486
Loan 100 - Youth Specific Space Stage 2	1,521,312	0	0	0	1,521,312	1,521,312	71,045	81,279
Recreation and culture								
Loan 94 - Wellard Sports Pavilion	289,483	0	41,000	41,000	248,483	248,483	17,413	19,836
Loan 95 - Orelia Oval Pavilion	463,867	0	52,512	52,512	411,355	411,355	33,818	37,166
Loan 97 - Orelia Oval Pavilion Stage 2	2,047,558	0	175,636	175,636	1,871,922	1,871,922	125,090	139,419
Loan 102 - Resource & Knowledge Centre	7,421,567	0	0	0	7,421,567	7,421,567	336,939	386,856
Loan 104 - Recquatic Centre Upgrade	3,350,000	0	0	0	3,350,000	3,350,000	135,675	159,318
Loan 105 - Bertram Community Centre	1,296,840	0	0	0	1,296,840	1,296,840	42,147	50,851
Loan 106 - Calista Destination Park	1,700,000	0	90,305	90,000	1,609,695	1,610,000	52,622	70,000
Budget - Darius Wells Building Solar Panels	0	0	0	35,302	0	70,248	0	8,994
Transport								
Loan 98 - Industrial Area Streetscape	1,249,239	0	107,157	107,157	1,142,082	1,142,082	76,319	85,062
Loan 101 - City Centre Redevelopment **	2,500,000	0	2,500,000	2,500,000	0	0	13,140	92,500
New - Loan 101 - City Centre Redevelopment	0	2,500,000	0	0	2,500,000	2,500,000	46,984	0
	22,958,506	2,500,000	3,067,866	3,102,863	22,390,640	22,461,193	1,021,816	1,209,776
Self Supporting Loans								
Recreation and culture								
Loan 103 - Kwinana Golf Club Refurbishment *	297,904	0	297,904	37,590	0	260,314	11,184	13,815
New - Loan 103B - Kwinana Golf Club Refurbishment*	0	298,494	0	0	298,494	0	650	0
-	297,904	298,494	297,904	37,590	298,494	260,314	11,834	13,815
	23,256,410	2,798,494	3,365,770	3,140,453	22,689,134	22,721,507	1,033,650	1,223,591

^{*}Self supporting loan financed by payments from third parties.

All other loan repayments were financed by general purpose revenue.

^{**} Short Term Facility Loan

21. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2016/17

	Amount Bor	rowed		Loan	Term	Total Interest &	Interest	Amoun	t Used	Balance
	Actual	Budget	Institution	Type	(Years)	Charges	Rate	Actual	Budget	Unspent
Particulars/Purpose	\$	\$				\$	%	\$	\$	\$
Darius Wells Building Solar Panels	0	105,550	WATC	Debenture	10	0	0.00%	0	105,550	0
Loan 101 - City Centre Redevelopment	2,500,000	2,500,000	WATC	Debenture	5	308,875	2.47%	2,500,000	2,500,000	0
Loan 103B - Kwinana Golf Club Refurbishment	298,494	0	WATC	Debenture	5	82,889	3.32%	298,494	0	0
	2,798,494	2,605,550				391,764		2,798,494	2,605,550	0

Loan 103 was refinanced under Loan 103B during the year ended 30 June 2017.

(c) Unspent Debentures

			Borrowed	Expended	
	Date	Balance	During	During	Balance
	Borrowed	1 July 16	Year	Year	30 June 17
Particulars		\$	\$	\$	\$
Loan 99 - Administration Office Renovations	25 Jun 10	62,705	0	(62,705)	0
	- -	62,705	0	(62,705)	0

(d) Overdraft

The City did not have any overdraft facilities as at 30 June 2017.

22. RATING INFORMATION - 2016/17 FINANCIAL YEAR

		Number					Budget	Budget	Budget
	Rate in	of	Rateable	Rate	Interim	Total	Rate	Interim	Total
	\$	Properties	Value	Revenue	Rates	Revenue	Revenue	Rate	Revenue
RATE TYPE			\$	\$	\$	\$	\$	\$	\$
Gross rental value valuations									
Improved Residential	0.07303	10,615	184,561,500	13,478,527	1,001,070	14,479,597	13,478,527	671,600	14,150,127
Vacant Residential	0.17974	555	8,674,147	1,559,091	(310,249)	1,248,842	1,559,091	0	1,559,091
Improved Special Residential	0.06385	716	16,868,756	1,077,070	152,077	1,229,147	1,077,070	0	1,077,070
Light Industrial and Commercial	0.09082	146	22,148,306	2,011,509	14,612	2,026,121	2,011,509	0	2,011,509
General Industry and Service Commercial	0.07961	318	33,469,413	2,664,500	120,992	2,785,492	2,664,500	0	2,664,500
Large Scale General Industry and Service Commercial	0.08260	48	52,329,591	4,322,424	(309,697)	4,012,727	4,322,424	0	4,322,424
Unimproved value valuations									
General Industrial	0.02639	3	121,200,000	3,198,468	0	3,198,468	3,198,468	0	3,198,468
Rural	0.00464	187	184,212,000	854,744	(361,239)	493,505	854,744	0	854,744
Mining	0.00793	13	27,291,000	216,418	13,923	230,341	216,418	0	216,418
Urban/Urban Deferred	0.00612	65	171,510,000	1,049,641	(197,001)	852,640	1,049,641	0	1,049,641
Sub-Total		12,666	822,264,713	30,432,392	124,488	30,556,880	30,432,392	671,600	31,103,992

22. RATING INFORMATION - 2016/17 FINANCIAL YEAR (Continued) Number **Budget** Budget Budget Minimum of Rateable Rate Interim Total Rate Interim Total Minimum payment \$ **Properties** Value Revenue Rates Revenue Revenue Rate Revenue \$ \$ \$ \$ \$ \$ \$ **Gross rental value valuations** Improved Residential 943 2,679 31,546,688 2,526,297 2,526,297 2,526,297 2,526,297 Vacant Residential 943 1,220 5,290,264 1,150,460 0 1,150,460 1,150,460 1,150,460 Improved Special Residential 943 5 68,260 0 4,715 0 4,715 4,715 4,715 Light Industrial and Commercial 18 168,008 22,068 0 22,068 22,068 0 22,068 1,226 37 0 0 General Industry and Service Commercial 1,226 299,688 45,362 45,362 45,362 45,362 Unimproved value valuations 943 Rural 11 1,453,000 10,373 0 10,373 10,373 0 10,373 1 Mining 1,226 15,000 1,226 0 1,226 1,226 0 1,226 Urban/Urban Deferred 47 7,786,600 0 57,622 57,622 0 1,226 57,622 57,622 Sub-Total 4,018 46,627,508 3,818,123 0 3,818,123 3,818,123 0 3,818,123

868,892,221 34,250,515 124,488 34,375,003 34,250,515 671,600 34,922,115 (7,218)Discounts/concessions/Write-Offs/Incentive Prize (refer note 26) (10,000)Total amount raised from general rate 34,367,785 34,912,115

16.684

23. NET CURRENT ASSETS

Composition of net current assets

Composition of not current accets	2017	2017	2016
	(30 June 2017 Carried Forward)	(1 July 2016 Brought Forward) \$	(30 June 2016 Carried Forward) \$
Surplus	3,194,697	2,844,089	2,844,089
CURRENT ASSETS			
Cash and cash equivalents			
Unrestricted	3,382,610	8,356,933	8,356,933
Restricted	50,343,659	47,000,781	47,000,781
Receivables	00,010,000	,000,.0.	,000,.0.
Rates outstanding	2,761,590	1,590,578	1,590,578
Sundry debtors	738,586	1,139,002	1,139,002
GST receivable	437,333	554,076	554,076
Loans receivable - clubs/institutions	15,645	37,590	37,590
Accrued Income	74,118	410,710	410,710
Prepayments	33,743	0	0
Inventories			
Stores & Materials	36,203	26,162	26,162
LESS: CURRENT LIABILITIES	•	•	,
Trade and other payables			
Sundry creditors	(3,064,174)	(4,674,862)	(4,674,862)
Accrued interest on debentures	(112,419)	(16,802)	(16,802)
Accrued salaries and wages	(1,034,551)	(853,535)	(853,535)
Bond and Deposit Creditors	0	(3,408,346)	(3,408,346)
Accrued Expenses	(58,342)	(279,827)	(279,827)
Current portion of long term borrowings	, ,	, , ,	, , ,
Secured by floating charge	(617,723)	(3,105,457)	(3,105,457)
Provisions	, , ,	, , ,	(, , , ,
Provision for annual leave	(2,114,174)	(2,018,318)	(2,018,318)
Provision for long service leave	(1,820,918)	(1,894,170)	(1,894,170)
Provision for other leave	(587,792)	(633,318)	(633,318)
Unadjusted net current assets	48,413,394	42,231,197	42,231,197
<u>Adjustments</u>			, ,
Less: Reserves - restricted cash	(50,343,659)	(46,938,076)	(46,938,076)
Less: Loans receivable - clubs/institutions	(15,645)	(37,590)	(37,590)
Less: Restricted (Unspent Loan Funds)	0	(62,705)	(62,705)
Add: Current portion of long term borrowings			, ,
Secured by floating charge	617,723	3,105,457	3,105,457
Add: Current Provisions	4,522,884	4,545,806	4,545,806
Adjusted net current assets - surplus	3,194,697	2,844,089	2,844,089

Difference

There was no difference between the surplus 1 July 2016 brought forward position used in the 2017 audited financial report and the surplus carried forward position as disclosed in the 2016 audited financial report.

24. SPECIFIED AREA RATE - 2016/17 FINANCIAL YEAR

No specified area rates were imposed by the City during the year ended 30 June 2017.

25. SERVICE CHARGES - 2016/17 FINANCIAL YEAR

No service charges were imposed by the City during the year ended 30 June 2017.

26. DISCOUNTS, INCENTIVES, CONCESSIONS, & WRITE-OFFS - 2016/17 FINANCIAL YEAR

	Type	Actual \$	Budget \$
Small Balance Write Off	Write-Off	2,218	5,000
Rates Incentive Prize	Incentive	5,000	5,000
	·	7,218	10,000

The City did not provide any rates concessions or discounts during the year ended 30 June 2017.

27. INTEREST CHARGES AND INSTALMENTS - 2016/17 FINANCIAL YEAR

Instalment Options	Date Due	Instalment Plan Admin Charge	%	Unpaid Rates Interest Rate %
Option One	OF August 16	Nil	Nil	11.00%
Single full payment Option Two	26 August 16	7.00	5.50%	11.00%
First Instalment	26 August 16			
Second Instalment	06 January 17			
Option Three		22.00	5.50%	11.00%
First Instalment	26 August 16			
Second Instalment	28 October 16			
Third Instalment	06 January 17			
Fourth Instalment	10 March 17			
			Revenue \$	Budgeted Revenue \$
Interest on unpaid rates			366,711	270,000
Interest on instalment plan			273 818	240 000

	2017	2016
28. FEES & CHARGES	\$	\$
Governance	39,791	43,055
General purpose funding	146,924	152,960
Law, order, public safety	172,868	171,812
Health	160,335	171,016
Education and welfare	1,805,620	1,900,777
Community amenities	7,086,464	7,720,286
Recreation and culture	2,410,474	2,125,064
Transport	0	300
Economic services	1,247,212	1,036,994
Other property and services	422,551	283,185
	13,492,239	13,605,449

At the Ordinary Council Meeting held on the 12th of October 2016 an amendment to the fees and charges was made whereby the library photocopy charges adopted during the 2016/17 budget were reduced by \$0.05 per page charged. There were no further changes to the level of adopted fees and charges during the year ended 30 June 2017.

29. GRANT REVENUE

Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:

2016
\$
1,589,887
296,172
60,831
5,547,105
100,473
471,169
259,214
1,391
8,326,242
9,814
135,000
3,798,045
1,161,691
32,904,555
0
38,009,105

30. EMPLOYEE NUMBERS	2017		2016
The number of full-time equivalent employees at balance date	236	_	239
31. ELECTED MEMBERS REMUNERATION	2017 \$	2017 Budget \$	2016 \$
The following fees, expenses and allowances were paid to council members and/or the president.	,	·	·
Meeting Fees Mayor's allowance Deputy Mayor's allowance	266,593 88,864 22,216	266,594 88,864 22,216	262,650 87,550 21,888
Travelling expenses Telecommunications allowance Other Reimbursements	2,331 28,000 4,580	8,600 28,000 0	2,833 28,000 4,357
	412,584	414,274	407,278

32. RELATED PARTY TRANSACTIONS

Key Management Personnel (KMP) Compensation Disclosure

Ney Management 1 ersonner (Kimi / Gompensation Disclosure	2017 \$
The total of remuneration paid to KMP of the City during the year are as follows:	Ψ
Short-term employee benefits	1,308,106
Post-employment benefits	142,988
Other long-term benefits	29,393
Termination benefits	85,415
	1,565,902

Short-term employee benefits

These amounts include all salary, paid leave, fringe benefits and cash bonuses awarded to KMP except for details in respect to fees and benefits paid to elected members which may be found at Note 31.

Post-employment benefits

These amounts are the current-year's estimated cost of providing for the City's superannuation contributions made during the year.

Other long-term benefits

These amounts represent long service benefits accruing during the year.

Termination benefits

These amounts represent termination benefits paid to KMP (Note: may or may not be applicable in any given year).

32. RELATED PARTY TRANSACTIONS (Continued)

Related Parties

The City's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any elected member, are considered key management personnel.

ii. Entities subject to significant influence by the City

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

Transactions with related parties

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

The following transactions occurred with related parties:	2017
	\$
Associated companies/individuals:	
Sale of goods and services	52,069
Purchase of goods and services	797,636
	849,705
Amounts outstanding from related parties:	
Trade and other receivables	11,180
Amounts payable to related parties:	
Trade and other payables	1,655

Other Related Parties:

One associated person of Key Management Personnel (KMP) is employed by the City of Kwinana under normal employment terms and conditions.

Note: Transitional provisions contained within AASB 2015-6 do not require comparative related party disclosures to be presented in the period of initial application. As a consequence, only disclosures in relation to the current year have been presented.

33. MAJOR LAND TRANSACTIONS

The City did not participate in any major land transactions during the 2016/2017 financial year.

34. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

The City did not participate in any trading undertakings or major trading undertakings during the 2016/2017 financial year.

35. FINANCIAL RISK MANAGEMENT

The City's activities expose it to a variety of financial risks including credit risk, liquidity risk and interest rate risk. The City's overall risk management 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.

Financial risk management is carried out by the finance area under policies approved by the Council.

The City held the following financial instruments at balance date:

	Carrying	y Value	Fair V	alue
	2017	2016	2017	2016
	\$	\$	\$	\$
Financial assets				
Cash and cash equivalents	53,726,269	55,357,714	53,726,269	55,357,714
Receivables	8,951,211	8,040,310	8,951,211	8,040,310
	62,677,480	63,398,024	62,677,480	63,398,024
Financial liabilities				
Payables	26,386,486	30,868,372	26,386,486	30,868,372
Borrowings	22,689,134	23,256,410	16,026,256	16,055,870
	49,075,620	54,124,782	42,412,742	46,924,242

Fair value is determined as follows:

- Cash and cash equivalents, receivables, 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.

35. FINANCIAL RISK MANAGEMENT (Continued)

(a) Cash and Cash Equivalents

The City's objective is to maximise its return on cash whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash portfolio with the assistance of independent advisers (where applicable). Council has an investment policy and the policy is subject to review by Council. An Investment Report is provided to Council on a monthly basis setting out the make-up and performance of the portfolio.

Cash is subject to interest rate risk - the risk that movements in interest rates could affect 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 investing in investments authorised by *Local Government (Financial Management) Regulation 19C*. Council also seeks advice from independent advisers (where considered necessary) before placing any cash.

	Adjusted ⁽²⁾			
	2017	2016	2016	
Impact of a 1% ⁽¹⁾ movement in interest rates on cash	\$	\$	\$	
- Equity - Statement of Comprehensive Income	537,263 537,263	553,577 553,577	1,107,154 1,107,154	

Notes:

- (1) Sensitivity percentages based on management's expectation of future possible market movements.
- (2) Sensitivity percentages used for 2015/16 financial reporting was 2%, adjusted figures have been provided for comparison against current year expectations.

35. FINANCIAL RISK MANAGEMENT (Continued)

(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 the due date through incentives.

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 and benchmarks are set and monitored for acceptable collection performance.

The City makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

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:

	2017	2016
Percentage of rates and annual charges		
- Current - Overdue	0% 100%	0% 100%
Percentage of other receivables		
- Current - Overdue	94% 6%	94% 6%

35. 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:

	Due within 1 year \$	Due between 1 & 5 years \$	Due after 5 years \$	Total contractual cash flows \$	Carrying values \$
<u>2017</u>					
Payables	5,375,336	10,505,575	10,505,575	26,386,486	26,386,482
Borrowings	1,773,779	12,575,100	16,162,644	30,511,523	22,689,134
	7,149,115	23,080,675	26,668,219	56,898,009	49,075,616
<u>2016</u>					
Payables	8,463,020	12,147,852	10,257,500	30,868,372	30,868,372
Borrowings	1,801,296	11,593,202	18,746,850	32,141,348	23,256,410
	10,264,316	23,741,054	29,004,350	63,009,720	54,124,782

35. FINANCIAL RISK MANAGEMENT (Continued)

(c) Payables

Borrowings (continued)

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 tables set out the carrying amount, by maturity, of the financial instruments exposed to interest rate risk:					Weighted Average Effective			
	<1 year	>1<2 years	>2<3 years	>3<4 years	>4<5 years	>5 years	Total	Interest Rate
	\$	\$	\$	\$	\$	\$	\$	%
Year ended 30 June 2017								
Borrowings								
Fixed rate								
Debentures			-		2,748,482	19,940,652	22,689,134	4.45%
Weighted average								
Effective interest rate					2.82%	4.67%		
Year ended 30 June 2016								
Borrowings								
Fixed rate								
Debentures	2,500,000	-	<u>-</u>	<u>-</u>	<u> </u>	20,756,410	23,256,410	4.46%
Weighted average Effective interest rate	2.18%					4.74%		

MOORE STEPHENS

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INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

Opinion on the Audit of the Financial Report

We have audited the accompanying financial report of the City of Kwinana (the City), which comprises the statement of financial position as at 30 June 2017, 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.

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 2017 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).

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the City in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the "Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Report on Other Legal and Regulatory Requirements

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) No 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 62 of this report, we have reviewed the calculations as presented and nothing has come to our attention to suggest it is not supported by:
 - i. verifiable information; and
 - ii. reasonable assumptions.
- d) All necessary information and explanations were obtained by us.
- e) All audit procedures were satisfactorily completed in conducting our audit.

MOORE STEPHENS

INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)

Other Information

Management is responsible for the other information. The other information comprises the information included in the City's annual report for the year ended 30 June 2017 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

Responsibilities of Management and Council for the Financial Report

Management is responsible for the preparation of this 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.

In preparing the financial report, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors files/ar3.pdf. This description forms part of our auditor's report.

MOORE STEPHENS

CHARTERED ACCOUNTANTS

WENTSHIEN CHA

PARTNER

Date: 27 November 2017

Perth, WA

CITY OF KWINANA SUPPLEMENTARY RATIO INFORMATION FOR THE YEAR ENDED 30TH JUNE 2017

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.

	2017	2016	2015	
Asset consumption ratio	0.76	0.80	0.81	
Asset renewal funding ratio	1.02	0.99	0.69	
The above ratios are calculated as follows:				
Asset consumption ratio	depreciated	d replacement c	osts of assets	
	current replace	ement cost of de	epreciable asset	s
Asset renewal funding ratio	NPV of planni	ng capital renev	val over 10 years	s
	NPV of required	I capital expend	iture over 10 yea	ars

CITY OF KWINANA

CONCISE FINANCIAL REPORT

FOR THE YEAR ENDED 30TH JUNE 2017

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Principal place of business: Cnr Gilmore Avenue and Sulphur Road Kwinana WA 6167

CITY OF KWINANA CONCISE FINANCIAL REPORT FOR THE YEAR ENDED 30TH JUNE 2017

LOCAL GOVERNMENT ACT 1995 LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City being the annual financial report and supporting notes and other information for the financial year ended 30 June 2017 are in my opinion properly drawn up to present fairly the financial position of the City at 30th June 2017 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 as authorisation of issue on the

ath day of November 201

Joanne Abbiss
Chief Executive Officer

BASIS OF PREPARATION

The concise financial report has been prepared in accordance with AASB 1039 "Concise Financial Reports". The accounting policies adopted have been consistently applied to all financial periods presented unless otherwise stated. The concise financial report is an extract from the full financial report for the financial year ended 30 June 2017. The financial statements, specific disclosures, and other information included in the concise financial report are derived from and consistent with, the full financial report of the City of Kwinana. The concise financial report cannot be expected to provide a full understanding of the financial performance, financial position, financing and investing activities of the City of Kwinana.

A copy of the full financial report and auditors report can be obtained free of charge via the City's website, www.kwinana.wa.gov.au, or upon request.

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE FOR THE YEAR ENDED 30TH JUNE 2017

		2017 \$	2017 Budget \$	2016 \$
Revenue				
Rates		34,367,785	34,912,115	33,835,973
Operating grants, subsidies and contributions		8,909,512	13,789,967	8,326,242
Fees and charges		13,492,239	13,725,456	13,605,449
Interest earnings	1	2,251,635	1,967,000	2,041,745
Other revenue	1	2,183,307	536,982	2,491,278
		61,204,478	64,931,520	60,300,687
Expenses				
Employee costs		(25,332,263)	(27,361,605)	(24,804,808)
Materials and contracts		(23,375,655)	(24,341,197)	(23,318,679)
Utility charges		(2,388,243)	(2,564,418)	(2,432,897)
Depreciation on non-current assets	1	(12,461,397)	(11,316,975)	(11,315,275)
Interest expenses	1	(1,191,217)	(1,223,591)	(1,165,687)
Insurance expenses		(539,510)	(593,600)	(524,890)
Other expenditure		(740,180)	(840,107)	(1,142,175)
		(66,028,465)	(68,241,493)	(64,704,411)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on asset disposals		43,484	214,497	87,538
(Loss) on asset disposals		(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to profit of	or loss	4 000 074		
Changes on revaluation of non-current assets		1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income		17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	2017 \$	2017 Budget \$	2016 \$
Revenue	1		•	
Governance		398,955	31,895	227,327
General purpose funding		40,009,005	38,824,295	39,166,809
Law, order, public safety		437,430	446,539	511,117
Health		202,220	384,632	242,987
Education and welfare		7,742,585	6,070,114	7,498,753
Community amenities		7,307,664	13,981,358	7,811,527
Recreation and culture		2,931,537	3,042,950	2,774,943
Transport		311,016	261,984	270,430
Economic services		1,338,552	1,564,439	1,354,003
Other property and services		525,514	323,314	442,791
		61,204,478	64,931,520	60,300,687
Expenses	1			
Governance		(4,938,262)	(5,012,497)	(5,413,510)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,670,214)	(2,914,573)	(2,357,364)
Health		(1,237,340)	(1,394,217)	(1,134,212)
Education and welfare		(10,101,888)	(8,754,118)	(9,960,264)
Community amenities		(8,897,157)	(10,575,604)	(8,737,603)
Recreation and culture		(17,528,733)	(17,845,900)	(16,909,009)
Transport		(12,558,114)	(12,879,280)	(12,280,975)
Economic services		(1,934,499)	(2,052,203)	(1,642,555)
Other property and services		(3,607,794)	(4,009,038)	(3,540,077)
		(64,837,248)	(67,017,902)	(63,538,724)
Finance costs	1			
Governance		(62,679)	(63,009)	(67,751)
Education and welfare		(96,611)	(96,765)	(98,103)
Recreation and culture		(869,687)	(886,255)	(828,506)
Transport		(162,240)	(177,562)	(169,802)
Economic services		0	0	(1,525)
		(1,191,217)	(1,223,591)	(1,165,687)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and				
contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on disposal of assets		43,484	214,497	87,538
(Loss) on disposal of assets		(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to profit or	loss			
Changes on revaluation of non-current assets		1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income		17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF FINANCIAL POSITION AS AT 30TH JUNE 2017

	NOTE	2017 \$	2016 \$
		Ψ	Ψ
CURRENT ASSETS			
Cash and cash equivalents	2	53,726,269	55,357,714
Trade and other receivables	3	4,463,080	4,096,861
Inventories	4	36,203	26,162
TOTAL CURRENT ASSETS		58,225,552	59,480,737
NON CURRENT ACCETO			
NON-CURRENT ASSETS	2	4 400 404	2 042 440
Other receivables	3	4,488,131	3,943,449
Property, plant and equipment	5	159,964,117	160,822,364
Infrastructure	6	288,754,573	275,191,387
TOTAL NON-CURRENT ASSETS		453,206,821	439,957,200
TOTAL ASSETS		511,432,373	499,437,937
CURRENT LIABILITIES			
Trade and other payables	7	4,269,486	9,233,372
Current portion of long term borrowings	8	617,723	3,105,457
Provisions	9	4,522,884	4,545,806
TOTAL CURRENT LIABILITIES		9,410,093	16,884,635
NON-CURRENT LIABILITIES			
Payables	7	22,117,000	21,635,000
Long term borrowings	8	22,071,411	20,150,953
Provisions	9	436,010	378,349
TOTAL NON-CURRENT LIABILITIES		44,624,421	42,164,302
TOTAL LIABILITIES		<u> </u>	<u> </u>
TOTAL LIABILITIES		54,034,514	59,048,937
NET ASSETS		457,397,859	440,389,000
EQUITY			
Retained surplus		232,470,241	220,833,639
Reserves - cash backed		50,343,659	46,938,076
Revaluation surplus		174,583,959	172,617,285
TOTAL EQUITY		457,397,859	440,389,000
		.07,007,000	110,000,000

CITY OF KWINANA STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive income Net result		33,953,002	0	0	33,953,002
Changes on revaluation of assets	11	0	0	799,828	799,828
Total comprehensive income		33,953,002	0	799,828	34,752,830
Transfers from/(to) reserves		(5,057,251)	5,057,251	0	0
Balance as at 30 June 2016		220,833,639	46,938,076	172,617,285	440,389,000
Comprehensive income Net result		15,042,185	0	0	15,042,185
Changes on revaluation of assets	11	0	0	1,966,674	1,966,674
Total comprehensive income		15,042,185	0	1,966,674	17,008,859
Transfers from/(to) reserves		(3,405,583)	3,405,583	0	0
Balance as at 30 June 2017		232,470,241	50,343,659	174,583,959	457,397,859

CITY OF KWINANA STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	2017 Actual	2017 Budget	2016 Actual
CASH FLOWS FROM OPERATING ACTIVITIES		\$	\$	\$
Receipts				
Rates		33,186,450	35,272,115	33,622,693
Operating grants, subsidies and contributions		9,063,794	13,789,967	11,396,890
Fees and charges		13,492,243	13,675,456	13,552,673
Interest earnings		2,251,634	1,967,000	2,041,745
Goods and services tax		3,275,733	0	3,247,432
Other revenue	-	2,183,307	536,982	1,907,421
Barrier vota		63,453,161	65,241,520	65,768,854
Payments		(05.440.540)	(07.004.005)	(04.004.070)
Employee costs		(25,116,512)	(27,361,605)	(24,094,279)
Materials and contracts		(28,144,211)	(23,945,072)	(25,829,908)
Utility charges		(2,388,243)	(2,564,418)	(2,431,675)
Interest expenses		(1,095,601)	(1,223,591)	(1,167,092)
Insurance expenses Goods and services tax		(539,510)	(593,600)	(524,890)
		(3,158,993)	(840.107)	(3,269,789)
Other expenditure	-	(740,180)	(840,107) (56,528,393)	(789,354)
Net cash provided by (used in)	-	(61,183,250)	(50,526,595)	(58,106,987)
operating activities	12(b)	2,269,911	8,713,127	7,661,867
operating activities	12(0)	2,209,911	0,7 13,127	7,001,007
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for development of				
Land held for resale		0	0	(90,443)
Payments for purchase of		•	· ·	(00,1.0)
property, plant & equipment		(2,764,010)	(3,953,539)	(3,190,371)
Payments for construction of		(, , , ,	(,,,,	, , ,
infrastructure		(7,453,990)	(7,350,951)	(9,818,276)
Non-operating grants,		,	•	,
subsidies and contributions		6,440,531	3,881,987	5,337,399
Proceeds from sale of fixed assets		443,979	476,500	360,296
Net cash provided by (used in)				
investment activities	_	(3,333,490)	(6,946,003)	(7,401,395)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of debentures		(3,365,770)	(3,140,453)	(670,480)
Proceeds from/(Repayment of) self supporting loa	ns	(591)	37,590	66,272
Proceeds from new debentures		2,798,494	2,605,500	1,700,000
Net cash provided by (used In)	_			
financing activities		(567,867)	(497,363)	1,095,792
Not increase (decrease) in each hold		(1 624 445)	1 000 704	1 256 264
Net increase (decrease) in cash held		(1,631,445) 55,357,714	1,269,761	1,356,264
Cash and each equivalents		55,357,714	48,135,005	54,001,450
Cash and cash equivalents at the end of the year	12(a)	53,726,269	49,404,766	55,357,714
at the end of the year	12(a)	33,720,209	73,704,700	55,557,714

CITY OF KWINANA RATE SETTING STATEMENT FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	2017 Actual \$	2017 Budget \$	2016 Actual \$
Net current assets at 1 July brought forward		2,844,089	1,000,000	2,917,706
,		2,844,089	1,000,000	2,917,706
Revenue from operating activities (excluding rates)				
Governance		398,955	31,895	229,240
General purpose funding Law, order, public safety		5,641,220 439,886	3,912,180 468,974	5,330,836 520,780
Health		202,220	401,275	250,864
Education and welfare		7,742,585	6,070,114	7,506,888
Community amenities		7,307,664	14,005,754	7,811,994
Recreation and culture		2,931,576	3,069,088	2,774,943
Transport		311,016	261,984	287,703
Economic services		1,338,552	1,621,623	1,358,447
Other property and services		566,504	391,015	480,557
Expanditure from energing activities		26,880,178	30,233,902	26,552,252
Expenditure from operating activities Governance		(5,005,256)	(5,083,085)	(5,487,452)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,714,408)	(2,914,573)	(2,357,364)
Health		(1,242,379)	(1,394,217)	(1,138,550)
Education and welfare		(10,198,499)	(8,850,883)	(10,058,367)
Community amenities		(8,902,957)	(10,575,604)	(8,740,978)
Recreation and culture		(18,453,873)	(18,732,155)	(17,746,830)
Transport		(12,720,354)	(13,056,842)	(12,450,777)
Economic services		(1,954,927)	(2,052,203)	(1,644,080)
Other property and services		(3,683,879)	(4,022,016)	(3,540,077)
Operating activities excluded from budget		(66,239,779)	(68,262,050)	(64,727,630)
(Profit) on disposal of assets		(43,484)	(214,497)	(87,538)
Loss on disposal of assets		211,313	20,557	23,219
Movement in deferred pensioner rates (non-current)		(10,323)	0	(49,318)
Movement in employee benefit provisions		34,739	0	449,107
Movement in Banksia Park deferred management fund receivable		(548,983)	0	352,821
Movement in Banksia Park valuation of unit contribution		482,000	0	0
Depreciation on assets	1	12,461,397	11,316,975	11,315,275
Amount attributable to operating activities		(23,928,853)	(25,905,113)	(23,254,106)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Proceeds from disposal of assets		443,979	476,500	360,296
Purchase of land held for resale		0	0	(90,443)
Purchase of property, plant and equipment		(2,764,010)	(5,147,565)	(3,091,834)
Purchase and construction of infrastructure Contributed infrastructure assets		(7,453,990) (13,593,470)	(6,156,925)	(9,881,015) (29,397,461)
Amount attributable to investing activities		(3,333,490)	(6,946,003)	(3,808,050)
Amount dumbutable to investing delivities		(0,000,400)	(0,040,000)	(0,000,000)
FINANCING ACTIVITIES				
Repayment of debentures		(3,365,770)	(3,140,453)	(670,480)
Proceeds from new debentures		2,798,494	2,605,550	1,700,000
Proceeds from/(repayment of) self supporting loans		(591)	37,590	66,272
Proceeds from loan borrowings (Unspent) Transfers to reserves (restricted assets)		62,705 (8,649,520)	(8 640 389)	31,731
Transfers to reserves (restricted assets) Transfers from reserves (restricted assets)		(8,649,520) 5,243,937	(8,640,389) 7,076,703	(10,363,246) 5,305,995
Amount attributable to financing activities		(3,910,745)	(2,060,999)	(3,929,728)
attivatable to infallently activities		(5,515,775)	(=,000,000)	(0,020,120)
Surplus(deficiency) before general rates		(31,173,088)	(34,912,115)	(30,991,884)
Total amount raised from general rates		34,367,785	34,912,115	33,835,973
Net current assets at June 30 c/fwd - surplus/(deficit)		3,194,697	0	2,844,089
		_	_	_

1. REVENUE AND EXPENSES		2017 \$	2016 \$
Net Result			
The Net result includes:			
(i) Charging as an expense:			
Auditors remuneration			
- Audit of the Annual Financial Report		24,750	35,050
- Other Engagements		23,060	11,387
Depreciation			
Buildings - Specialised		3,752,342	3,473,011
Furniture and equipment		466,412	496,552
Plant and equipment		758,369	919,614
Infrastructure - Roads		4,489,441	3,830,450
Infrastructure - Footpaths		962,399	813,640
Infrastructure - Drainage Infrastructure - Car Parks		812,914 131,701	694,159 119,532
Infrastructure - Bus Shelters		69,360	65,155
Infrastructure - Street Lights		54,427	52,769
Infrastructure - Parks & Ovals		894,521	780,881
Infrastructure - Other		69,511	69,512
		12,461,397	11,315,275
Finance Costs			
Debentures		1,033,650	1,037,116
Bank Guarantee Fees		157,567 1,191,217	128,571
Pontal abarras		1,191,217	1,105,067
Rental charges		224 024	201 620
- Operating leases		324,931 324,931	281,620 281,620
(ii) Crediting as revenue:			
Significant revenue			
Other Revenue			
Settlement Dividend from Lehman Bro	others Australia Ltd (see below)	26,692	1,301,026
Non-Operating Grants, Subsidies & Contrib	outions - Contributed Assets	13,593,470	29,397,461
		13,620,162	30,698,487
Other revenue			
Reimbursements and recoveries		813,526	1,086,307
Significant revenue (refer above)		26,692	1,301,026
Other		1,343,089 2,183,307	103,945
		2,163,307	2,491,278
	2017	2017	2016
	Actual	Budget	Actual
Interest comings	\$	\$	\$
Interest earnings - Reserve funds	1,233,110	800,000	1,088,046
- Other funds	377,996	657,000	441,045
Other interest revenue	640,529	510,000	512,654
California Caranta	2,251,635	1,967,000	2,041,745
		.,,	

	2017	2016
2. CACH AND CACH FOUNTAL ENTS	\$	\$
2. CASH AND CASH EQUIVALENTS		
Unrestricted	3,382,610	8,356,933
Restricted	50,343,659	47,000,781
	53,726,269	55,357,714
3. TRADE AND OTHER RECEIVABLES		
Current		
Rates outstanding	2,761,590	1,590,578
Sundry debtors	738,586	1,139,002
GST receivable	437,333	554,076
Loans receivable - clubs/institutions	15,645	37,590
Accrued Income	74,118	410,710
DMF Receivable	402,065	364,905
Prepayments	33,743	0
New comment	4,463,080	4,096,861
Non-current	500 407	500.074
Rates outstanding - pensioners Loans receivable - clubs/institutions	599,197 282,850	588,874 260,314
DMF Receivable - clubs/institutions	3,606,084	3,094,261
DIVII NECCIVALIC	4,488,131	3,943,449
	4,400,101	0,040,440
Information with respect to the impairment or otherwise of the totals of rates outstanding		
and sundry debtors is as follows:		
Rates outstanding	2,761,590	1,590,578
Includes:		
Past due and not impaired	2,761,590	1,590,578
Impaired	0	0
Sundry debtors	738,586	1,139,002
Includes:		
Past due and not impaired	204,170	68,340
Impaired	126,024	0
4 INVENTABLE		
4. INVENTORIES		
Current		
Stores & Materials	36,203	26,162
Stores & materials	36,203	26,162
		20,102

	2017 \$	2016 \$
5. PROPERTY, PLANT AND EQUIPMENT	•	·
Freehold Land at:		
- Independent valuation 2014 - level 2	0	8,320,000
- Independent valuation 2014 - level 3	0	26,693,000
- Independent valuation 2017 - level 2	8,420,000	0
- Independent valuation 2017 - level 3	27,011,000	0
- Additions after valuation - cost	0	206,404
	35,431,000	35,219,404
Land - vested in and under the control of Council at:		
- Independent valuation 2014 - level 3	0	12,140,000
- Independent valuation 2017 - level 3	12,140,000	0
	12,140,000	12,140,000
	47,571,000	47,359,404
Buildings - Specialised at:		
- Independent valuation 2014 - level 2	0	22,335,000
- Independent valuation 2014 - level 3	0	83,206,100
- Independent valuation 2017 - level 3	104,111,403	0
- Additions after valuation - cost	0	6,850,520
Less: accumulated depreciation	0	(6,939,279)
	104,111,403	105,452,341
	104,111,403	105,452,341
Total land and buildings	151,682,403	152,811,745
y .		
Furniture and equipment at:		
- Independent Valuation 2016 - level 3	1,408,897	1,422,505
- Management valuation 2016 - level 3	4,624,955	4,635,882
- Additions after valuation - cost	705,507	0
Less: accumulated depreciation	(4,874,511)	(4,421,707)
	1,864,848	1,636,680
Plant and equipment at:		
- Independent Valuation 2016 - level 2	3,207,361	4,019,255
- Independent Valuation 2016 - level 3	1,802,058	2,034,817
- Management Valuation 2016 - level 3	3,271,235	3,271,235
- Additions after valuation - cost	1,357,452	0
Less: accumulated depreciation	(3,221,240)	(2,951,368)
	6,416,866	6,373,939
	159,964,117	160,822,364

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.

	2017 \$	2016 \$
6. INFRASTRUCTURE	Ψ	Ψ
Marked as Book		
Infrastructure - Roads - Independent valuation 2015 - level 3	224,918,631	224,918,631
- Additions after valuation - cost	34,474,939	23,149,573
Less: accumulated depreciation	(76,756,947)	(72,267,506)
	182,636,623	175,800,698
Infrastructure - Footpaths		
- Independent valuation 2015 - level 3	40,380,270	40,380,270
- Additions after valuation - cost	7,250,021	5,166,511
Less: accumulated depreciation	(12,825,218)	(11,862,819)
	34,805,073	33,683,962
Infrastructure - Drainage		
- Independent valuation 2015 - level 3	55,012,877	55,012,877
- Additions after valuation - cost	9,893,492	6,949,340
Less: accumulated depreciation	(15,685,611) 49.220,758	(14,872,697) 47,089,520
	10,220,700	17,000,020
Infrastructure - Car Parks	2,655,110	2.655.440
Independent valuation 2015 - level 3 Additions after valuation - cost	2,055,110	2,655,110 131,904
Less: accumulated depreciation	(1,469,995)	(1,338,294)
2000. documulated depresidation	1,409,348	1,448,720
Infrastructure - Bus Shelters	1 594 000	1 504 000
- Independent valuation 2015 - level 3 - Additions after valuation - cost	1,584,000 92,154	1,584,000 45,206
Less: accumulated depreciation	(935,591)	(866,230)
2000. documented appropriation	740,563	762,976
Infrastructure - Street Lights		
- Independent valuation 2015 - level 3	1,483,400	1,483,400
- Additions after valuation - cost	41,430	28,457
Less: accumulated depreciation	(586,609)	(532,183)
	938,221	979,674
Infrastructure - Parks & Ovals		
- Independent valuation 2015 - level 3	19,383,277	19,383,277
- Additions after valuation - cost	8,675,430	1,042,121
Less: accumulated depreciation	(9,582,880)	(8,688,359)
	18,475,827	11,737,039
Infrastructure - Parks & Ovals - Works in Progress		
- At Cost	0	3,091,127
	0	3,091,127
Infrastructure - Other		
- Independent valuation 2015 - level 3	2,853,000	2,853,000
Less: accumulated depreciation	(2,324,840)	(2,255,329)
	528,160	597,671
	288,754,573	275,191,387

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 at 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.

		2017 \$	2016 \$	
7. TRADE AND OTHER PAYABLES				
Current				
Sundry creditors		3,064,174	4,674,862	
Accrued interest on debentures		112,419	16,802	
Accrued salaries and wages		1,034,551	853,535	
Bond and Deposit Creditors		0	3,408,346	
Accrued Expenses		58,342	279,827	
		4,269,486	9,233,372	
Non Current				
Unit Contribution		22,117,000	21,635,000	
		22,117,000	21,635,000	
8. LONG-TERM BORROWINGS				
Current				
Secured by floating charge				
Debentures		617,723	3,105,457	
		617,723	3,105,457	
Non-current				
Secured by floating charge				
Debentures		22,071,411	20,150,953	
		22,071,411	20,150,953	
9. PROVISIONS				
	Provision for	Provision for	Provision for	
	Annual	Other	Long Service	
	Leave	Leave (1)	Leave	Total
	\$	\$	\$	\$
Opening balance at 1 July 2016	•			•
Current provisions	2,021,297	630,339	1,894,170	4,545,806
Non-current provisions	0	0	378,349	378,349
•				

Additional provision

Comprises Current

Non-current

Balance at 30 June 2017

2,021,297

92,877

2,114,174

2,114,174

2,114,174

0

630,339

(42,547)

587,792

587,792

587,792

0

4,924,155

4,958,894

4,522,884

4,958,894

436,010

34,739

2,272,519

(15,591)

2,256,928

1,820,918

2,256,928

436,010

^{(1) -} Other leave incorporates a provision for sick leave payable to employees with service years greater than ten (10) years upon termination (\$443,945) and a provision for accrued rostered days off (RDO) payable upon termination (\$143,847).

10. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2017	2016
	\$	\$
Governance	70,214,891	70,112,431
Law, order, public safety	1,943,919	1,867,446
Health	115,971	112,182
Education and welfare	34,875,180	35,008,257
Community amenities	1,068,015	1,121,006
Recreation and culture	78,311,834	76,632,081
Transport	269,235,234	259,248,561
Economic services	51,777,537	51,711,551
Other property and services	3,889,792	3,624,422
	511,432,373	499,437,937

11. REVALUATION SURPLUS

	30-Jun-17					30-Jun-16		
	30-Jun-17	30-Jun-17	Total	30-Jun-17	30-Jun-16	30-Jun-16	Total	30-Jun-16
	Opening	Revaluation	Movement on	Closing	Opening	Revaluation	Movement on	Closing
	Balance	Increment	Revaluation	Balance	Balance	Increment	Revaluation	Balance
	\$	\$	\$	\$	\$	\$	\$	\$
Land and buildings	76,199,962	1,966,674	1,966,674	78,166,636	76,199,962	0	0	76,199,962
Furniture and equipment	199,013	0	0	199,013	137,410	61,603	61,603	199,013
Plant and equipment	1,581,222	0	0	1,581,222	842,997	738,225	738,225	1,581,222
Infrastructure - Roads	58,351,626	0	0	58,351,626	58,351,626	0	0	58,351,626
Infrastructure - Footpaths	13,401,415	0	0	13,401,415	13,401,415	0	0	13,401,415
Infrastructure - Drainage	21,897,256	0	0	21,897,256	21,897,256	0	0	21,897,256
Infrastructure - Car Parks	311,846	0	0	311,846	311,846	0	0	311,846
Infrastructure - Bus Shelters	458,799	0	0	458,799	458,799	0	0	458,799
Infrastructure - Other	216,146	0	0	216,146	216,146	0	0	216,146
	172,617,285	1,966,674	1,966,674	174,583,959	171,817,457	799,828	799,828	172,617,285

Movements 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.

12. NOTES TO THE STATEMENT OF CASH FLOWS

(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:

		2017	2017 Budget	2016
		\$	\$	\$
	Cash and cash equivalents	53,726,269	49,404,766	55,357,714
(b)	Reconciliation of Net Cash Provided By			
	Operating Activities to Net Result			
	Net result	15,042,185	765,954	33,953,002
	Non-cash flows in Net result:			
	Depreciation	12,461,397	11,316,975	11,315,275
	(Profit)/Loss on sale of asset	167,829	(193,940)	(64,319)
	Banksia Park DMF Receivable Movement	548,983	0	352,821
	Contributed Assets	(13,593,470)	0	(29,397,461)
	Changes in assets and liabilities:			
	(Increase)/Decrease in receivables	(1,795,886)	300,000	(863,230)
	(Increase)/Decrease in accrued income/prepayments	336,592	0	265,757
	(Increase)/Decrease in inventories	(10,041)	10,000	(5,237)
	Increase/(Decrease) in payables	(4,537,034)	396,125	(2,565,093)
	Increase/(Decrease) in accrued expenses/income in advance	55,148	0	(441,356)
	Increase/(Decrease) in provisions	34,739	0	449,107
	Grants/contributions for			
	the development of assets	(6,440,531)	(3,881,987)	(5,337,399)
	Net cash from operating activities	2,269,911	8,713,127	7,661,867
		2017		2016
(c)	Undrawn Borrowing Facilities	\$		\$
	Credit Standby Arrangements			
	Credit card limit	71,000		100,000
	Credit card balance at balance date	(17,535)		(19,501)
	Total amount of credit unused	53,465		80,499
	Loan facilities			
	Loan facilities - current	617,723		3,105,457
	Loan facilities - non-current	22,071,411		20,150,953
	Total facilities in use at balance date	22,689,134		23,256,410
	Unused loan facilities at balance date	NIL		62,705
	onacca ican racinties at balance date	IVIL		02,700

MOORE STEPHENS

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INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

Opinion on the Audit of the Concise Financial Report

We have audited the accompanying concise financial report of the City of Kwinana (the City), which comprises the statement of financial position as at 30 June 2017, 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, and related notes derived from the financial report of the City for the year ended 30 June 2017 and the statement by Chief Executive Officer. The concise financial report does not contain all disclosures required by Australian Accounting Standards and accordingly, reading the concise financial report is not a substitute for reading the audited financial report.

In our opinion, the concise financial report of the City of Kwinana for the year ended 30 June 2017 complies with Accounting Standard AASB 1039: Concise Financial Reports.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Concise Financial Report* section of our report. We are independent of the City in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the "Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Report on Other Legal and Regulatory Requirements

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) No 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.

Concise Financial Report

The concise financial report does not contain all the disclosures required by the Australian Accounting Standards in the preparation of the financial report. Reading the concise financial report and the auditor's report thereon, therefore, is not a substitute for reading the financial report and the auditor's report thereon.

Responsibilities of Management and Council for the Financial Report

Management is responsible for the preparation of the concise financial report in accordance with Standard AASB 1039: Concise Financial Reports, and for such internal control as management determines is necessary to enable the preparation of the concise financial report.



INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)

Date: 27 November 2017

Perth, WA

Auditor's Responsibilities for the Audit of the Concise Financial Report

Our responsibility is to express an opinion on whether the concise financial report, in all material respects, complies with AASB 1039 Concise Financial Reports and based on our procedures, which were conducted in accordance with Auditing Standard ASA 810 Engagements to Report on Summary Financial Statements.

MOORE STEPHENS CHARTERED ACCOUNTANTS

WEN-SHIEN CHAI

PARTNER

17



27 November 2017

Mayor City of Kwinana Po Box 21 KWINANA WA 6167

Dear Mayor Adams

MOORE STEPHENS

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MANAGEMENT REPORT FOR THE YEAR ENDED 30 JUNE 2017

We advise that we have completed our audit procedures for the year ended 30 June 2017 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

Ratios provide useful information when compared to industry and internal benchmarks and assist in identifying trends. Whilst not conclusive in themselves, understanding ratios, their trends and how they interact 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 commentary provided on the following pages.

Targ		Actual		City's Adjusted Ratios			City's 5 Year Trend	5 Year Av	erage ³	
	Target Ratio ¹	2017	2017	2016	2015	2014	2013	2	Regional	State
Current Ratio	≥ 1	1.48	1.33*	1.21	1.15*	1.62*	1.84*	•	1.46	2.22
Asset Sustainability Ratio	≥ 1.1	0.31	0.31	0.52	1.06	1.01	1.38	•	1.05	1.18
Debt Service Cover Ratio	≥ 5	1.97	4.15*	6.89*	6.19*	9.47	11.91	Ψ	22.76	12.41
Operating Surplus Ratio	≥ 0.15	(0.10)	(0.11)*	(0.07)*	(0.07)*	0.08	0.12	Ψ	0.06	(0.11)
Own Source Revenue Coverage Ratio	≥ 0.9	0.79	0.79	0.80	0.80*	0.82	0.88	•	0.94	0.67
Asset Consumption Ratio	≥ 0.75	0.76	0.76	0.80	0.81	0.54	0.48	^	0.70	0.73
Asset Renewal Funding Ratio	≥ 1.05	1.02	1.02	0.99	0.69	0.72	0.81	^	1.00	0.94

¹ Target ratios per Department of Local Government, Sport and Cultural Industries (DLGSCL) Guidelines.

² The 5-year trend compares the adjusted 2017 ratio to the average of the adjusted ratios for the last 5 years.

³ The average in relation to the Regional and State comparisons is a 5 year average of 2012, 2013, 2014, 2015 and 2016.

^{*} Adjusted for "one-off" timing/ non-cash items.

COMMENT ON RATIOS (CONTINUED)

Adjustments relating to 2017

Three of the ratios in the accompanying table, have been adjusted for significant/non cash items as follows:

- Revenue was distorted by the early payment of 2017/18 Financial Assistance Grants (FAGs) totalling \$782,530 received before 30 June 2017. The early payment of the grant increased operating revenue in 2017.
- Principal loan repayments were distorted by the conversion of the short term liquidity loan (Loan 101 City Centre Redevelopment) of \$2,500,000 to a 5 year (fixed rate) interest only loan.

These items are considered "one-off" timing in nature and were adjusted when calculating the ratios in the above table (as shown by "*") as were relevant comparative year ratios (which had been affected by similar "one-off" items).

Regional and State 5 Year Averages

Regional and State 5 year averages have not been adjusted for "one-off" items even though these items may have been applicable in prior years as they are based on the statutory ratios which have been reported in published financial reports. However, they still provide a useful reference point as they are indicative of a 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. It 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.

This ratio has deteriorated further from last year and is trending downwards. It is below the target level and the 5 year Regional and State averages.

An analysis of the City's Statement of Comprehensive Income indicates the main reasons for the deterioration of this ratio to be:

- a) A significant reduction in the City's capital renewal expenditure for the year. This was due mainly to the City's resources being utilised on new capital projects such as the Calista Oval Destination Park and Kwinana Outdoor Youth Space Skate Park. Capital expenditure on new projects is not taken into account in calculating this ratio and may be a reason for short term fluctuations; and
- b) An increase in the depreciation expense for the year. Total depreciation increased from \$11,315,275 in 2016 to \$12,461,397 in 2017. This increase in depreciation is attributable to infrastructure assets worth \$29,397,461 contributed by developers in the previous financial year. Whilst new this year, they will need to be considered as part of the City's asset management moving forward.

Interpretation of this ratio should be considered together with the Asset Consumption Ratio (above target at 0.76) and the Asset Renewal Funding Ratio (slightly below target at 1.02). Both are above the 5 years Regional and State averages and has been trending upwards over the last 5 years.



COMMENT ON RATIOS (CONTINUED)

Commentary on Specific Ratios

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. In addition, it has been trending downwards over the longer term and in the negative territory for the last two years.

Analysis of the City's Statement of Comprehensive Income indicates the deterioration of the ratio has been attributed to the increase in operating expenses (in particular, depreciation) whilst the operating revenue is consistent with last year (after adjustments).

Discussion with management indicated the City has been identifying practical ways of increasing the City's operating position and will continue to do so in the future years. This includes considering the sustainability of the current rates structure, identifying potential avenues of fees and charges and finding the optimum level of the City's operating expenses.

Summary

Overall, as a general comment, the City's ratio position appears reasonably consistent with prior years when the adjusted ratios are considered.

Notwithstanding this, a majority of the ratios do appear to be trending downwards over the longer term and this should be considered moving forward.

We would 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.

MOORE STEPHENS

UNCORRECTED MISSTATEMENTS

We advise there were no uncorrected misstatements noted during the course of our audit.

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

Wen-Shien Chai

Partner

Encl.

9.2 Review of Audit Committee Terms of Reference

SUMMARY:

One of the functions of the Audit Committee includes reviewing the effectiveness of the local government's systems in regard to risk management, internal control and legislative compliance of the local government. This is achieved in part by the development of a Terms of Reference for the Audit Committee to identify the Committee's responsibilities.

The current Audit Committee Terms of Reference has been reviewed and is provided to the Audit Committee with a view to present to Council for adoption. The reviewed document is at Attachment A.

OFFICER RECOMMENDATION:

That the Audit Committee recommend that Council adopt the reviewed Audit Committee Terms of Reference (as per Attachment A).

AUDIT COMMITTEE RECOMMENDATION

That Council adopt the reviewed Audit Committee Terms of Reference (as per Attachment A) with an amendment to section 4 Membership and participation to replace external member with Independent Audit Committee member.

DISCUSSION:

The Audit Committee Terms of Reference was recently reviewed in February 2017 and as a result, only one amendment is recommended. The proposed amendment is to update the year for which a financial management review in clause 7(h) is to be undertaken as the review was completed in May 2017 and the next review is due in another four years (2021). No further amendments have been identified or are recommended.

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;
 - (b) determine the local government's policies.

5.103. Codes of conduct

(1) Every local government is to prepare or adopt a code of conduct to be observed by council members, committee members and employees.

9.2 REVIEW OF AUDIT COMMITTEE TERMS OF REFERENCE

5.104. Other regulations about conduct of council members

- (1) Regulations may prescribe rules, to be known as the rules of conduct for council members, that council members are required to observe.
- (6) The rules of conduct do not limit what a code of conduct under section 5.103 may contain.

LOCAL GOVERNMENT (AUDIT) REGULATIONS 1996 - REG 16

16. Audit committee, functions of

An audit committee -

- (a) is to provide guidance and assistance to the local government
 - (i) as to the carrying out of its functions in relation to audits carried out under Part 7 of the Act.

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:

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

ASSET MANAGEMENT IMPLICATIONS:

There are no specific asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan.

9.2 REVIEW OF AUDIT COMMITTEE TERMS OF REFERENCE

Plan	Objective	Strategy
e.g. Corporate Business	5.1 An active and engaged Local	5.1.1 Ensure that the City's
Plan 2016 - 2021	Government, focussed on	strategic direction, policies,
	achieving the community's vision	plans, services and programs
		are aligned with the
		community's vision

COMMUNITY ENGAGEMENT:

Community engagement may be required via advertising in a state-wide newspaper if a decision is made to seek appointment of a new external audit committee member.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Poor decision making due to inadequate policies
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Ensure that adequate policies are in place and reviewed regularly.
Rating (after treatment)	Low

COUNCIL DECISION 040

MOVED CR M ROWSE

SECONDED CR S LEE

That Council adopt the reviewed Audit Committee Terms of Reference (as per Attachment A) with an amendment to section 4 Membership and participation to replace external member with Independent Audit Committee member.

CARRIED 7/0



Terms of Reference - Audit Committee

1. History (Regulation 17 Local Government (Audit) Regulations 1996)

The establishment of an Audit Committee in the past has been to provide an independent oversight of the financial position of the local government particularly related to the function of auditing; the scope of an audit and the process used to selecting and appointing of an auditor where the Office of the Auditor General does not carry out an audit.

This focus has expanded and an Audit Committee (herein referred to as the "Committee") now operates not only to support the local government in effective financial management but also to provide effective corporate governance through the review of systems and procedures in place relating to risk management, internal control and legislative compliance.

2. Objectives of the Audit Committee

The Committee plays a key role in assisting the City of Kwinana to fulfill its corporate governance responsibilities in managing the affairs of the local government. This includes financial reporting, risk management, compliance requirements, internal and external audits.

The Committee will ensure transparency in the City of Kwinana's financial reporting and will liaise with the Chief Executive Officer to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The Committee is to facilitate:

- a) compliance with laws and regulations as well as use of best practice guidelines relative to auditing, through external financial auditors and internal operational audits;
- b) the provision of an effective means of communication between the external auditor, the Chief Executive Officer and Council.

3. Powers of the Audit Committee

A local government is required to establish an Audit Committee under Section 7.1A of the *Local Government Act 1995.* The Committee is a formally appointed committee of Council and is responsible to that body. All recommendations of the Committee are to be made by a simple majority. Reports and recommendations of the Committee shall be presented to the next ordinary meeting of Council.

The Committee may be delegated certain powers under Part 7 of the *Local Government Act* 1995 by Council. The purpose of the Committee is to provide advice and recommendations to Council.

4. Membership and participation

The Committee will consist of five elected members and may include one external member. The members of the Committee must be appointed by absolute majority. All members have full voting rights.

The Chief Executive Officer and employees are not to be members of the Committee, however the Chief Executive Officer is to be given every opportunity to provide expert advice to the Ceommittee and should attend every meeting.

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The Chief Executive Officer is not permitted to nominate a person to be a member of a Committee or have a person represent him or her as a member of the Committee.

The local government shall provide secretarial and administrative support to the Committee.

If a duty has been delegated by Council to the Committee, meetings are required by Regulation to be open to the public.

5. Meetings

The Committee should meet at times during the year that most effectively coincide with the requirements of legislation for that year, and operational activities, with a view to providing the necessary reports well before the due dates.

An example of a meeting schedule is provided below:

Date of Audit Committee Meeting	Agenda Items to Audit Committee
2 nd week of March	 Statutory Compliance Audit return (legislation requires adoption by Council and submission by 31 March)
	 Annual Budget Review if available (not a requirement for the Audit Committee however the report does need to go to Council therefore it is seen as useful for the Audit Committee)
	 Investment Policy Review (only required every second year)
	 When applicable, approval to seek expressions of interest requests for quotes for the appointment of an auditor for the next period where the Office of the Auditor General is not required to carry out the audit.
	 Progress report on the internal audit findings
October / 1 st week of November	 Review of systems and procedures in place relating to risk management, internal control and legislative requirements (only required every second year)
	End of Financial Year Statements
	Auditor's report
	Accepting Audit
	Financial Management Review
	Progress report on the internal audit findings
To be confirmed	Progress report on the internal audit findings
To be confirmed	Progress report on the internal audit findings

Additional meetings may be convened as required and approved by Council at the discretion of the presiding person.

6. Quorum

A quorum shall consist of at least 50% of the number of offices of committee members, unless a reduction is approved by the local government under s5.15 of the *Local Government Act 1995*.

7. Duties and Responsibilities

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The Audit Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to the Terms of Reference in order to facilitate informed decision-making by Council.

Other duties and responsibilities of the Committee are as follows:

- a) Identify and recommend to Council a list of those matters to be audited (in relation to external and internal audits).
- b) Develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor where the Office of the Auditor General is not required to carry out the audit.
- c) Develop and recommend to Council a written agreement for the appointment of the auditor where the Office of the Auditor General is not required to carry out the audit. The agreement is to include:
 - the objectives of the audit;
 - the scope of the audit; and
 - details of the remuneration and expenses to be paid to the auditor; and the method to be used by the local government to communicate with and supply information to the auditor.
- d) Liaise with the Chief Executive Officer to ensure that the local government does everything in its power to:
 - assist the auditor to conduct the audit and carry out his or her other duties under the Local Government Act 1995; and
 - ensure that audits are conducted successfully and expeditiously.
- e) Examine the reports of the audit (internal/external) and accompanying officer report to:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action be taken in respect of those matters.
- f) Review the report prepared by the Chief Executive Officer on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- g) Consider biennially, the report from the Chief Executive Officer on the appropriateness and effectiveness of a local government's systems and procedures in relation to risk management; internal control and legislative compliance.
- h) Undertake a financial management review every 4 years, with the next review required in 202147.
- i) Liaise with the Office of the Auditor General regarding the financial statements and performance audits of the City.

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10 Petitions:

Nil

11 Notices of Motion:

11.1 Councillor Dennis Wood – Request to Rescind Council Resolution in Relation to Local Planning Policy: Mandogalup Future Development

That Council rescind the decision of 22 November 2017 for the following reasons:

- The mover had not provided all the elected members with advanced knowledge of the amended map and it was confusing without prior discussion on what the map was about.
- 2. The proposed amendment is contrary to WAPC Statement of Planning Policy 4.1.
- 3. There was a lot of loud discussion from the gallery and I for one could not hear the discussion from the chair.

Officer Report to accompany Notice of Motion requesting to rescind Council Resolution in relation to Local Planning Policy: Mandogalup Future Development

DECLARATION OF INTEREST:

Mayor Carol Adams declared an impartiality interest due to a close family member submitting a written Community Submission to Council.

SUMMARY:

At the Ordinary Council Meeting held on 22 November 2017, Council resolved (Resolution 032)

That Council:

- 1. In Attachment A, rename Mandogalup Future Development Policy Map as Option 1, and including a second Option 2 Map showing the Residential Area following the alignment of Area A in Figure 2 of the EPA Advice to the Minister regarding Mandogalup dated June 2017, with a transition area to the west of that alignment in Area B.
- 2. Adopt Local Planning Policy: Mandogalup Future Development, as detailed in Attachment A, for the purpose of public advertising.
- 3. Publically advertise Local Planning Policy: Mandogalup Future Development for a period of 42 days and instruct City Officers to undertake engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 4. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation on the preferred option and that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.

This resolution was an amendment to the Officer Recommendation. A copy of the Policy as amended is included in Attachment A.

The amendment saw the inclusion of an Option 2 as described in point 1, above. It should be noted that the proposed Residential Area in Option 2 is within an area that the Western Australian Planning Commission (the Commission) had previously resolved to be a "non-residential 'transition area" within the Kwinana Air Quality Buffer.

City Officers have since received a Notice of Motion from Councillor Wood stating that he would like to rescind the decision of 22 November 2017 for the following reasons:

- The mover had not provided all the elected members with advanced knowledge of the amended map and it was confusing without prior discussion on what the map was about.
- 2. The proposed amendment is contrary to WAPC Statement of Planning Policy 4.1
- 3. There was a lot of loud discussion from the gallery and I for one could not hear the discussion from the chair.

City Officers cannot speak to points 1 and 3, however the Councillor is correct in his statement that the Local Planning Policy was contrary to State Planning Policy 4.1 Industrial Buffers (SPP 4.1). The original officer recommendation was consistent with SPP 4.1, however, once amended with the Option 2 map, the amended proposal conflicted with clause 5.1 of SPP 4.1. This states that "Once a buffer area is defined and accepted by the Western Australian Planning Commission, the local government or the Western Australian Planning Commission will incorporate the buffer within any statutory plans, strategic plans or policies affecting the subject land".

This advice was not provided to Councillors in their deliberation of the item.

Clause 4 of the *Planning and Development (Local Planning Scheme) Regulations 2015*Deemed Provisions (Deemed Provisions) sets out the procedure by which Local Planning Policies are adopted. Clause 4(1)(b) provides Council the opportunity to adopt, for advertising, a Local Planning Policy that is inconsistent with a State Planning Policy. The clause does however require that the local government give notice to the Commission of the policy (which could occur during advertising of the policy).

The purpose of this report is for Council to consider Councillor Wood's Notice of Motion and the options that are available to Council in progressing this item.

OFFICER RECOMMENDATI	ON:
That Council pursue Option _	as follows

OPTIONS

Council has a number of options that it can pursue in this matter. These are summarised below and further discussed in the Discussion section of the report.

Option 1

That Council rescind resolution 032 at the Ordinary Council Meeting held on 22 November 2017 as detailed:

That Council:

- 1. In Attachment A, rename Mandogalup Future Development Policy Map as Option 1, and including a second Option 2 Map showing the Residential Area following the alignment of Area A in Figure 2 of the EPA Advice to the Minister regarding Mandogalup dated June 2017, with a transition area to the west of that alignment in Area B.
- 2. Adopt Local Planning Policy: Mandogalup Future Development, as detailed in Attachment A, for the purpose of public advertising.
- 3. Publically advertise Local Planning Policy: Mandogalup Future Development for a period of 42 days and instruct City Officers to undertake engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 4. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation on the preferred option and that Local Planning Policy:

 Mandogalup Future Development be either adopted with or without modification, or not to proceed.

NOTE: REQUIRE 1 MOVER AND 2 SECONDERS.
NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

This option is the rescission motion that Councillor Wood has moved in his notice of motion. In this situation, the Local Planning Policy would cease to have been initiated and Council would have no position to advertise or seek public comment on.

Option 2

PART A

That Council rescind resolution 032 at the Ordinary Council Meeting held on 22 November 2017 as detailed:

That Council:

- 1. In Attachment A, rename Mandogalup Future Development Policy Map as Option 1, and including a second Option 2 Map showing the Residential Area following the alignment of Area A in Figure 2 of the EPA Advice to the Minister regarding Mandogalup dated June 2017, with a transition area to the west of that alignment in Area B.
- 2. Adopt Local Planning Policy: Mandogalup Future Development, as detailed in Attachment A, for the purpose of public advertising.

- 3. Publically advertise Local Planning Policy: Mandogalup Future Development for a period of 42 days and instruct City Officers to undertake engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 4. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation on the preferred option and that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.

NOTE: REQUIRE 1 MOVER AND 2 SECONDERS.
NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

PART B

That Council:

- 1. Adopt the original officer recommended Local Planning Policy: Mandogalup Future Development, as presented to Council on 22 November 2017 (Attachment C), for the purpose of public advertising.
- 2. Publically advertise Local Planning Policy: Mandogalup Future Development for a period of 42 days and instruct City Officers to undertake engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 3. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.

This option rescinds the previous decision in Part A and then in Part B adopts the original Local Planning Policy, which was consistent with SPP 4.1, thereby negating the need to give notice to the Commission.

Option 3

That Council with respect to the resolution of the Ordinary Council Meeting of 22 November 2017 that stated:

1. Amend Attachment A by Renaming Mandogalup Future Development Policy Map as Option 1, and including a second Option 2 Map showing the Residential Area following the alignment of Area A in Figure 2 of the EPA Advice to Minister regarding Mandogalup dated June 2017, with a transition area to the west of that alignment in Area B.

- 2. Adopt Local Planning Policy: Mandogalup Future Development, as detailed in Attachment A, for the purpose of public advertising.
- 3. Publically advertise Local Planning Policy: Mandogalup Future Development for a period of 42 days and instruct City Officers to undertake engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 4. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation on the preferred option and that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.
- A. Note that the draft Local Planning Policy: Mandogalup Future Development is inconsistent with State Planning Policy 4.1.
- B. Instruct City Officers to give notice to the Western Australian Planning Commission of the proposed policy during the advertising period.

This would allow Council to pursue its decision of 22 November 2017, by noting that the Policy is inconsistent with SPP 4.1 and giving notice to the Commission of the proposal.

DISCUSSION:

City Officers received the above notice of motion. Whilst City Officers cannot speak to the issue of clarity of the motions put, the Councillor correctly notes that the Policy as passed would be contrary to State Planning Policy 4.1 Industrial Buffers.

On 21 September 2010, the Commission resolved to:

- 1. Endorse the revised Kwinana Air Quality Buffer line of 1km north, north east and east from the boundary of the Alcoa residue disposal area land holdings.
- 2. Endorse an additional 0.5km extension of the 1km buffer as a non-residential 'transition zone' to be referenced in planning documents and memorials on title.
- 3. Note that the possible zoning and land use planning implications of the revised buffer line including future zoning and land use will be subject to separate legislative processes.
- 4. Update and release a Review of the Kwinana Air Quality Buffer Position Paper (2008) so that it reflects the new alignment.

The boundaries of this are included in Attachment B.

State Planning Policies provide the highest level of planning policy control and guidance in Western Australia. The suite of State Planning Policies includes SPP 4.1. SPP 4.1 states:

5.1The Planning Process

The planning process has an important role to play in ensuring the development of compatible land uses in buffer areas.

Once a buffer area is defined and accepted by the Western Australian Planning Commission, the local government or the Western Australian Planning Commission will incorporate the buffer within any statutory plans, strategic plans or policies affecting the subject land...

As the Commission has adopted the buffer as a non-residential transition area, the Option 2 map is in conflict with SPP 4.1. Whilst Council may still pursue this position, Councillors were not made aware of this conflict by Council Officers, as the Officer Recommendation in the report was consistent with the Policy, and Council Officers did not recognise the issue until after Council had made its decision.

Further to this, the Deemed Provisions of the Town Planning Scheme state, when adopting a local planning policy for advertising in Clause 4(1)(b): *If, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission.*

Given that the Deemed Provisions provides for a Local Planning Policy to be inconsistent with an SPP, Council is able to continue to pursue its original resolution. However if Council decided to continue with this course of action, additional resolutions (as per Option 3) should be made to note the inconsistency and instruct City Officers to inform the Commission of the policy. City Officers are concerned that the failure to account for the conflict between SPP 4.1 and the draft Policy may leave the decision open to challenge. This would entail noting the inconsistency and inviting the Commission to comment on the proposed policy during the public advertising period.

Alternatively, the Councillor Recommendation as outlined in Option 2 would have the effect of bringing the policy back into alignment with the State Planning Policy, thereby negating the need to seek comment of the Commission. Lastly the resolution can be rescinded and no Local Planning Policy pursued as per Option 1.

LEGAL/POLICY IMPLICATIONS:

Planning and Development (Local Planning Schemes) Regulations 2015 State Planning Policy 4.1 Industrial Buffers

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications related to this item.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications related to this item.

ENVIRONMENTAL IMPLICATIONS:

There are no additional environmental implications related to this item.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan 2016 - 2021	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City.

COMMUNITY ENGAGEMENT:

In addition to the Community Engagement requirements of the previous resolution, City Officers will give notice of the draft Policy to the Commission.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Council may not have been made aware of the inconsistencies of their resolution with State Planning Policy 4.1
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Possible
Rating (before treatment)	High
Risk Treatment in place	Avoid – remove cause of risk
Response to risk	Ensure Council is aware of the inconsistencies
treatment required/in	between State Planning Policy and the Local
place	Planning Policy
Rating (after treatment)	Low

COUNCIL DECISION 041

MOVED CR D WOOD

SECONDED CR W COOPER CR S LEE

That Council pursue Option 2 as follows -

PART A

That Council rescind resolution 032 at the Ordinary Council Meeting held on 22 November 2017 as detailed:

That Council:

- 1. In Attachment A, rename Mandogalup Future Development Policy Map as Option 1, and including a second Option 2 Map showing the Residential Area following the alignment of Area A in Figure 2 of the EPA Advice to the Minister regarding Mandogalup dated June 2017, with a transition area to the west of that alignment in Area B.
- 2. Adopt Local Planning Policy: Mandogalup Future Development, as detailed in Attachment A, for the purpose of public advertising.
- 3. Publically advertise Local Planning Policy: Mandogalup Future
 Development for a period of 42 days and instruct City Officers to undertake
 engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 4. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation on the preferred option and that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.

NOTE: REQUIRE 1 MOVER AND 2 SECONDERS.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

5/2

COUNCIL DECISION 042 MOVED CR D WOOD

SECONDED S LEE

PART B

That Council:

1. Adopt the original officer recommended Local Planning Policy:
Mandogalup Future Development, as presented to Council on 22 November 2017 (Attachment C), for the purpose of public advertising.

- 2. Publically advertise Local Planning Policy: Mandogalup Future
 Development for a period of 42 days and instruct City Officers to undertake
 engagement in accordance with the City's Community Engagement Policy High Impact: Local category.
- 3. Instruct City Officers to prepare a report back to Council that details the submissions received during the advertising period and makes a recommendation that Local Planning Policy: Mandogalup Future Development be either adopted with or without modification, or not to proceed.

CARRIED 5/2

Local Planning Policy Mandogalup Future Development Policy

1. Policy Objectives

To provide guidance to landowners, developers and Council to ensure that future development, zoning and Structure Planning occurs in a manner consistent with orderly and proper planning of the locality and reflecting the highest and best use of land in the context of the region.

2. Policy Application

- City of Kwinana Town Planning Scheme No.2
- > Strategic Community Plan
- > State Planning Policy 4.1 State Industrial Buffer
- State Planning Policy 5.4 Road and Road Transport Noise and Freight Considerations in Land Use Planning
- Draft State Planning Policy 5.4 Road and Rail Noise

3. Definitions

The terms used in this policy are defined as per the definitions found in the Town Planning Scheme No.2.

4. Planning Principles

- 4.1 The City supports the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region.
- 4.2 There will need to be an appropriate interface between existing approved residential areas and non-residential uses to protect the amenity of residents.
- 4.3 Recognising the long term importance of Kwinana Outer Harbour, land uses of a light industrial and service commercial nature will be promoted exclusively as the desired future outcome of the area and the City will support competent rezoning applications that promote this outcome.
- 4.4 The City does not support the imposition of a "Development" zone if the Urban Deferred area is to become Urban and will support the designation of the area as "Light Industry" zone under Town Planning Scheme No.2.
- 4.5 Sensitive Land Uses will not be supported under any circumstance within the subject area, with the exception of Composite Lots in the Transition Area, allowing for owner/operator industrial uses immediately adjacent to the current Development zone land.

5. Policy Areas

The following objectives should be read in conjunction with the Policy Map. The objectives set out Council's long term vision for the development of the area and will

need to be supported by future rezoning. Council will not support rezoning not in conformity with these objectives.

5.1 Residential Area

This area contains the existing Development Zone. This area will continue to be developed as per the provisions of Town Planning Scheme No.2

5.2 Light Industry Area

This area shall be rezoned for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support the freight and logistics area.

5.3 Transition Area

This area shall be rezoned to support Composite Residential/Light Industrial Uses where residential and light industrial uses are provided for on the same lot to provide for owner operator light industrial uses as well as providing a suitable interface between the Light Industry and Residential Areas. A minimum lot size of 1 hectare will be supported.

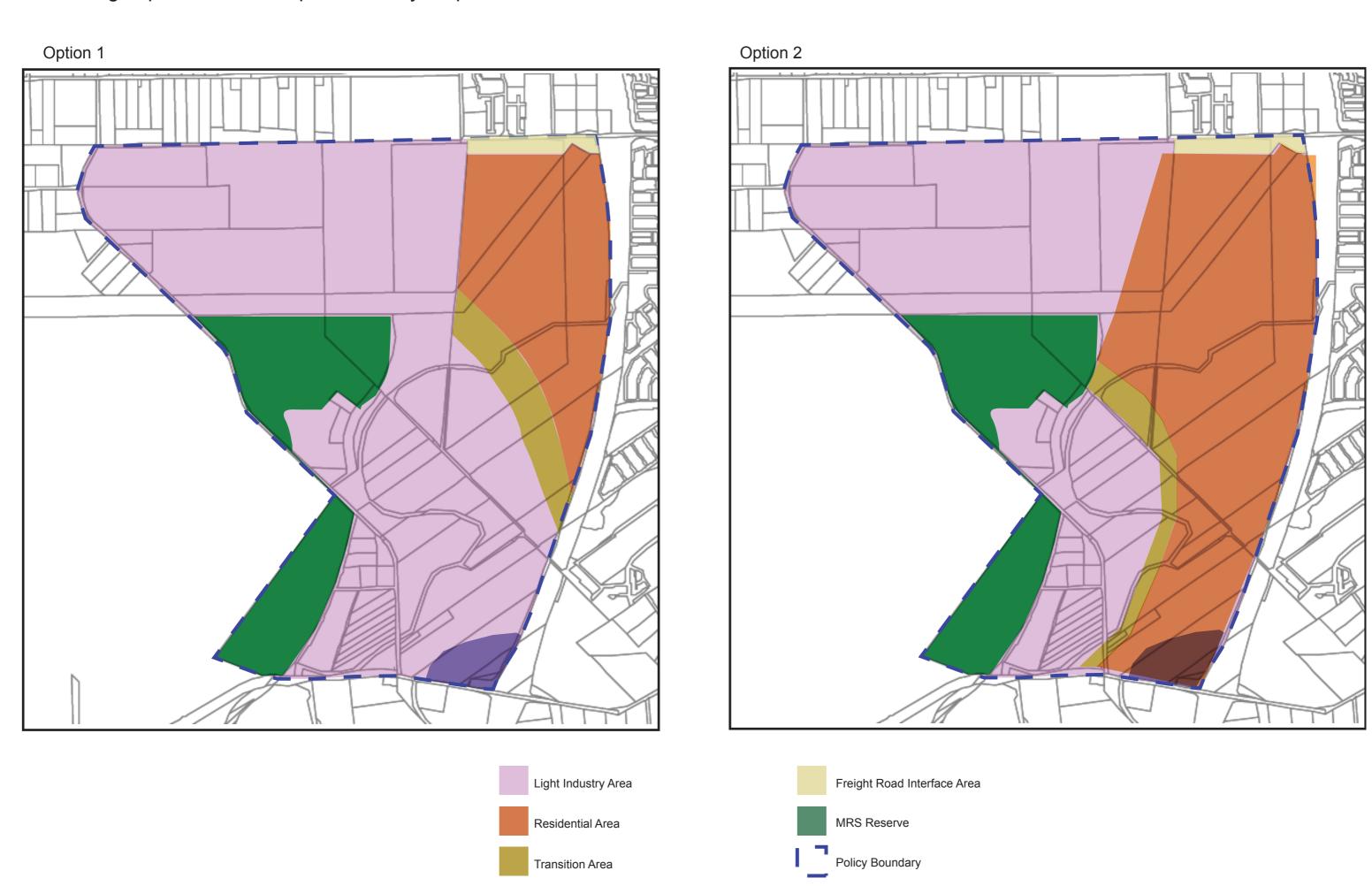
5.4 Station Precinct Area

This area shall cater for a future railway station as well as service commercial and commercial uses to support the Kwinana Outer Harbour. Given the large workforce accessing the Kwinana Outer Harbour, a major passenger rail/bus interface will be required for access to the area. Complementary non-sensitive land uses, such as fast food, banks, offices and shops will be supported in this area. The size of this area will be determined following investigations at the time of rezoning.

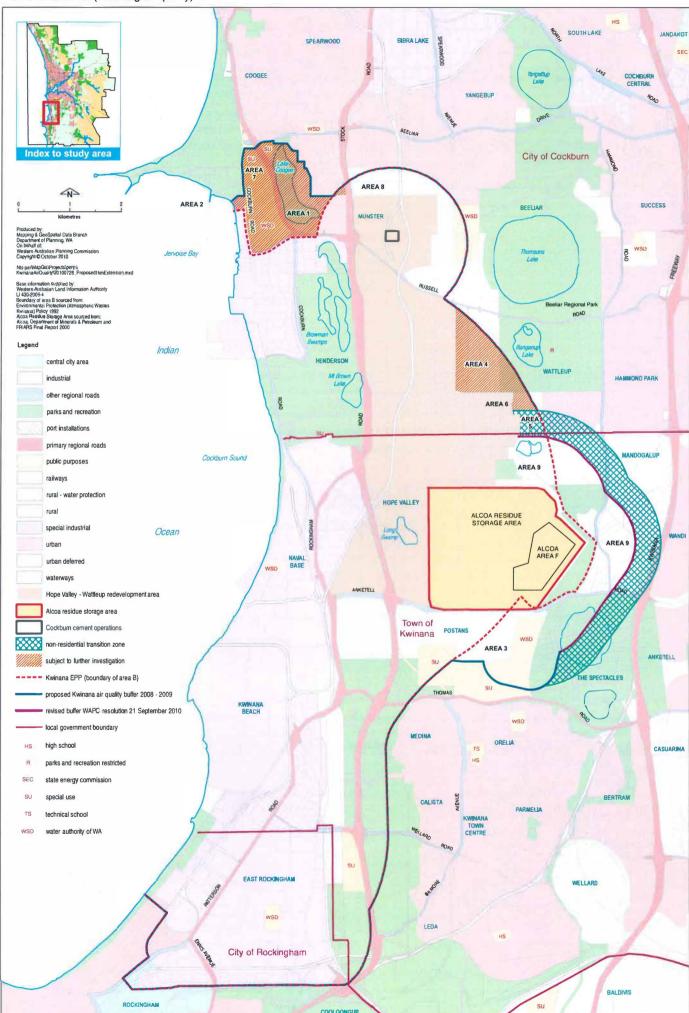
5.5 Freight Road Interface Area

This area shall be rezoned and developed in accordance with State Planning Policy 5.4. Future zoning in this area should seek to avoid the risk of land use conflict in this area by identifying suitable non-sensitive uses that provide adequate spatial separation. Where it is considered unavoidable to place sensitive land uses within this area, the onus will be on the proponent to demonstrate why alternative land uses or design solutions are not suitable.

Mandogalup Future Development Policy Map



Station Precinct Area



Revised Kwinana industrial (including air quality) buffer, as of 21 September 2010

Local Planning Policy Mandogalup Future Development Policy

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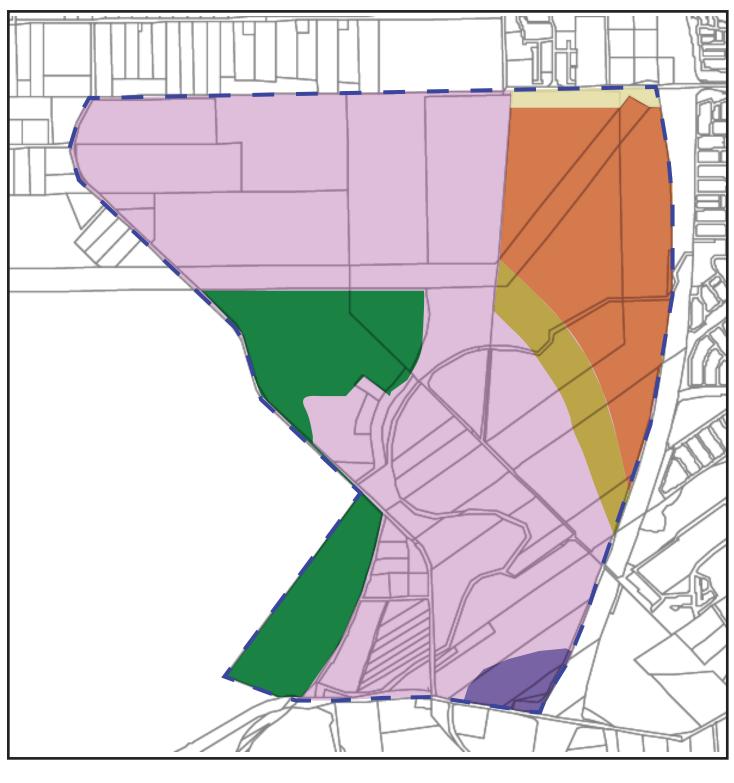
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Mandogalup Future Development Policy Map





12 Reports – Community

Nil

13 Reports – Economic

Nil

14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Affirmation and Adoption of Cost Apportionment Schedule and Development Contribution Plan Reports - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items) – Amendment 100A

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

The purpose of this Report is for Council to affirm and endorse the Cost Apportionment Schedule (CAS) and accompanying Development Contribution Plan reports (DCP Reports) of the Development Contribution Plan (DCP) for Development Contribution Areas (DCAs) 2 - 7 inclusive (refer Attachment A for DCA map), which comprise the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2 (TPS2 or Scheme).

The CAS apportions the costs for common/civil infrastructure items on a site area basis amongst the DCAs and is required to be adopted by Council and subsequently made available to all landowners within the DCAs within 90 days of the Development Contribution Plan coming into effect, in accordance with clause 6.16.5.10.1 of TPS2; in other words, once Amendment 100A has been gazetted.

It is recommended that Council affirms and endorses the CAS and accompanying DCP reports for DCAs 2 - 7 inclusive, as per the Officer Recommendation.

OFFICER RECOMMENDATION:

That Council affirms and adopts the draft Cost Apportionment Schedule (as per Attachment B) and accompanying Development Contribution Plan reports (as per Attachment C) of the Development Contribution Plan for Development Contribution Areas 2 - 7 inclusive, which comprises the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2.

DISCUSSION:

Amendment 100A to TPS2 sought to introduce six DCAs (DCAs 2 – 7) into the Scheme, whereby a number of common or civil infrastructure items are liable for payment of Cost Contributions by developers, based on need and nexus of the item(s) vis-à-vis development. These items include roads, Peel Sub-Drain upgrades, Public Open Space (POS) land assembly in accordance with approved structure plans, land acquisition of the District Sporting Ground and land acquisition of community purpose sites.

Amendment 100A to TPS2 was gazetted on 3 October 2017. Pursuant to the provisions of clause 6.16.5.10.1 of TPS2, the Council shall, within 90 days of the Development Contribution Plan coming into effect, adopt the CAS and accompanying DCP Reports and make these available to all landowners within the DCAs.

The costings contained within the CAS are based on 'actuals' for works already undertaken (whether by the City or by the relevant developer) and on estimates for works not yet undertaken. The rates used as the basis for estimated costings have been independently certified (in the case of POS and sub-drains) or updated by independent consultants (in the case of roads and land valuations).

The following provides a summary of the costings for each infrastructure item in the context of each DCA:

DCA	Description	Ref	Total
DCA	Description	Kei	Total
	Sunrise Boulevard - Internal		
DCA 2	collector	1.3(a)	\$338,363
DCA 2	Sunrise Boulevard - Internal collector	1 2(b)	\$339,942
DCA 2	Sunrise Boulevard - Internal	1.3(b)	φ339,94Z
DCA 2	collector	1.3(c)	\$238,977
DCA 2	Peel Sub N Drain	2.1	\$1,916,198
DCA 2	Peel Sub N1 Drain	2.2	\$329,223
DCA 2	Peel Sub N2 Drain	2.3	\$257,025
DCA 2	Millar Road	1.1	\$1,535,123
DCA 3	Peel Sub P Drain	2.1	\$1,085,616
DCA 3	Peel Sub P1 Drain	2.2	\$999,456
DCA 3	Peel Sub P1A Drain	2.3	\$942,590
DCA 3	Peel Sub O Drain	2.4	\$861,600
	Casuarina Public Open		
DCA 3	Space	3	\$32,785,879
DCA 4	Treeby Road - Internal collector	1.3	\$759,761
DCA 4	Anketell North Public Open	1.5	φ <i>1</i> 59,761
DCA 4	Space	2	\$17,674,401
DCA 5	Lyon Road	1.2	\$4,859,845
	Honeywood Avenue Internal		
DCA 5	collector	1.3	\$11,177,993
DCA 5	Wandi Public open space	2	\$25,506,405
DCA 5	Wandi playing fields	2.3	\$6,593,372
DO4 0	Mandogalup Public Open		040.044.540
DCA 6	Space	2	\$19,014,540
DCA 6	Hammond Road extension	1.1	\$1,693,279
DCA 6	Internal collector road	1.2	\$1,642,852
DCA2, DCA3,			
DCA3, DCA4,		Variou	00.004.555
DCA5,	District Sporting Ground	S	\$3,264,000
DCA6,			
DCA7			

DCA2, DCA3, DCA4, DCA5, DCA6, DCA7	Branch Library Land	Variou s	\$688,800
DCA4, DCA5, DCA6	District Youth Centre Land	Variou s	\$602,700
DCA4, DCA5	Local Commercial Centre Land	Variou s	\$430,500
DCA2, DCA3	Mortimer Road	Variou s	\$4,198,959
DCA3, DCA4	Thomas Road	Variou s	\$6,582,444
DCA4, DCA5	Anketell Road	Variou s	\$6,699,708

Details of the costs per hectare for each of the DCAs is shown on the attached draft CAS (Attachment B). A general consultation session with landowners and developers was held on Thursday 9 November 2017, whereby the draft CAS was subject to discussion and an explanation given on the various elements of the draft CAS. As a result of this, the City received feedback on several matters, most notably the costs associated with the Peel Sub-Drains which had significantly increased since the draft CAS was advertised in late 2015.

Once the draft CAS is adopted, legal agreements entered into between the City and landowners/developers in relation to provisional cost contributions pursuant to Amendment 100A can be finalised, with adjustments made as applicable based on the 'actuals' contained within the adopted CAS.

Clause 6.16.5.10.3 of TPS2 provides that once a CAS and DCP report have been adopted by the local government, they are subject to an annual review as per clause 6.16.5.11.

It must be noted that, in the course of finalising the draft CAS and draft DCP reports, some minor textual anomalies were revealed within the gazetted text for DCPs 2-7. In this regard, Councillors should be aware that an Amendment to TPS2 will be presented to Council seeking to correct these and other textual anomalies in early 2018. These include a revision to the definition of Developable Area to include Commercial land and some minor typographical errors.

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations

Planning and Development Act 2005

Schemes

City of Kwinana Town Planning Scheme No. 2

Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

FINANCIAL/BUDGET IMPLICATIONS:

It is critical that the draft Cost Apportionment Schedule be affirmed and adopted. This will ensure that the provision of infrastructure occurs on an equitable, timely and appropriate basis, and gives surety to both the City and developers.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as per this report.

STRATEGIC/SOCIAL IMPLICATIONS:

The adoption of the draft CAS and draft DCP reports will ensure that the provision of infrastructure occurs on an equitable and appropriate basis for new development areas and is in line with community growth and subsequent need.

Plan	Objective	Strategy/Action
Corporate	4.1 Residents are provided with	4.1.1.2 Ensure Developer Contribution
Business	a range of multifunctional	Schemes are aligned with the Community
Plan 2016	community places and	Infrastructure Plan.
<i>–</i> 2021.	accessible recreation facilities.	
	10.1.1 To implement the long	10.1.1.2 Review infrastructure costs for DCAs
	term strategic land use planning	
	for the social, economic and	10.1.1.3 Undertake regular reviews of the
	environmental wellbeing of the	City's Developer Contribution Schemes in
	City	accordance with State Planning Policy 3.6
		and the City's Scheme

RISK IMPLICATIONS:

Risk Event	Civil infrastructure costings and apportionment not formally adopted
Risk Theme	Finalisation of actual cost contributions and winding- up of legal agreements entered into between the City and landholders not being able to be progressed

Risk Effect/Impact	Service Delivery
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Almost certain
Rating (before treatment)	Extreme
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	To adopt draft CAS and draft DCP reports to provide certainty to landowners and developers
Rating (after treatment)	Low

The City's Scheme requires at least an annual review of the Cost Apportionment Schedule. Should this review not be undertaken, the City would not be fulfilling its obligations of the Scheme which could undermine the effectiveness of the DCPs and potentially expose the City to legal challenge on the costs charged under the DCPs.

COUNCIL DECISION

043

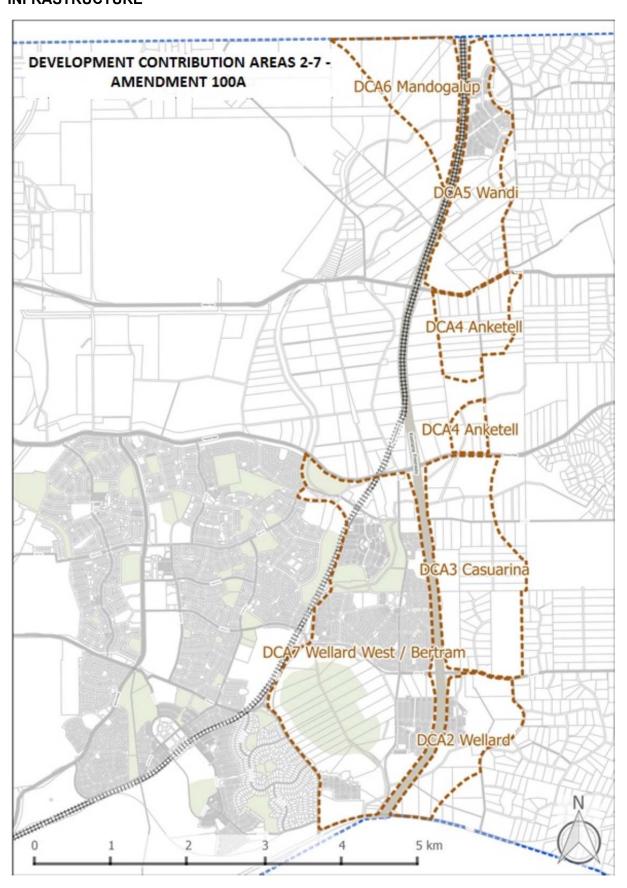
MOVED CR W COOPER

SECONDED CR S LEE

That Council affirms and adopts the draft Cost Apportionment Schedule (as per *the revised* Attachment B) and accompanying Development Contribution Plan reports (as per *the revised* Attachment C) of the Development Contribution Plan for Development Contribution Areas 2 - 7 inclusive, which comprises the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Town Planning Scheme No. 2.

CARRIED 7/0

NOTE – That the Officer Recommendation has been amended to include revised Attachments B and C to include changes to the total Gross Subdivisible Area and Developer Area for DCA Area 2, changes to the cost apportionment of infrastructure items for all other DCA Areas where infrastructure items include DCA Area 2 and change to Figure 2 of DCA Area 2 Report to change reference to Millar Road.



Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Street Trees	Total		
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2		30,374		303,439	4,550	338,363	Urban Valu	600,000
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		29,872		305,870	4,200	339,942		
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2	100,800	39,727		95,300	3,150	238,977		
Peel Sub N Drain	2.1	DCA 2			1,916,198			1,916,198		
Peel Sub N1 Drain	2.2	DCA 2			329,223			329,223		
Peel Sub N2 Drain	2.3	DCA 2			257,025			257,025		
Millar Road	1.1	DCA 2		114,814		1,420,309		1,535,123		
Peel Sub P Drain	2.1	DCA 3			1,085,616			1,085,616	Urban Valu	600,000
Peel Sub P1 Drain	2.2	DCA 3			999,456			999,456		
Peel Sub P1A Drain	2.3	DCA 3			942,590			942,590		
Peel Sub O Drain	2.4	DCA 3			861,600			861,600		
Casuarina Public Open Space	3	DCA 3	11,387,940	21,397,939				32,785,879		
Treeby Road - Internal collector	1.3	DCA 4				759,761		759,761	Urban Valu	730,000
Anketell North Public Open Space	2	DCA 4	8,117,527	9,556,874				17,674,401		
Lyon Road	1.2	DCA 5		496,070		4,363,775		4,859,845	Rural Valua	200,000
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,515,284		11,177,993	Urban Valu	1,230,000
Wandi Public open space	2	DCA 5	13,669,605	11,836,800				25,506,405		
Wandi playing fields	2.3	DCA 5	1,791,684	4,801,688				6,593,372		
Mandogalup Public Open Space	2	DCA 6	8,589,371	10,425,169				19,014,540	Rural Valua	200,000
Hammond Road extension	1.1	DCA 6		617,259		1,076,020		1,693,279	Urban Valu	810,000
Internal collector road	1.2	DCA 6	236,680	439,712		966,460		1,642,852		
District Sporting Ground	Various - refer to	below	1,800,000	1,464,000				3,264,000	1	
Mortimer Road Calculation	Various - refer to	below	81,660	164,759		3,952,540		4,198,959		
Thomas Road Calculation	Various - refer to	below		756,090		5,826,354		6,582,444		
Anketell Road Calculation	Various - refer to	below		528,016		6,171,692		6,699,708		
Branch Library Land Calculation	Various - refer to	below	688,800					688,800		
District Youth Centre Land Calculation	Various - refer to	below	602,700					602,700		
Local Community Centre Land Calculation	Various - refer to	below	430,500					430,500		

TOTAL Estimated cost of item	3,264,000					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA
DCA 2 - Wellard East	146.393	51.515	94.878	51.515	94.8784	\$ 298,428.37
DCA 3 - Casuarina**	267.57	77.77	189.80	97.93	169.6381	\$ 596,987.90
DCA 4 - Anketell	127.305	16.959	110.346	18.283	109.0214	\$ 347,079.49
DCA 5 - Wandi	189.418	46.213	143.205	60.044	129.3741	\$ 450,433.25
DCA 6 - Mandogalup	111.130	18.920	92.210	18.920	92.2101	\$ 290,035.56
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$ 1,281,035.44
	1,350.83	313.11	1,037.71	246.69	595.1221	\$ 3,264,000.01

Mortimer Road Calculation				_	_	_
TOTAL Estimated cost of item	\$ 4,198,959					
	Total site area	Deductions for	C5A	Deductions for	Developable	Mortimer Road
	(ha)	GSA	GSA	Dev Area	Area	Cost for DCA
DCA 2 - Wellard East	146.393	51.515	94.878	51.515	94.8784	\$ 1,506,108.36
DCA 3 - Casuarina**	267.57	77.77	189.80	97.93	169.6381	\$ 2,692,850.64
	413.96	129.29	284.68	149.45	264.5165	\$ 4,198,959.00

Thomas Road Calculation							
TOTAL Estimated cost of item	\$ 6,582,444						
	Total site area	Deductions for	CSA	Deductions for	Developable	Thomas Road	
	(ha)	GSA	GSA	Dev Area	Area	Cost for DCA	
DCA 3 - Casuarina**	267.571	77.772	189.799	97.933	169.6381	\$ 4,007,160.33	
DCA 4 - Anketell	127.30	16.96	110.35	18.28	109.0214	\$ 2,575,283.67	
	394.88	94.73	300.14	116.22	278.6595	\$ 6,582,444.00	
* estimated figures only as no local structure plan for Casuarina has been adopted							

Anketell Road Calculation						
TOTAL Estimated cost of item	6,699,708					
	Total site area	Deductions for	GSA	Deductions for	Developable	Thomas Road
	(ha)	GSA	USA	Dev Area	Area	Cost for DCA
DCA 4 - Anketell	127.30	16.96	110.35	18.28	109.0214	\$ 3,063,864.17
DCA 5 - Wandi	189.42	46.21	143.20	60.04	129.3741	\$ 3,635,843.83
	316.72	63.17	253.55	78.33	238.3955	\$ 6,699,708.00
** estimated figures only as no local structure	plan for Casuari	na has been adop	ted			

Community Facilities - POS

TOTAL Estimated cost of item	688,800			
	Total site area	Deductions for	C5A	Branch Library
	(ha)	GSA	GSA	for DCA
DCA 2 - Wellard East	146.393	51.515	94.878	\$ 62,977.16
DCA 3 - Casuarina**	267.57	77.77	189.80	\$ 125,982.00
DCA 4 - Anketell	127.305	16.959	110.346	\$ 73,243.98
DCA 5 - Wandi	189.418	46.213	143.205	\$ 95,054.66
DCA 6 - Mandogalup	111.130	18.920	92.210	\$ 61,206.03
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$ 270,336.15
	1,350.83	313.11	1,037.71	\$ 688,800.00

District Youth Centre Land Calculation				
TOTAL Estimated cost of item	602,700			
	Total site area	Deductions for	GSA	District Youth
	(ha)	GSA	GSA	Centre for DCA
DCA 4 - Anketell	98.964	12.476	86.488	\$ 161,932.20
DCA 5 - Wandi	189.418	46.213	143.205	\$ 268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	\$ 172,645.13
	399.51	77.61	321.90	\$ 602,700.00

Local Community Centre Land Calculat	ion (o.5 shectares)			
TOTAL Estimated cost of item	430,500			
	Total site area	Deductions for		Local
			GSA	Community
	(ha)	GSA		Centre for DCA
DCA 4 - Anketell	98.964	12.476	86.488	\$ 162,099.8
DCA 5 - Wandi	189.418	46.213	143.205	\$ 268,400.1

										Contribut	tions based on pro rat	a gross subdivisib	le area			Contributions	based on pro rata	developable area	1
DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due Payment	Date Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
Cost of item								338,363	339,942		1,916,198	329,223	257,025	298,428	62,977	1,535,123	1,506,108		6,958,812
TOTAL cost of item per ha	146.3931				94.8784			\$3,566.28			\$20,196.36	\$3,469.95				\$16,179.90	\$15,874.09	1 1	\$73,344.54
Lot 59 Mortimer Road	12.4820	5.5833	6.8987	5.5833	6.8987	<u> </u>			\$339,942.00		\$139,328.61	\$23,938.12	' '		• • •	\$111,620.27	\$109,510.59		\$796,603.74
Gross contribution paid Credits for constructed or provided items				+		Ş -	\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable									\$339,942.00	\$17,376.25	\$139,328.61	\$23,938.12	\$18,688.54	\$21,699.01	\$4,579.13	\$111,620.27	\$109,510.59	\$9,921.21	\$796,603.74
Lot 62 Woolcoot Road	9.8662	3.5000	6.3662	3.5000	6.3662					\$16,035.00	\$128,574.05	\$22,090.38	\$17,246.00	\$20,024.10	\$4,225.67	\$103,004.48	\$101,057.64	\$9,155.41	\$421,412.72
Gross contribution paid						\$ -	\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items										\$4.5.00F.00	6420 574 05	ć22 000 20	647.246.00	620.024.40	64.225.67	\$402.004.40	6404.057.64	60.455.44	\$0.00
Net contribution payable	42 4202	45.0272	27.5424	15 0272	27 5124					\$16,035.00	\$128,574.05	\$22,090.38	\$17,246.00			\$103,004.48			\$421,412.72
Lot 27 Mortimer Road & Lot 201 Woolcoot Road Gross contribution paid	43.4393	15.9272	27.5121	1 15.9272	27.5121	\$ 885,943.76	\$ 1,188,898.81			\$69,296.69 \$45,238.34	\$555,644.18 \$362,737.16	\$95,465.52 \$62,322.61	\$74,530.11	\$86,535.94 \$56,492.08		\$445,143.02 \$290,599.42	\$436,729.58 \$285,107.28		\$1,821,172.59 \$1,188,902.35
Credits for constructed or provided items						y 003,543.70	7 1,100,030.01			Ş+3,230.3 +	\$302,737.10	702,322.01	Ş - 0,033.00	\$30,432.00	711,721.47	\$250,555.42	\$203,107.20	\$23,020.33	\$0.00
Net contribution payable	12.5624	0.0000	12.5624	0.0000	12.5624					\$24,058.35	\$192,907.02	\$33,142.91	\$25,875.11	\$30,043.86	\$6,340.16	\$154,543.60	\$151,622.30	\$13,736.94	\$632,270.24
Lot 28 Mortimer Road	3.7938	2.7500	1.0438	2.7500	1.0438			\$338,363.00		\$2,629.09	\$21,080.96	\$3,621.93	. ,	\$3,283.14	· ·	\$16,888.58	\$16,569.38		\$407,457.69
Gross contribution paid						\$ -	\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	•
Credits for constructed or provided items Net contribution payable								\$338,363.00		\$2,629.09	\$21,080.96	\$3,621.93	\$2,827.65	\$3,283.14	\$692.84	\$16,888.58	\$16,569.38	\$1,501.12	\$0.00 \$407,457.69
Lot 61 Woolcoot Road	2.6830	1.2000	1.4830	1.2000	1.4830			7550,505.00		\$3,735.34	\$29,951.20	\$5,145.93				\$23,994.79	\$23,541.28		\$98,167.68
Gross contribution paid					2000	\$ -	\$ -			\$0.00	\$0.00								
Credits for constructed or provided items	_																		\$0.00
Net contribution payable										\$3,735.34	\$29,951.20	\$5,145.93	· · ·			\$23,994.79	\$23,541.28		\$98,167.68
Lot 62 Woolcoot Road (DP202645)	12.7359	10.0000	2.7359	10.0000	2.7359	<u> </u>				\$6,891.11	\$55,255.21	\$9,493.43	\$7,411.54	\$8,605.44	1 1	\$44,266.59	\$43,429.93		\$181,103.81
Gross contribution paid Credits for constructed or provided items				+		Ş -	\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable				+						\$6,891.11	\$55,255.21	\$9,493.43	\$7,411.54	\$8,605.44	\$1,816.00	\$44,266.59	\$43,429.93	\$3,934.57	\$181,103.81
Lot 62 Woolcoot Road (DP91072)	9.8662	3.5000	6.3662	3.5000	6.3662					\$16,035.00	\$128,574.05	\$22,090.38	\$17,246.00	\$20,024.10		\$103,004.48	\$101,057.64		\$421,412.72
Gross contribution paid						\$ -	\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																			\$0.00
Net contribution payable	6 2000	0.0000	6 2000	0.000	6 2000					\$16,035.00	\$128,574.05	\$22,090.38				\$103,004.48			\$421,412.72
Lot 1219 Woolcoot Road (portion of Urban) Gross contribution paid	6.2000	0.0000	6.2000	0.0000	6.2000	ė -	ė .			\$15,616.38 \$0.00	\$125,217.41 \$0.00	\$21,513.67 \$0.00		\$19,501.34 \$0.00		\$100,315.38 \$0.00			· · · · · · · · · · · · · · · · · · ·
Credits for constructed or provided items				+		· -	, , , , , , , , , , , , , , , , , , ,			Ş0.00	\$0.00	\$0.00	ÿ0.00	\$0.00	, Ş0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable										\$15,616.38	\$125,217.41	\$21,513.67	\$16,795.76	\$19,501.34	\$4,115.36	\$100,315.38	\$98,419.36	\$8,916.39	\$410,411.06
Lot 380 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000					\$0.00	·					·	·		_
Gross contribution paid							\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	•
Credits for constructed or provided items Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 64 Woolcoot Road	11.7000	2.0856	9.6144	1 2.0856	9.6144					\$24,216.48	\$194,175.85	\$33,361.46		\$30,240.92		\$155,560.03	\$152,619.86	-	\$636,428.40
Gross contribution paid	11.7000	2.0030	3.0144	2.0830	5.0144	\$ 243,406.86	\$ 329,346.25			\$12,531.83	\$100,484.34	\$17,264.27	\$13,478.25	\$15,649.42	+	\$80,500.98	\$78,979.47		
Credits for constructed or provided items						, , , , , , , , , , , , , , , , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			, ,	,, -	, ,	, -, -	, -,-	1 -7	, ,	, -,-	, , , , ,	\$0.00
Net contribution payable										\$11,684.65	\$93,691.51	\$16,097.19				\$75,059.05			
Lot 89 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000					\$0.00	\$0.00								
Gross contribution paid Credits for constructed or provided items							\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Lot 90 & Lot 378 Millar Road (Wellard Glen)	16.7899	0.1858	16.6041	0.1858	16.6041					\$41,821.93	\$335,342.32	\$57,615.34		-	-	\$268,652.67	-	· ·	\$1,099,113.91
Gross contribution paid						\$ 213,771.21	\$ 210,652.32			\$8,015.45	\$64,270.53	\$11,042.35		\$10,009.49	\$2,112.30	\$51,489.03	\$50,515.86		\$210,652.33
Credits for constructed or provided items										400.000.00	4074 674 77	A40 === 0 ==	405 0=0 55	A40.045.5-	40.000.50	\$853,461.00	4040.070.5	440.000.00	\$853,461.00
Net contribution payable	44.7000	2.4720	0.5070	2 4720	0.5070					\$33,806.48	\$271,071.79	\$46,572.99		\$42,216.67					\$35,000.58
Lot 379 Millar Road (Urban) Gross contribution paid	11.7600	3.1728	8.5872	3.1728	8.5872	\$ -	¢			\$21,629.19	\$173,430.15 \$0.00	\$29,797.13 \$0.00		\$27,009.98 \$0.00	\$5,699.90	\$138,940.04 \$0.00		· · · ·	\$568,432.56 \$0.00
Credits for constructed or provided items						-				ŞU.00	Ş0.00	Ş0.00	\$0.00	ŞU.UU	Ş0.00	\$0.00	ŞU.UU	Ş0.00	\$0.00
Net contribution payable										\$21,629.19	\$173,430.15	\$29,797.13		\$27,009.98	\$5,699.90	\$138,940.04	\$136,313.99		\$568,432.56
Lot 379 Millar Road (Urban Deferred)	3.6100	3.6100	0.0000	3.6100	0.0000					\$0.00									
Gross contribution paid							\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 601 Millar Road	1.4668	0.0000	1.4668	0.0000	1.4668					\$3,694.53	\$29,624.02	\$5,089.72				\$23,732.68			-
Gross contribution paid	1.7000	5.5000	1.7000	3.0000	1.7000	\$ -	\$ -			\$0.00									
Credits for constructed or provided items																			\$0.00
Net contribution payable										\$3,694.53	\$29,624.02	\$5,089.72				\$23,732.68			
Total Check	146.3931	1	1			\$ 2,833,124.47 \$ 1,104,227.09	\$1,728,897.3 Check -\$3.5	\$338,363.00							1	\$1,535,123.00 \$0.00			
	0.0000	0 0000	0 0000		0 0000		Check -\$3.5	7 \$0.00	\$0.00	\$0.00	\$0.00							\$0.00	

Amount payable for each infrastructure item	\$338,363.00	\$339,942.00	\$238,977.00	\$1,916,198.00	\$329,223.00	\$257,025.00	\$298,428.37	\$62,977.16	\$1,535,123.00	\$1,506,108.36	\$136,447.30	\$6,958,812.19
Amount paid to date for each infrastrasture item	\$0.00	\$0.00	\$65,785.62	\$527,492.03	\$90,629.23	\$70,754.04	\$82,150.99	\$17,336.26	\$422,589.43	\$414,602.61	\$37,560.74	\$1,728,900.95
CREDITS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$853,461.00	\$0.00	\$0.00	\$853,461.00
Balance remaining	\$338,363.00	\$339,942.00	\$173,191.38	\$1,388,705.97	\$238,593.77	\$186,270.96	\$216,277.38	\$45,640.90	\$1,112,533.57	\$1,091,505.75	\$98,886.56	\$5,229,911.24

													Contribut	tions based on pro	rata gross subdivisible a	rea			Contributions b	ased on pro rata de	velopable area	
DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS act	1	eductions for Developable Area	Developable Area	Amount Due Payment Date	Total Amount Paid	2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	Sub total
						ed																
Cost of item TOTAL cost of item per ha	267.5706	77.7721	189.7985	18.9799	0.0000	0.0000	97.9325	169.6381			\$1,085,616 \$5,719.83	\$999,456 \$5,265.88	\$942,590 \$4,966.27	\$861,600 \$4,539.55		\$11,387,940 \$600,000.00	\$596,987.90 \$3,145.38	\$125,982.00 \$663.77	\$2,692,850.64 \$15,874.09	\$4,007,160.33 \$23,621.82	\$ \$881,962.44	\$44,980,084.31 \$1,796,395.65
Lot 1199 Thomas Road	3.9451	0.4100	3.5351	0.3535	0.0000	0.0000	3.9451	0.0000			\$20,220.19	\$18,615.41	\$17,556.25	\$16,047.77	\$398,535.90	\$212,100.00	\$11,119.22	\$2,346.48	· ·	\$0.00	\$0.00	\$696,541.22
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable											\$20,220.19	\$18,615.41	\$17,556.25	\$16,047.77	\$398,535.90	\$212,100.00	\$11,119.22	\$2,346.48	\$0.00	\$0.00	\$0.00	\$696,541.22
Lot 650 Thomas Road (partially within Rural Water Resource Zone) Gross contribution paid	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	· ·		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00		\$0.00 \$0.00	•	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 9011 Thomas Road Gross contribution paid	6.6714	1.2400	5.4314	0.5431	0.0000	0.0000	6.6714	0.0000	Commercial \$ -	\$0.00	\$31,066.71 \$0.00	\$28,601.10 \$0.00	\$26,973.78 \$0.00	\$24,656.12	\$612,290.93	\$325,860.00 \$0.00	\$17,083.80 \$0.00	\$3,605.18 \$0.00	\$0.00	\$0.00	\$0.00	\$1,070,137.62 \$0.00
Credits for constructed or provided items Net contribution payable											\$31,066.71	\$28,601.10	\$26,973.78	\$24,656.12	\$612,290.93	\$0.00 \$325,860.00	\$17,083.80	\$3,605.18	\$0.00	\$0.00	\$0.00	\$0.00 \$1,070,137.62
Lot 9012 Thomas Road	9.5253	2.3200	7.2053	0.7205	0.0000	0.0000	1.7500	7.7753	Commercial	ć0.00	\$41,213.12	\$37,942.24	\$35,783.44			\$432,300.00	\$22,663.39	\$4,782.64		\$183,666.72	\$40,424.42	\$1,767,202.31
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00		\$0.00	\$0.00	·	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00		\$0.00		\$0.00 \$0.00
Net contribution payable Lot 9013 Thomas Road	16.7813	3.2000	13.5813	1.3581	0.0000	0.0000	3.2000	13.5813			\$41,213.12 \$77,682.79	\$37,942.24 \$71,517.49	\$35,783.44 \$67,448.36	\$ 32,708.83 \$61,653.01		\$432,300.00 \$814,860.00	\$22,663.39 \$42,718.31	\$4,782.6 4 \$9,014.82	\$ 123,425.82 \$215,590.79	\$183,666.7 2 \$320,815.00	\$ 40,424.42 \$70,610.30	\$1,767,202.31 \$3,283,032.79
Gross contribution paid	10.7015	3.2000	13.3013	1.5561	0.0000	0.0000	3.2000	15.5015	\$ -	\$0.00		\$0.00	\$0.00			\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Credits for constructed or provided items Net contribution payable											\$77,682.79	\$71,517.49	\$67,448.36	\$61,653.01	\$0.00 1 \$1,531,121.92	\$0.00 \$814,860.00	\$42,718.31	\$9,014.82	\$215,590.79	\$320,815.00	\$70,610.30	\$0.00 \$3,283,032.79
Lot 3 Thomas Road	6.7600	1.4000	5.3600	0.5360	0.0000	0.0000	6.7600	0.00	Commercial	40.00	\$30,658.31	\$28,225.11	\$26,619.19			\$321,600.00	\$16,859.22	\$3,557.79	\$0.00	\$0.00	\$0.00	\$1,056,138.00
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			\$30,658.31 \$0.00	\$28,225.11 \$0.00	\$26,619.19 \$0.00			\$321,600.00 \$0.00	\$16,859.22 \$0.00	\$3,557.7 9 \$0.00				\$1,056,138.00 \$0.00
Lot 1 (45) Orton Road Gross contribution paid		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		\$0.00						\$0.00	\$0.00	\$0.00				\$0.00
Credits for constructed or provided items Net contribution payable											\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$ 0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 2 Orton Road	5.2400	2.2100	3.0300	0.3030	0.0000	0.0000	2.2100	3.0300		4	\$17,331.10	\$15,955.61	\$15,047.79	\$13,754.84	\$341,602.20	\$181,800.00	\$9,530.49	\$2,011.21		\$71,574.11	\$15,753.22	\$732,459.07
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable		0.0000	4.4600	0.4460	0.0000	0.0000	0.0000	4.4600			\$17,331.10	\$15,955.61	\$15,047.79	\$13,754.84		\$181,800.00	\$9,530.49	\$2,011.21	\$48,098.50	\$71,574.11	\$15,753.22	\$732,459.07
Lot 23 Orton Road Gross contribution paid	4.1600	0.0000	4.1600	0.4160	0.0000	0.0000	0.0000	4.1600	\$ -	\$0.00	\$23,794.51 \$0.00	\$21,906.06 \$0.00	\$20,659.67 \$0.00	· · ·	· ′	\$249,600.00 \$0.00	\$13,084.77 \$0.00	\$2,761.27 \$0.00		\$98,266.76 \$0.00	\$21,628.18	\$1,005,620.36 \$0.00
Credits for constructed or provided items Net contribution payable											\$23,794.51	\$21,906.06	\$20,659.67	\$18,884.53	\$0.00 3 \$468,998.39	\$0.00 \$249,600.00	\$13,084.77	\$2,761.27	\$66,036.22	\$98,266.76	\$21,628.18	\$0.00 \$1,005,620.36
Lot 24 Orton Road	4.0700	0.0000	4.0700	0.4070	0.0000	0.0000	0.0000	4.0700			\$23,279.73	\$21,432.13	\$20,212.71	\$18,475.97	\$458,851.79	\$244,200.00	\$12,801.69	\$2,701.53		\$96,140.80		\$983,864.16
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable							2 - 1 - 2				\$23,279.73	\$21,432.13	\$20,212.71	\$18,475.97		\$244,200.00	\$12,801.69	\$2,701.53		\$96,140.80		\$983,864.16
Lot 25 Orton Road Gross contribution paid	4.0700	0.5460	3.5240	0.3524	0.0000	0.0000	0.5460	3.5240	\$ -	\$0.00	\$20,156.70	\$18,556.96 \$0.00	\$17,501.12 \$0.00	\$15,997.38 \$0.00		\$211,440.00 \$0.00	\$11,084.31 \$0.00	\$2,339.12 \$0.00		\$83,243.29 \$0.00	\$18,321.57 \$0.00	\$851,876.51 \$0.00
Credits for constructed or provided items Net contribution payable											\$20,156.70	\$18,556.96	\$17,501.12	\$15,997.38	\$0.00 3 \$397,295.76	\$0.00 \$211,440.00	\$11,084.31	\$2,339.12	\$55,940.30	\$83,243.29	\$18,321.57	\$0.00 \$851,876.51
Lot 1 (46) Orton Road	1.8500	0.0000	1.8500	0.1850	0.0000	0.0000	1.8500	0.0000	Commercial		\$10,581.69	\$9,741.88	\$9,187.59	\$8,398.17		\$111,000.00	\$5,818.95	\$1,227.97		\$0.00		\$364,525.25
Gross contribution paid Credits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable											\$10,581.69	\$9,741.88	\$9,187.59	\$8,398.17		\$111,000.00	\$5,818.95	\$1,227.97	\$0.00			\$364,525.25
Lot 50 Orton Road Gross contribution paid	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000	4.1000	0.0000	Commercial S -	\$0.00	\$23,451.32	\$21,590.11 \$0.00	\$20,361.69 \$0.00	\$18,612.16 \$0.00		\$246,000.00 \$0.00	\$12,896.05 \$0.00	\$2,721.45 \$0.00		•		\$807,866.77 \$0.00
Credits for constructed or provided items									T	75.00			\$20.361.69	\$18 612 16	\$0.00	\$0.00	\$12 806 05	·	\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable Lot 49 Orton Road	4.1200	2.7900	1.3300	0.1330	0.0000	0.0000	1.4000	2.7200	Commercial		\$23,451.32 \$7,607.38		\$6,605.13	710,012.10	7402,233.33	\$246,000.00 \$79,800.00	\$4,183.35	\$2,721.4 5 \$882.81	\$43,177.53	\$64,251.35	30.00	\$383,634.47
Gross contribution paid Insert Invoice number and developer and stage									\$ -	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00		\$0.00		\$0.00 \$0.00
Net contribution payable											\$7,607.38	\$7,003.62	\$6,605.13			\$79,800.00		\$882.81	\$43,177.53	\$64,251.35		\$383,634.47
Lot 48 Orton Road Gross contribution paid	4.6700	1.4500	3.2200	0.3220	0.0000	0.0000	1.4500	3.2200	\$ -	\$0.00	\$18,417.87 \$0.00		\$15,991.38 \$0.00			\$193,200.00 \$0.00	\$10,128.12 \$0.00	\$2,137.33 \$0.00	·	\$76,062.25 \$0.00		\$778,388.84 \$0.00
Credits for constructed or provided items										70.00			·		\$0.00	\$0.00	·	·		·	·	\$0.00
Net contribution payable Lot 47 Orton Road	4.3700	0.7000	3.6700	0.3670	0.0000	0.0000	0.7000	3.6700			\$18,417.87 \$20,991.79	\$16,956.13 \$19,325.78	\$15,991.38 \$18,226.20	\$14,617.35 \$16,660.15		\$193,200.00 \$220,200.00	\$10,128.12 \$11,543.53	\$2,137.3 3 \$2,436.03		\$76,062.25 \$86,692.07		\$778,388.84 \$887,169.88
Gross contribution paid									\$ -	\$0.00					·	\$0.00	\$0.00	\$0.00	·	\$0.00		\$0.00
Credits for constructed or provided items Net contribution payable											\$20,991.79	\$19,325.78	\$18,226.20	\$16,660.15	\$413,755.79	\$220,200.00	\$11,543.53	\$2,436.03	\$58,257.91	\$86,692.07	\$19,080.63	\$0.00 \$887,169.88
Lot 46 Orton Road Gross contribution paid	4.1400	1.6000	2.5400	0.2540	0.0000	0.0000	1.6000	2.5400	ė	\$0.00	\$14,528.38 \$0.00	\$13,375.33 \$0.00	\$12,614.32 \$0.00			\$152,400.00 \$0.00	\$7,989.26 \$0.00	\$1,685.97 \$0.00	·	\$59,999.42 \$0.00		\$614,008.60 \$0.00
Credits for constructed or provided items									· -	ŞU.UL					\$0.00	\$0.00		•		·		\$0.00
Net contribution payable Lot 45 Orton Road	4.1400	1.6000	2.5400	0.2540	0.0000	0.0000	1.6000	2.5400			\$14,528.38 \$14,528.38	\$13,375.33 \$13,375.33	\$12,614.32 \$12,614.32			\$152,400.00 \$152,400.00	\$7,989.26 \$7,989.26	\$1,685.97 \$1,685.97		\$59,999.42 \$59,999.42		\$614,008.60 \$614,008.60
Gross contribution paid		1.0000	2.3700	0.2340	0.0000	3.3333	1.0000	2.5400	\$ -	\$0.00						\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Credits for constructed or provided items Net contribution payable											\$14,528.38	\$13,375.33	\$12,614.32	\$11,530.46	\$0.00 \$286,359.60	\$0.00 \$152,400.00	\$7,989.26	\$1,685.97	\$40,320.19	\$59,999.42	\$13,205.67	\$0.00 \$614,008.60
Lot 32 Orton Road (partially within Rural Water Resource Zone)	4.4900	1.6300	2.8600	0.2860	0.0000	0.0000	1.6300	2.8600			\$16,358.73	\$15,060.41	\$14,203.52	\$12,983.12	\$322,436.40	\$171,600.00	\$8,995.78	\$1,898.37	\$45,399.90	\$67,558.40	\$14,869.38	\$691,364.01
Gross contribution paid Credits for constructed or provided items Net contribution payable									\$ -	\$0.00	\$16,358.73	\$0.00 \$15,060.41	\$0.00 \$14,203.52	·	\$0.00	\$0.00 \$0.00 \$171,600.00	\$0.00 \$8,995.78	\$0.00 \$1,898.37		·		\$0.00 \$0.00 \$691,364.01
Payable Payable					I	<u> </u>			<u> </u>	<u> </u>	1 7-3,230	, =5,200.12	,,	,	1 , 2==, 235	,,255.66	, -,	, -, -, -, -, -, -, -, -, -, -, -, -, -,	, 12,223130	, ,555.10	, = 1,202100	,,

												Contribut	tions based on pro r	rata gross subdivisible	area			Contributions b	pased on pro rata de	evelopable area	
DCA3 - CASUARINA	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS ac Credit based on LSP (n/a) Uni	POS tually Deductions for vided - Developable restrict Area	Developable Area	Amount Due Payment Date	Total Amount Paid	2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	Sub total
Cost of item TOTAL cost of item per ha	267.5706	77.7721	189.7985	18.9799	0.0000	0.0000 97.93	25 169.638	1		\$1,085,616 \$5,719.83	\$999,456 \$5,265.88	\$942,590 \$4,966.27	\$861,600 \$4,539.55		\$11,387,940 \$600,000.00	\$596,987.90 \$3,145.38	\$125,982.00 \$663.77	\$2,692,850.64 \$15,874.09	\$4,007,160.33 \$23,621.82	_	\$44,980,084.31 \$1,796,395.65
Lot 33 Landgren Road (partially within Rural Water	207.0700	777722	103.7303	20.0700	0.0000	37.55		-		ψο,: 15100	75,253.55	+ 1,500.12	† 1,000.00	+1,111,655.65	+ + + + + + + + + + + + + + + + + + + 	ψο,Ξ 10.00	- + + + + + + + + + + + + + + + + + + +	ψ25,67 1165		ψ5,255.00	Ψ_,,, σο, σσο, σσο, σσο, σσο, σσο, σσο, σ
Resource Zone) Gross contribution paid	4.1000	1.6700	2.4300	0.2430	0.0000	0.0000 1.67	00 2.430	0 6	\$0.00	\$13,899.20	\$12,796.09	\$12,068.03 \$0.00	\$11,031.11 \$0.00	· ·	\$145,800.00 \$0.00	\$7,643.27 \$0.00	\$1,612.95 \$0.00				\$587,417.68 \$0.00
Credits for constructed or provided items Net contribution payable								-	Ş0.0t	\$13,899.20	\$12,796.09	\$12,068.03	\$11,031.11	\$0.00	\$0.00 \$0.00 \$145,800.00	\$7,643.27	\$1,612.95		·		\$0.00 \$0.00 \$587,417.68
Lot 34 Landgren Road (partially within Rural Water															. ,						
Resource Zone) Gross contribution paid	4.1000	0.7600	3.3400	0.3340	0.0000	0.0000 0.76	3.340	0	\$0.00	\$19,104.25	\$17,588.04	\$16,587.33 \$0.00	\$15,162.10 \$0.00	· ·	\$200,400.00 \$0.00	\$10,505.56 \$0.00	\$2,216.98 \$0.00				\$807,397.12 \$0.00
Credits for constructed or provided items										\$19,104.25	\$17,588.04	\$16,587.33		\$0.00	\$0.00 \$200,400.00	\$10,505.56	\$2,216.98		·		\$0.00
Net contribution payable Lot 35 Landgren Road	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000 0.00	00 4.100	0		\$23,451.32	\$17,588.04	\$20,361.69	\$15,162.10 \$18,612.16		\$246,000.00	\$10,303.36	\$2,721.45		\$96,849.45		\$991,116.23
Gross contribution paid Credits for constructed or provided items								\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable										\$23,451.32	\$21,590.11	\$20,361.69			\$246,000.00	\$12,896.05	\$2,721.45		\$96,849.45		\$991,116.23
Lot 36 Landgren Road Gross contribution paid	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000 0.00	00 4.100	0 5 -	\$0.00	\$23,451.32	\$21,590.11	\$20,361.69 \$0.00			\$246,000.00 \$0.00	\$12,896.05 \$0.00	\$2,721.45 \$0.00		\$96,849.45 \$0.00	` '	\$991,116.23 \$0.00
Credits for constructed or provided items								·	75.50			·		\$0.00	\$0.00		·				\$0.00
Net contribution payable Lot 37 Landgren Road	4.1000	0.0000	4.1000	0.4100	0.0000	0.0000 0.00	00 4.100	0		\$23,451.32 \$23,451.32	\$ 21,590.11 \$21,590.11	\$20,361.69 \$20,361.69		\$462,233.99 \$462,233.99	\$246,000.00 \$246,000.00	\$12,896.05 \$12,896.05	\$2,721.4 5 \$2,721.45	\$ 65,083.77 \$65,083.77	\$96,849.4 5 \$96,849.45		\$991,116.23 \$991,116.23
Gross contribution paid Credits for constructed or provided items								\$ -	\$0.00	\$0.00		\$0.00		· · · · · · · · · · · · · · · · · · ·	\$0.00	\$0.00	\$0.00	<u> </u>	\$0.00	1	
Net contribution payable										\$23,451.32	\$21,590.11	\$20,361.69		\$462,233.99	\$246,000.00	\$12,896.05	\$2,721.45		\$96,849.45		\$991,116.23
Lot 38 Landgren Road Gross contribution paid	4.1259	0.0000	4.1259	0.4126	0.0000	0.0000 0.00	00 4.125	9 5 -	\$0.00	\$23,599.46	\$21,726.49	\$20,490.32 \$0.00	\$18,729.73 \$0.00	\$465,165.23 \$0.00	\$247,560.00 \$0.00	\$12,977.51 \$0.00	\$2,738.6 ² \$0.00	. ,	\$97,461.26 \$0.00	` '	\$997,394.44 \$0.00
Credits for constructed or provided items								7	70.0 0				·	\$0.00	\$0.00		·			· ·	\$0.00
Net contribution payable Lot 44 Landgren Road	4.0854	0.0000	4.0854	0.4085	0.0000	0.0000 0.70	00 3.385	4		\$ 23,599.46 \$23,367.81	\$ 21,726.49 \$21,513.22	\$20,490.32 \$20,289.19	\$18,729.73 \$18,545.88		\$247,560.00 \$245,100.00	\$12,977.51 \$12,850.12	\$2,738.6 4 \$2,711.75		\$97,461.26 \$79,969.30		\$997,394.44 \$956,231.28
Gross contribution paid								\$ -	\$0.00	1 1					\$0.00	\$0.00	\$0.00				\$0.00
Credits for constructed or provided items Net contribution payable										\$23,367.81	\$21,513.22	\$20,289.19	\$18,545.88	\$0.00 3 \$460,542.89	\$0.00 \$245,100.00	\$12,850.12	\$2,711.75	\$53,740.15	\$79,969.30	\$17,600.97	\$0.00 \$956,231.28
Lot 43 Landgren Road	4.1100	0.0000	4.1100	0.4110	0.0000	0.000 0.00	00 4.110	0	¢0.00	\$23,508.52	\$21,642.76	\$20,411.36	\$18,657.56	i i	\$246,600.00	\$12,927.50	\$2,728.08		\$97,085.67	\$21,368.23	\$993,533.58
Gross contribution paid Credits for constructed or provided items								\$ -	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00			70.00	\$0.00
Net contribution payable	4.1100	0.0000	4.1100	0.4110	0.0000	0.0000 0.00	00 4.110			\$23,508.52	\$21,642.76	\$20,411.36	\$18,657.56 \$18,657.56		\$246,600.00 \$246,600.00	\$12,927.50	\$2,728.08 \$2,728.08		\$97,085.6 7 \$97,085.67	\$21,368.23	\$993,533.58 \$993,533.58
Lot 42 Landgren Road Gross contribution paid	4.1100	0.0000	4.1100	0.4110	0.0000	0.0000 0.00	00 4.110	\$ -	\$0.00	\$23,508.52	\$21,642.76	\$20,411.36 \$0.00	· · · · ·	' '	\$246,600.00	\$12,927.50 \$0.00	\$2,728.08			7 \$21,368.23 0 \$0.00	• •
Credits for constructed or provided items Net contribution payable										\$23,508.52	\$21,642.76	\$20,411.36	\$18,657.56	\$0.00 \$463,361.39	\$0.00 \$246,600.00	\$12,927.50	\$2,728.08	\$65,242.51	\$97,085.67	7 \$21,368.23	\$0.00 \$993,533.58
Lot 41 Landgren Road	4.1100	0.0000	4.1100	0.4110	0.0000	0.000 0.00	00 4.110	0		\$23,508.52	\$21,642.76	\$20,411.36	\$18,657.56		\$246,600.00	\$12,927.50	\$2,728.08		\$97,085.67	7 \$21,368.23	\$993,533.58
Gross contribution paid Credits for constructed or provided items								\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable										\$23,508.52	\$21,642.76	\$20,411.36	\$18,657.56		\$246,600.00	\$12,927.50	\$2,728.08	1	\$97,085.67		\$993,533.58
Lot 40 Landgren Road Gross contribution paid	4.1097	0.0000	4.1097	0.4110	0.0000	0.0000 0.00	00 4.109	7	\$0.00	\$23,506.80	\$21,641.18	\$20,409.87 \$0.00	\$18,656.19 \$0.00		\$246,600.00 \$0.00	\$12,926.56 \$0.00	\$2,727.88 \$0.00		\$97,078.59 \$0.00	9 \$21,366.67 0 \$0.00	\$993,512.88 \$0.00
Credits for constructed or provided items Net contribution payable										\$23,506.80	\$21,641.18	\$20,409.87	\$18,656.19	\$0.00 \$463,361.39	\$0.00 \$246,600.00	\$12,926.56	\$2,727.88	\$65,237.75	\$97,078.59	9 \$21,366.67	\$0.00 \$993,512.88
Lot 39 Landgren Road	4.1457	0.0000	4.1457	0.4146	0.0000	0.0000 0.00	00 4.145	7		\$23,712.72	\$21,830.76	\$20,409.87	\$18,830.19		\$248,760.00	\$12,926.36	\$2,727.88	\$65,809.22	\$97,928.97	7 \$21,553.84	\$1,002,215.38
Gross contribution paid								\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable										\$23,712.72	\$21,830.76	\$20,588.65	\$18,819.62		\$248,760.00	\$13,039.79	\$2,751.78		\$97,928.97		\$0.00 \$1,002,215.38
Lot 9000 Orton Road Gross contribution paid	16.7116	13.5000	3.2116	0.3212	0.0000	0.0000 13.50	00 3.211	6 5 -	\$0.00	\$18,369.82 \$0.00	\$16,911.90	\$15,949.66 \$0.00	\$14,579.22 \$0.00		\$192,720.00 \$0.00	\$10,101.69 \$0.00	\$2,131.75 \$0.00	\$50,981.23 \$0.00	\$75,863.83 \$0.00	\$16,697.37 \$0.00	\$776,427.35 \$0.00
Credits for constructed or provided items								7	Ş0.0t	<u> </u>		70.00	·	\$0.00	\$0.00	·	·	·	,	, , , , ,	\$0.00
Net contribution payable Lot 2001 Mortimer Road	23.0301	16.6000	6.4301	0.6430	0.0000	0.0000 16.60	00 6.430			\$18,369.82 \$36,779.11	\$ 16,911.90 \$33,860.13	\$15,949.66 \$31,933.59	. ,	·	\$192,720.00 \$385,800.00	\$10,101.69 \$20,225.09	\$2,131.7 5 \$4,268.09	\$ 50,981.23 \$102,071.99	\$75,863.8 3 \$151,890.65		\$776,427.35 \$1,554,367.23
Gross contribution paid				2.30				\$ -	\$0.00						\$0.00	\$0.00	\$0.00				\$0.00
Credits for constructed or provided items Net contribution payable									<u> </u>	\$36,779.11	\$33,860.13	\$31,933.59	\$29,189.77	\$0.00 7 \$724,918.19	\$0.00 \$385,800.00	\$20,225.09	\$4,268.09	\$102,071.99	\$151,890.65	\$33,430.62	\$0.00 \$1,554,367.23
Lot 101 Mortimer Road Gross contribution paid	1.9997	0.3098	1.6899	0.1690	0.0000	0.0000 0.31	00 1.689	7	\$0.00	\$9,665.95	\$8,898.81	\$8,392.49 \$0.00			\$101,400.00 \$0.00	\$5,315.37 \$0.00	\$1,121.70 \$0.00				\$408,517.4 ⁴ \$0.00
Credits for constructed or provided items								Y -	ŞU.U(·	·		\$0.00	\$0.00	·	·				\$0.00
Net contribution payable Lot 102 Mortimer Road	1.9997	0.0031	1.9966	0.1997	0.0000	0.0000 0.00	00 1.999	7		\$9,665.9 5 \$11,420.22	\$ 8,898.81 \$10,513.85	\$8,392.49 \$9,915.65	\$7,671.39 \$9,063.67		\$101,400.00 \$119,820.00	\$5,315.37 \$6,280.06	\$1,121.70 \$1,325.28	\$ 26,822.45 3 \$31,743.42	\$39,913.7 9 \$47,236.59	\$ 8,784.89 \$10,396.60	\$408,517.44 \$482,857.08
Gross contribution paid		7.502				0.30		\$ -	\$0.00						\$0.00	\$0.00	\$0.00				\$0.00
Credits for constructed or provided items Net contribution payable										\$11,420.22	\$10,513.85	\$9,915.65	\$9,063.67	\$0.00 7 \$225,141.78	\$0.00 \$119,820.00	\$6,280.06	\$1,325.28	\$31,743.42	\$47,236.55	\$10,396.60	\$0.00 \$482,857.08
Lot 103 Nicholas Drive Gross contribution paid	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000 0.00	00 2.010	0 6	\$0.00	\$11,496.87 \$0.00		\$9,982.20 \$0.00	: :		\$120,600.00 \$0.00	\$6,322.21 \$0.00	\$1,334.17 \$0.00				\$485,888.70 \$0.00
Credits for constructed or provided items								· -	ŞU.U(· ·	·		\$0.00	\$0.00	·					\$0.00
Net contribution payable Lot 104 Nicholas Drive	2.0000	0.2500	1.7500	0.1750	0.0000	0.0000 0.25	00 1.750			\$11,496.87 \$10,009.71	\$ 10,584.42 \$9,215.29	\$9,982.20 \$8,690.97	1	·	\$120,600.00 \$105,000.00	\$6,322.21 \$5,504.41	\$1,334.1 7 \$1,161.59	\$31,906.92 \$27,779.66			\$485,888.70 \$423,037.41
Gross contribution paid	2.0000	5.2500	1.7500	0.1730	0.0000	0.23	1.730	\$ -	\$0.00						\$103,000.00	\$0.00	\$1,101.33				\$0.00
Credits for constructed or provided items Net contribution payable										\$10,009.71	\$9,215.29	\$8,690.97	\$7,944.21	\$0.00 L \$197,295.00	\$0.00 \$105,000.00	\$5,504.41	\$1,161.59	\$27,779.66	\$41,338.18	\$9,098.39	\$0.00 \$423,037.41
Lot 105 Nicholas Drive	2.0200	0.9300	1.0900	0.1090	0.0000	0.0000 0.93	00 1.090	0		\$6,234.62	\$5,739.81	\$5,413.23	\$4,948.11	\$122,886.60	\$65,400.00	\$3,428.46	\$723.51	\$17,302.76	\$25,747.78	\$5,667.00	\$263,491.88
Gross contribution paid Credits for constructed or provided items								Ş -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0 \$0.00	\$0.00 \$0.00
Net contribution payable		2 2				0.0000	00			\$6,234.62	\$5,739.81	\$5,413.23	\$4,948.11	·	\$65,400.00	\$3,428.46	\$723.51	\$17,302.76	\$25,747.78		\$263,491.88
Lot 106 Nicholas Drive	2.0780	0.6500	1.4280	0.1428	0.0000	0.0000 0.65	00 1.428	υ <mark> </mark>	1	\$8,167.92	\$7,519.68	\$7,091.83	\$6,482.48	\$160,992.72	\$85,680.00	\$4,491.60	\$947.86	\$22,668.20	\$33,731.96	\$7,424.29	\$345,198.54

														Contribu	tions based on pro r	rata gross subdivisible a	area			Contributions I	based on pro rata d	evelopable area	
Do	DCA3 - CASUARINA	Fotal site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)		Credit based on pr	- 1	ductions for evelopable Area	Developable Area	Amount Due Payment Date	Total Amount Paid	2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate	Sub total
Cost of item FOTAL cost of item pe	an ha	267.5706	77 7721	100 7005	18.9799	0.0000	0.0000	07.0225	169.6381			\$1,085,616 \$5,719.83	\$999,456 \$5,265.88				\$11,387,940 \$600,000.00	\$596,987.9	•	\$2,692,850.64			\$44,980,084.3 \$1,796,395.6
OTAL cost of item pe	Gross contribution paid	267.5706	77.7721	189.7985	18.9/99	0.0000	0.0000	97.9325	169.6381	\$ -	\$0.00							\$3,145.3 \$0.0		\$15,874.09 \$0.00	1 1		
Cre	edits for constructed or provided items									Υ	φ0.00		·			\$0.00	\$0.00			·			\$0.0
-+ 407 Luna Dia	Net contribution payable	2.0166	0.0000	2.0166	0.2017	0.0000	0.0000	0.0000	2.0166			\$8,167.92	\$7,519.68		. ,		\$85,680.00	\$4,491.6	947.86	\$22,668.20	\$33,731.9		\$345,198.5
ot 107 Lugg Place	Gross contribution paid	2.0166	0.0000	2.0166	0.2017	0.0000	0.0000	0.0000	2.0166	\$ -	\$0.00	\$11,534.62 \$0.00	\$10,619.17 \$0.00				\$121,020.00 \$0.00	\$6,342.9° \$0.0°			\$47,635.7 \$0.0		\$487,553.2 \$0.0
Cre	edits for constructed or provided items										,		·			\$0.00	\$0.00	•					\$0.0
Lot 108 Lugg Place	Net contribution payable	2.0300	0.0000	2.0300	0.2030	0.0000	0.0000	0.0000	2.0300			\$11,534.62 \$11,611.26	\$10,619.17 \$10,689.74	\$ 10,014.97 \$10,081.52			\$121,020.00 \$121,800.00	\$6,342.9 \$6,385.1	7 \$1,338.55 2 \$1,347.45	\$32,011.69 \$32,224.40	\$47,635.7 \$47,952.2	\$10,484.47 9 \$10,554.14	\$487,553.2 \$490,723.4
ot 100 Lugg Flace	Gross contribution paid	2.0300	0.0000	2.0300	0.2030	0.0000	0.0000	0.0000	2.0300	\$ -	\$0.00		· · · ·		· · · ·	· ·	\$0.00	\$0.0	· · ·	• • •	1 1		\$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,611.26	\$10,689.74	\$10,081.52	\$9,215.29	\$0.00 \$228,862.20	\$0.00 \$121,800.00	\$6,385.1	2 \$1,347.45	\$32,224.40	\$47,952.2	9 \$10,554.14	\$0.0 \$490,723.4
Lot 109 Lugg Place	Net contribution payable	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100			\$11,496.87	\$10,584.42			. ,	\$121,800.00	\$6,322.2		\$31,906.92	\$47,479.8	·	\$485,888.7
	Gross contribution paid									\$ -	\$0.00		\$0.00				\$0.00	\$0.0			\$0.0		\$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,496.87	\$10,584.42	\$9,982.20	\$9,124.50	\$0.00 \$226,607.40	\$0.00 \$120,600.00	\$6,322.2	1 \$1,334.17	\$31,906.92	\$47,479.8	\$10,450.16	\$0.0 \$485,888.7
Lot 110 Lugg Place		2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100			\$11,496.87	\$10,584.42		. ,	. ,	\$120,600.00	\$6,322.2	1 \$1,334.17	\$31,906.92	\$47,479.8		\$485,888.7
	Gross contribution paid									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-	\$0.00	\$0.0	0 \$0.00	\$0.00			\$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,496.87	\$10,584.42	\$9,982.20	\$9,124.50	\$0.00 \$226,607.40	\$120,600.00	\$6,322.2	\$1,334.17	\$31,906.92	\$47,479.8	\$10,450.16	\$0.0 \$485,888.7
Lot 111 Lugg Place		2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000			\$11,439.67	\$10,531.76	\$9,932.53	\$9,079.10	\$225,480.00	\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6	\$10,398.16	\$483,471.3
Cra	Gross contribution paid edits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0	0 \$0.00	\$0.00	\$0.0	\$0.00	\$0.0
Cie	Net contribution payable											\$11,439.67	\$10,531.76	\$9,932.53	\$9,079.10	\$225,480.00	\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6	\$10,398.16	\$483,471.3
Lot 112 Lugg Place		2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000		40.00	\$11,439.67	\$10,531.76				\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18			\$483,471.3
Cre	Gross contribution paid edits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0	0 \$0.00	\$0.00	\$0.0	\$0.00	\$0.0
5.0	Net contribution payable											\$11,439.67	\$10,531.76	\$9,932.53	\$9,079.10	\$225,480.00	\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6	\$10,398.16	\$483,471.3
Lot 113 Lugg Place	Cross contribution usid	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000	<u> </u>	¢0.00	\$11,439.67	\$10,531.76		' '		\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6		\$483,471.3 \$0.0
Cre	Gross contribution paid edits for constructed or provided items									Ş -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.0	0 \$0.00	\$0.00	\$0.0	\$0.00	\$0.0
	Net contribution payable											\$11,439.67	\$10,531.76	\$9,932.53		\$225,480.00	\$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6		\$483,471.3
Lot 114 Lugg Place	Gross contribution paid	2.0260	0.0000	2.0260	0.2026	0.0000	0.0000	0.0000	2.0260	\$ -	\$0.00	\$11,588.38 \$0.00	\$10,668.67 \$0.00		· · · · · · · · · · · · · · · · · · ·		\$121,560.00 \$0.00	\$6,372.5 \$0.0		\$32,160.91 \$0.00	\$47,857.8		\$489,756.4
Cre	edits for constructed or provided items									, -	Ş0.00	\$0.00	\$0.00	, Ş0.00	, Ş0.00	\$0.00	\$0.00		\$0.00	\$0.00		5 50.00	\$0.0
	Net contribution payable											\$11,588.38	\$10,668.67	\$10,061.66		\$228,411.24	\$121,560.00	\$6,372.5	\$1,344.79	\$32,160.91	\$47,857.8	\$10,533.34	\$489,756.4
Lot 115 Nicholas Drive	Gross contribution paid	2.0600	0.0000	2.0600	0.2060	0.0000	0.0000	0.0000	2.0600	\$ -	\$0.00	\$11,782.86 \$0.00	\$10,847.71 \$0.00	\$10,230.51 \$0.00	1 1		\$123,600.00 \$0.00	\$6,479.4 \$0.0		\$32,700.63 \$0.00	\$48,660.9		\$497,975.4 \$0.0
Cre	edits for constructed or provided items									7	70.00		·			\$0.00	\$0.00			·			\$0.0
Lot 116 Nicholas Drive	Net contribution payable	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000			\$11,782.86 \$11,439.67	\$10,847.71 \$10,531.76	\$ 10,230.51 \$9,932.53		. ,	\$123,600.00 \$120,000.00	\$6,479.4 \$6,290.7	\$1,367.36 \$1,327.53	\$32,700.63 \$31,748.18	\$48,660.9 \$47,243.6	\$ 10,710.11 4 \$10,398.16	\$497,975.4 \$483,471.3
LOC 116 MICHOIAS DITVE	Gross contribution paid	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000	\$ -	\$0.00		· · · · ·				\$0.00	\$0.0					
Cre	edits for constructed or provided items											644 420 67	640 524 76	40.022.52	60.070.40	\$0.00	\$0.00	66 200 7	64 227 52	624 740 40	647.242.6	640 200 46	\$0.0
Lot 117 Nicholas Drive	Net contribution payable	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000			\$11,439.67 \$11,439.67	\$10,531.76 \$10,531.76				\$120,000.00 \$120,000.00	\$6,290.7 \$6,290.7	\$1,327.53 \$1,327.53	\$31,748.18 \$31,748.18	\$ 47,243.6 \$47,243.6	·	\$483,471.3 \$483,471.3
	Gross contribution paid	2.0000	3.0000	2.0000	0.2000	<u> </u>	3.0000	3.5550	2.0000	\$ -	\$0.00				· · · · · · · · · · · · · · · · · · ·		\$0.00	\$0,290.7		. ,	\$0.0		\$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,439.67	\$10,531.76	\$9,932.53	\$9,079.10	\$0.00 \$225,480.00	\$0.00 \$120,000.00	\$6,290.7	5 \$1,327.53	\$31,748.18	\$47,243.6	\$10,398.16	\$0.0 \$483,471.3
Lot 118 Nicholas Drive	• •	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000			\$11,439.67	\$10,531.76	· ·			\$120,000.00	\$6,290.7	5 \$1,327.53 5 \$1,327.53	\$31,748.18	\$47,243.6		\$483,471.3 \$483,471.3
	Gross contribution paid									\$ -	\$0.00		\$0.00				\$0.00	\$0.0		. ,	\$0.0		\$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,439.67	\$10,531.76	\$9,932.53	\$9,079.10	\$0.00 \$225,480.00	\$0.00 \$120,000.00	\$6,290.7	5 \$1,327.5 3	\$31,748.18	\$47,243.6	\$10,398.16	\$0.0 \$483,471.3
Lot 121 Nicholas Drive	• •	2.0291	0.0000	2.0291	0.2029	0.0000	0.0000	0.0000	2.0291			\$11,606.12	\$10,685.00				\$121,740.00	\$6,382.2	9 \$1,346.85	\$32,210.12	\$47,931.0		\$490,488.5
	Gross contribution paid									\$ -	\$0.00	1 1	· · · · ·		1 1	\$0.00	\$0.00	\$0.0					\$0.0
Cre	edits for constructed or provided items Net contribution payable				+							\$11,606.12	\$10,685.00	\$10,077.05	\$9,211.20	\$0.00 \$228,749.46	\$0.00 \$121,740.00	\$6,382.2	9 \$1,346.85	\$32,210.12	\$47,931.0	\$10,549.46	\$0.0 \$490,488.5
Lot 122 Mortimer Roa	pad	1.9800	0.0032	1.9768	0.1977	0.0000	0.0000	1.1500	0.8300			\$11,306.97	\$10,409.59	\$9,817.32	\$8,973.78	\$222,886.98	\$118,620.00	\$6,217.7	8 \$1,312.13	\$13,175.50	\$19,606.1	1 \$4,315.24	\$426,641.4
C	Gross contribution paid									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	 	\$0.00	\$0.0	0 \$0.00	\$0.00	\$0.0	\$0.00	\$0.0 \$0.0
Cre	edits for constructed or provided items Net contribution payable											\$11,306.97	\$10,409.59	\$9,817.32	\$8,973.78	\$0.00 8 \$222,886.98	\$118,620.00	\$6,217.7	8 \$1,312.13	\$13,175.50	\$19,606.1	\$4,315.24	\$0.0 \$426,641.4
Lot 123 Mortimer Roa		45.1600	22.0000	23.1600	2.3160	0.0000	0.0000	22.0000	23.1600			\$132,471.37					\$1,389,600.00	\$72,846.9				1 1	\$5,598,598.0
Cro	Gross contribution paid edits for constructed or provided items									\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0	0 \$0.00	\$0.00	\$0.0	\$0.00	\$0.0 \$0.0
	Net contribution payable											\$132,471.37	\$121,957.77	\$115,018.74	\$105,136.00	'	\$1,389,600.00	\$72,846.9	4 \$15,372.85	\$367,643.95	\$547,081.3	\$120,410.75	\$5,598,598.0
	Total	267.5706				I	0.0000 0.0000	97.9325	169.6381 0.0000		\$0.00	. , ,			1		\$ 11,387,940.00 0.00	\$ 596,987.88	\$ \$ 125,981.96 2 0.04				\$ 44,980,084.24
		0.0000															(1 (1))	0.0	. 0.0/	. 0.05			. 00
	Check	0.0000	l	0.0000 12%POS require	L	0.0000 18.9799	0.0000	0.0000	0.0000	Ş -	\$0.00	-0.02 \$0.00	-0.03 \$0.00		1			\$0.0	Į.	Į.			\$0.0

		_											Co	ntributions based on	a pro rata gross	subdivisible area	1		Contributions b	ased on pro rata	developable area	
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisiona I POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developab le Area	Amount Due	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total
Cost of item									l			\$759,761.00	\$9,556,874.00	\$8,117,527.00	\$347,079.49	\$73,243.98	\$162,099.81	\$161,932.20	\$2,575,283.67	\$3,063,864.17	\$496,353.31	\$25,314,018.63
TOTAL cost of item per ha TOTAL ANKETELL NORTH cost of item per ha	127.3046 98.9639			11.1199 11.1199	10.7579 10.7579	0.0000	- 	-				\$6,885.27	\$859,438.84	\$730,000.00	\$3,145.38	\$663.77	\$1,874.24	\$1,872.30	\$23,621.82	\$28,103.33	\$4,552.81	\$66,972.36 \$1,593,185.39
TOTAL ANKETELL NORTH cost of item per ha	28.3407			0.0000		0.0000							3033,430.64	\$730,000.00			\$1,674.24	\$1,872.30	7			\$0.00
ANKETELL NORTH																						
Lot 652 Anketell Road	2.0000	0.2901	1.7099	0.2198	0.2196	0.0000	0.2901	1.7099	Ċ		\$0.00	\$11,773.12 \$0.00	\$188,904.66 \$0.00	\$160,454.00 \$0.00			\$3,204.76 \$0.00		\$40,390.95			\$470,280.92
Gross contribution paid Credits for constructed or provided items									· -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable												\$11,773.12	\$188,904.66	\$160,454.00	\$5,378.28	· · ·	\$3,204.76	· · ·	\$40,390.95	\$48,053.88		\$470,280.92
Lot 2 Anketell Road Gross contribution paid	3.9836	0.2346	3.7490	0.4820	0.0000	0.0000	0.2346	3.7490	ć		\$0.00	\$25,812.87 \$0.00	\$414,249.52 \$0.00	\$351,860.00 \$0.00	\$11,792.02 \$0.00		\$7,026.52 \$0.00	· · ·	\$88,558.20		\$17,068.47	\$1,031,234.70
Credits for constructed or provided items									· -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable												\$25,812.87	\$414,249.52	\$351,860.00	\$11,792.02		\$7,026.52				\$17,068.47	\$1,031,234.70
Lot 3 Anketell Road Gross contribution paid	3.3614	0.2304	3.1310	0.4026	0.0000	0.0000	0.2304	3.1310	ė .		\$0.00	\$21,557.77 \$0.00	\$346,010.08 \$0.00	\$293,898.00 \$0.00	\$9,848.18 \$0.00	· '	\$5,868.24 \$0.00	·	· · · · ·		\$14,254.84 \$0.00	\$861,328.97 \$0.00
Credits for constructed or provided items									-		Ş0.00	\$0.00	\$0.00	\$0.00	Ş0.00	\$0.00	\$0.00	γυ.υ	30.00	γυ.υυ	\$0.00	\$0.00
Net contribution payable												\$21,557.77	\$346,010.08	\$293,898.00	\$9,848.18		\$5,868.24	. ,	\$73,959.91		\$14,254.84	\$861,328.97
Lot 4 Anketell Road Gross contribution paid	3.0630	0.0908	2.9722	0.3821	0.3522	0.0000	0.0908	2.9722	\$ -		\$0.00	\$20,464.39 \$0.00	\$328,391.58 \$0.00	\$278,933.00 \$0.00	\$9,348.69 \$0.00	\$1,972.85 \$0.00	\$5,570.62 \$0.00		\$70,208.77 \$0.00		\$13,531.85 \$0.00	\$817,515.32 \$0.00
Credits for constructed or provided items									Ť -		 		\$0.00	\$0.00	·		,					\$0.00
Net contribution payable		2.25	2.55=	2 :	0.700	2.25		2.22				\$20,464.39	\$328,391.58	\$278,933.00	\$9,348.69		\$5,570.62				\$13,531.85	\$817,515.32
Lot 7 Anketell Road Gross contribution paid	5.9641	2.3565	3.6076	0.4638	0.5300	0.0000	2.3565	3.6076	\$ -		\$0.00	\$24,839.29 \$0.00	\$398,607.74 \$0.00	\$338,574.00 \$0.00	\$11,347.26 \$0.00		\$6,761.51 \$0.00	• •			\$16,424.70 \$0.00	\$992,307.27 \$0.00
Credits for constructed or provided items	-					-			•		\$5.00	,	\$0.00	\$0.00				·	·			\$0.00
Net contribution payable	6 2200	0.5422	5.74.67	0.7350	0.2472	2 2222	0.5422	5.74.67				\$24,839.29	\$398,607.74	\$338,574.00	\$11,347.26		\$6,761.51				\$16,424.70	\$992,307.27
Lot 89 Anketell Road (within Urban Zone) Gross contribution paid	6.2299	0.5132	5.7167	0.7350	0.2173	0.0000	0.5132	5.7167	\$ -		\$0.00	\$39,361.01 \$0.00	\$631,687.55 \$0.00	\$536,550.00 \$0.00	\$17,981.18 \$0.00		\$10,714.47 \$0.00	\$10,703.39	\$135,038.85 \$0.00		\$26,027.03 \$0.00	\$1,572,516.34 \$0.00
Credits for constructed or provided items											, , , , ,		\$0.00	\$0.00		·		·		·		\$0.00
Net contribution payable Lot 90 Anketell Road (within Urban Zone)	2.4700	0.3505	2.1195	0.2725	0.0000	0.0000	0.3505	2.1195				\$39,361.01 \$14,593.32	\$631,687.55 \$234,197.08	\$536,550.00 \$198,925.00	\$17,981.18 \$6,666.63	\$3,794.56 \$1,406.85	\$10,714.47 \$3,972.45	\$ 10,703.3 9 \$3,968.34	\$135,038.85 4 \$50,066.44		\$26,027.03 \$9,649.67	\$1,572,516.34 \$583,010.78
Gross contribution paid	2.4700	0.3303	2.1193	0.2723	0.0000	0.0000	0.3303	2.1193	\$ -		\$0.00	\$0.00	\$0.00	\$0.00						1 1		\$0.00
Credits for constructed or provided items												4	\$0.00	\$0.00	40.000.00	4	40.000.00	40.000	4	4	40.000.00	\$0.00
Net contribution payable Lot 188 Treeby Road	3.3954	0.2110	3.1844	0.4094	0.0000	0.0000	0.2110	3.1844				\$14,593.32 \$21,925.44	\$234,197.08 \$351,854.26	\$198,925.00 \$298,862.00	\$6,666.63 \$10,016.14		\$3,972.45 \$5,968.33	\$3,968.3 4 \$5,962.16	\$ 50,066.44 5 \$75,221.32		\$9,649.67 \$14,497.96	\$583,010.78 \$875,913.55
Gross contribution paid	3.3334	0.2110	3.1044	0.4054	0.0000	0.0000	0.2110	3.1044	\$ -		\$0.00	\$0.00	\$0.00	. ,	. ,	· '	• •				. ,	\$0.00
Credits for constructed or provided items Net contribution payable												\$21,925.44	\$0.00 \$351,854.26	\$0.00 \$298,862.00	\$10,016.14	\$2,113.70	\$5,968.33	\$5,962.16	5 \$75,221.32	\$89,492.24	\$14,497.96	\$875,913.55
Lot 189 Treeby Road	5.0649	0.9304	4.1345	0.5316	2.0492	0.0000	0.9304	4.1345				\$28,467.14	\$456,877.69	\$388,068.00	\$13,004.56	· · ·	\$7,749.04		3 \$97,664.41		\$18,823.58	\$1,137,333.01
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable												\$28,467.14	\$0.00 \$456,877.69	\$0.00 \$388,068.00	\$13,004.56	\$2,744.35	\$7,749.04	\$7,741.03	\$97,664.41	\$116,193.21	\$18,823.58	\$0.00 \$1,137,333.01
Lot 36 Treeby Road (within Urban Zone)	3.3994	0.3952	3.0042	0.3863	0.9400	0.0000	0.3952	3.0042				\$20,684.72	\$332,001.23	\$281,999.00	\$9,449.34		\$5,630.59		7 \$70,964.67		\$13,677.54	\$826,453.97
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable												\$20,684.72	\$332,001.23	\$281,999.00	\$9,449.34	\$1,994.09	\$5,630.59	\$5,624.77	7 \$70,964.67	\$84,428.02	\$13,677.54	\$826,453.97
Lot 30 Treeby Road	4.8385	0.0000	4.8385	0.6221	0.3700	0.0000	0.0000	4.8385				\$33,314.37	\$534,656.90	\$454,133.00	\$15,218.91		\$9,068.51	<u> </u>	\$114,294.17		\$22,028.75	\$1,330,963.33
Gross contribution paid Credits for constructed or provided items									\$ -		\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable												\$33,314.37	\$534,656.90	\$454,133.00	\$15,218.91	\$3,211.64	\$9,068.51	\$9,059.13	\$114,294.17	\$135,977.95	\$22,028.75	\$1,330,963.33
Lot 31 Treeby Road	4.8006	0.0000	4.8006	0.6172	0.6100	0.0000	0.0000	4.8006	Ċ		40.00	\$33,053.41	\$530,445.65	\$450,556.00	\$15,099.70	\$3,186.48	\$8,997.48		7 \$113,398.90		\$21,856.20	\$1,320,494.83
Gross contribution paid Credits for constructed or provided items									· γ -		\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable												\$33,053.41	\$530,445.65	\$450,556.00	\$15,099.70		\$8,997.48		\$113,398.90		\$21,856.20	\$1,320,494.83
Lot 37 Treeby Road (within Urban Zone) Gross contribution paid	3.4255	0.4969	2.9286	0.3765	1.1500	0.0000	0.4969	2.9286	\$ -		\$0.00	\$20,164.19 \$0.00	\$323,578.72 \$0.00	\$274,845.00 \$0.00	\$9,211.55 \$0.00		\$5,488.90 \$0.00	\$5,483.22 \$0.00	\$69,178.86		\$13,333.35 \$0.00	\$805,531.11 \$0.00
Credits for constructed or provided items									T		70.00		\$0.00	\$0.00								\$0.00 \$0.00
Net contribution payable	3.4714	0.4427	2.0277	0.2002	0.0000	0.0000	0.4407	2.0277				\$20,164.19	\$323,578.72	\$274,845.00			\$5,488.90 \$5,674.64				\$13,333.35	\$805,531.11
Lot 38 Treeby Road (within Urban Zone) Gross contribution paid	5.4/14	0.4437	3.0277	0.3893	0.9800	0.0000	0.4437	3.0277	\$ -		\$0.00	\$20,846.52 \$0.00	\$334,579.54 \$0.00	\$284,189.00 \$0.00			\$5,674.64 \$0.00		1 1			\$832,884.18 \$0.00
Credits for constructed or provided items												\$20.045.75	\$0.00	\$0.00								\$0.00
Net contribution payable Lot 32 Treeby Road	4.7626	0.0450	4.7176	0.6066	0.5200	0.0000	0.0450	4.7176				\$20,846.52 \$32,481.94	\$334,579.54 \$521,335.60	\$284,189.00 \$442,818.00	_		\$5,674.64 \$8,841.91		\$71,519.78 7 \$111,438.29			\$832,884.18 \$1,297,777.11
Gross contribution paid	, 020	3.0 130	,170	3.3300	3.3200	2.0000	0.0450		\$ -	-	\$0.00	\$0.00		\$0.00		· · ·		<u> </u>				\$0.00
Credits for constructed or provided items Net contribution payable												\$32,481.94	\$0.00 \$521,335.60	\$0.00 \$442,818.00	\$14,838.63	\$3,131.39	\$8,841.91	\$8,832.77	7 \$111,438.29	\$132,580.26	\$21,478.32	\$0.00 \$1,297,777.11
Lot 39 Treeby Road (within Urban Zone)	3.6623	0.4197	3.2426	0.4169	0.0000	0.0000	0.4197	3.2426				\$22,326.17	\$358,300.05	\$304,337.00			\$6,077.41					\$891,950.18
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00								\$0.00
Credits for constructed or provided items Net contribution payable												\$22,326.17	\$0.00 \$358,300.05	\$0.00 \$304,337.00	\$10,199.20	\$2,152.33	\$6,077.41	\$6,071.13	\$76,596.11	\$91,127.85	\$14,762.93	\$0.00 \$891,950.18
Lot 33 Treeby Road	4.7222	0.1350	4.5872	0.5898	0.2749	0.0000	0.1350	4.5872				\$31,584.10	\$506,897.03	\$430,554.00	\$14,428.47	\$3,044.83	\$8,597.51	\$8,588.62	\$108,358.00	\$128,915.59	\$20,884.63	\$1,261,852.78
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable												\$31,584.10	\$506,897.03	\$0.00 \$430,554.00	\$14,428.47	\$3,044.83	\$8,597.51	\$8,588.62	2 \$108,358.00	\$128,915.59	\$20,884.63	\$1,261,852.78
							•				•		, -		•		· · ·	•			-	. , -

				_					_	,	_		Co	ontributions based on	a pro rata gross	subdivisible area			Contributions ba	sed on pro rata	developable area	
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisiona I POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developab le Area	Amount Due	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total
Cost of item										•	•	\$759,761.00	\$9,556,874.00	\$8,117,527.00	\$347,079.49	\$73,243.98	\$162,099.81	\$161,932.20	\$2,575,283.67	\$3,063,864.17	\$496,353.31	\$25,314,018.63
TOTAL cost of item per ha	127.3046	16.9587	110.3459	11.1199	10.7579	0.0000	18.2832	109.0214				\$6,885.27			\$3,145.38	\$663.77			\$23,621.82	\$28,103.33	\$4,552.81	\$66,972.36
TOTAL ANKETELL NORTH cost of item per ha	98.9639	12.4756	<u> </u>	11.1199		0.0000	12.4756						\$859,438.84	\$730,000.00			\$1,874.24	\$1,872.30				\$1,593,185.39
TOTAL ANKETELL SOUTH cost of item per ha	28.3407	4.4831		0.0000							1		-	-	-							\$0.00
Lot 40 Treeby Road (within Urban Zone)	3.2636	0.4613	2.8023	0.3603	0.0000	0.0000	0.4613	2.8023	B		4	\$19,294.58	\$309,655.82	\$263,019.00	\$8,814.29			\$5,246.75		\$78,753.96	\$12,758.33	\$770,850.40
Gross contribution paid									\$ -		\$0.00	\$0.00	·		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable									-			\$19,294.58	\$0.00 \$309,655.82	\$0.00 \$263,019.00	\$8,814.29	\$1,860.07	\$5,252.18	\$5,246.75	\$66,195.42	\$78,753.96	\$12,758.33	\$0.00 \$770,850.40
Lot 34 Treeby Road	4.6868	0.5595	4.1273	0.5307	0.0000	0.0000	0.5595	4.1273	<u> </u>	+	+	\$28,417.56	\$456,104.19	\$387,411.00	\$12,981.92		\$7,735.55	\$7,727.55		\$115,990.87	\$18,790.80	\$1,135,393.34
Gross contribution paid	4.0000	0.5595	4.12/3	0.5507	0.0000	0.0000	0.5595	4.12/3) ¢		\$0.00	\$28,417.36	\$436,104.19		\$12,981.92							\$1,155,595.54
Credits for constructed or provided items								+	1		\$0.00	70.00	\$0.00	\$0.00	\$0.00	70.00	70.00	 	\$0.00	 	Ş0.00	\$0.00
Net contribution payable												\$28,417.56	\$456,104.19	\$387,411.00	\$12,981.92	\$2,739.57	\$7,735.55	\$7,727.55	\$97,494.33	\$115,990.87	\$18,790.80	\$1,135,393.34
Lot 35 Treeby Road	4.6311	1.8702	2.7609	0.3550	0.1619	0.0000	1.8702	2.7609				\$19,009.53	\$305,100.79	\$259,150.00	\$8,684.07			\$5,169.24			\$12,569.84	\$759,498.61
Gross contribution paid									\$ -		\$0.00	\$0.00		· ·		. ,					. ,	\$0.00
Credits for constructed or provided items									ľ			•	\$0.00	\$0.00	·		•					\$0.00
Net contribution payable												\$19,009.53	\$305,100.79	\$259,150.00	\$8,684.07	\$1,832.59	\$5,174.59	\$5,169.24	\$65,217.48	\$77,590.48	\$12,569.84	\$759,498.61
Lot 41 Treeby Road (within Urban Zone)	2.6916	0.6405	2.0511	0.2637	0.9222	0.0000	0.6405	2.0511				\$14,122.37	\$226,634.02	\$192,501.00	\$6,451.48	\$1,361.45	\$3,844.25	\$3,840.28	\$48,450.71	\$57,642.74	\$9,338.26	\$564,186.56
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable												\$14,122.37	\$226,634.02	\$192,501.00	\$6,451.48	\$1,361.45	\$3,844.25	\$3,840.28	\$48,450.71	\$57,642.74	\$9,338.26	\$564,186.56
Lot 100 Treeby Road	10.2000	1.6068	8.5932	1.1048	0.0000	0.0000	1.6068	8.5932	2			\$59,166.48	\$949,508.03	\$806,504.00	\$27,028.86	\$5,703.88	\$16,105.72	\$16,089.06	\$202,987.01	\$241,497.52	\$39,123.17	\$2,363,713.73
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00
Net contribution payable								ļ				\$59,166.48	\$949,508.03	\$806,504.00	\$27,028.86				\$202,987.01			\$2,363,713.73
Lot 13 Treeby Road	4.8760	0.1943	4.6817	0.6019	1.4606	0.0000	0.1943	4.6817	<u>' </u>		4	\$32,234.76	\$517,296.24	\$439,387.00	\$14,725.71	1 1	. ,	\$8,765.56		\$131,571.35	\$21,314.87	\$1,287,767.95
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items								<u> </u>				\$32,234.76	\$0.00 \$517,296.24	\$0.00 \$439,387.00	\$14,725.71	\$3,107.56	\$8,774.63	\$8,765.56	\$110,590.27	6121 571 25	\$21,314.87	\$0.00 \$1,287,767.95
Net contribution payable ANKETELL SOUTH												332,234.70	3317,230.24	Ş439,367.00	\$14,725.71	35,107.50	38,774.03	\$6,705.50	\$110,590.27	\$131,571.35	321,314.67	\$1,267,767.93
	3.7619	0.0900	3.6719	0.0000	0.0000	0.0000	0.0900	3.6719	<u>, </u>	1	1	\$25,282.01			Ć11 F40 F1	\$2,437.29			\$86,736.95	\$103,192.61	\$16,717.45	\$245,915.82
Lot 1 Thomas Road Gross contribution paid	3.7019	0.0900	3.0/19	0.0000	0.0000	0.0000	0.0900	3.0/19	/ c		\$0.00	\$25,282.01			\$11,549.51 \$0.00				\$0.00			\$245,915.82
Credits for constructed or provided items									-		\$0.00	Ş0.00			Ş0.0C	\$0.00			\$0.00	\$0.00	Ş0.00	\$0.00
Net contribution payable								 	 			\$25,282.01			\$11,549.51	\$2,437.29			\$86,736.95	\$103,192.61	\$16,717.45	\$245,915.82
Lot 2 Thomas Road	4.0025	0.9098	3.0927	0.0000	0.0000	0.0000	0.9098	3.0927	,			\$21,294.07			\$9,727.71				\$73,055.20		\$14,080.46	\$207,125.43
Gross contribution paid		0.5550	0.0027	0.000	0.0000	0.0000	0.000	0.0027	\$ -		\$0.00	\$0.00			\$0.00				\$0.00			\$0.00
Credits for constructed or provided items									<u> </u>			, , , ,							, , , , ,	, , ,	, , , , ,	\$0.00
Net contribution payable												\$21,294.07			\$9,727.71	\$2,052.83			\$73,055.20	\$86,915.16	\$14,080.46	\$207,125.43
Lot 3 Thomas Road	3.5555	1.1820	2.3735	0.0000	0.0000	0.0000	1.9000	1.6555	5			\$16,342.18			\$7,465.55	\$1,575.45			\$39,105.92	\$46,525.06	\$7,537.17	\$118,551.33
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$16,342.18			\$7,465.55				\$39,105.92	\$46,525.06	\$7,537.17	\$118,551.33
Lot 17 Thomas Road	5.6368	0.5471	5.0897	0.0000	0.0000	0.0000	1.0100	4.6268	3			\$35,043.94			\$16,009.03	1 1			\$109,293.43		\$21,064.92	\$314,818.18
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items									ļ		1	Ć25 042 04			446 000 00	62.270.20			Ć400 202 42	6420.020.40	ć24 OC4 O2	\$0.00
Net contribution payable	44.05.5		2 22 2	2 2 2 2 -	0.0000	2 2225				-		\$35,043.94			\$16,009.03				\$109,293.43		\$21,064.92	\$314,818.18
Lot 13 Treeby Road	11.3840	1.7542	9.6298	0.0000	0.0000	0.0000	1.8978	9.4862	2		60.00	\$66,303.75			\$30,289.35				\$224,081.29		\$43,188.83	\$636,848.95
Gross contribution paid						 			\$ -	-	\$0.00	\$0.00 \$759,760.97			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable		1	1			 		1		 	+	-\$693,457.22			\$30,289.35	\$6,391.94			\$224,081.29	\$266,593.79	\$43,188.83	\$759,760.97 -\$122,912.02
Total		16.9587	110.3459	11.1199	10.7579	0.0000	18.2832	109.0214	 \$		0.00	759,761.00	9,556,873.97	8,117,527.00	347,079.48		162,099.81	161,932.21		3,063,864.20		25,314,018.65
Check			1			<u> </u>				-	0.00	7.35,701.00	- 0.03	- 0,117,327.00	- 0.01		102,039.61	0.01	0.04	0.03		25,314,018.65
CHECK		l	1	POS required	L	0.3620		- 5.5550	T				0.03		0.01			0.01	0.04	0.03	0.02	0.02
	anterence	c servecti de	.caar arra 12/0		ence in cost	<u> </u>		J	Amount nav	able for each inf	rastructure item	\$759,761.00	\$ 9,556,874.00	\$ 8.117.527.00	\$ 347.079.49	\$ 73,243.98	\$ 162,099.81	\$ 161.932.20	\$ 2,575.283.67	\$ 3,063,864.17	\$ 496.353.31	\$25,314,018.63
Public Open Space (Anketell North LSP)		Restricted	Total	1	5056				Amount paid to			\$0.00		ć0.00	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· - ;= :5:55	, <u>.</u>	. <u>,</u>	. ,= <u>:,=</u> :::::	, , , , , , , , , , , , , , , , , , ,	A A	, =,===,===

Credits for constructed or provided items

South Wandi District Contributions based on pro rata 0.0950 Centre Contributions based on pro rata gross subdivisible area development area 1.3 Internal Deduction 2.1 2.2 Public I POS POS 2.1 2.2 Public Sub total Gross 1.1 Community 4.2 Community 4.3 Local Deductic **Total site POS Required** collector road -2.3 Wandi 3. District 1.1 Anketell DCA5 - WANDI subdivisible Credit actually Payment Date | Total Amount Paid | 1.2 Lyon Road Administration ns for Amount Due Facilities -Facilities - Youth Community open space open space land for DCA 9.5% area (ha) actual costs playing fields **Sporting Groun** GSA valuation area based on | provided improvements Branch Library Centre Centre costs ble Area oneywood Avenue Cost of item \$4,859,845.00 \$11,177,993.00 \$11,836,800.00 \$13,669,605.00 \$6,593,372.00 \$450,433.25 \$95,054.66 \$268,122.67 \$268,400.19 \$3,635,843.83 \$1,057,109.39 \$53,912,578.99 \$33,936.32 TOTAL cost of item per ha \$78,055.9 \$1,065,083.03 \$1,230,000.00 \$46,041.55 \$3,145.38 \$1,872.30 \$1,874.24 \$28,103.3 \$2,496,946.8 189.4176 143.2048 \$663.77 \$8,170.9 46.2128 11.1135 11.5352 11.5006 60.0435 129.374 11.5939 0.1250 11.4689 1.0895 11.468 \$389,212.25 \$895,216.1 \$1,160,407.9 \$1,340,085.0 \$36,074.02 \$7,612.6 \$21,473.24 \$21,495.47 \$93,711. \$4,815,648.69 **Terra Novis - Lot 12 Honeywood Ave** 1.2044 1.1390 \$528,045.88 \$322,314.2 \$162,855.67 \$374,579.70 \$485,542.3 \$560,723.48 \$220,946.97 \$15,094.23 \$3,185.32 \$8,984.91 \$8,994.22 \$134,863.9 \$39,211.24 2,262,434.12 \$2,014,982.10 \$2,014,982.0 Gross contribution paid \$917.021 \$1,400.97 Credits for constructed or provided ite \$725,423. \$3,043,414.2 \$226,356.58 -\$396,384.60 -\$50,557.58 -\$621,608.48 \$20,979.79 Net contribution payable \$307,098.91 \$4,427.36 \$12,488.33 \$12,501.25 \$187,450.3 \$54,500.55 -\$242,747.59 Terra Novis - Lot 13 Honeywood Ave (Lot 9001) - Part Lot 3.6500 1.5936 2.0564 0.1954 0.2056 0.0000 2.0564 \$69,786,65 \$160,514.30 \$208,117.22 \$240,342.00 \$94,679.83 \$6,468.15 \$1,364.97 \$3,850.20 \$3,854.19 \$57,791.68 \$16,802.74 \$863,571.93 vithin Rural Water Resource Zone Gross contribution paid \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Credits for constructed or i Net contribution payable \$69,786.65 \$160,514.30 \$208,117.22 \$240,342.00 \$52,879.83 \$6,468.15 \$1,364.97 \$3,850.20 \$3,854.19 \$16,802.74 \$821,771.93 \$57,791.68 Satterley (Honeywood, Wandi North) Lots 676, 678, 680, 81.8772 20.4828 61.3944 6.5078 \$4,792,199.66 \$6,212,096.64 \$7,173,975.00 \$2,826,693.05 \$40,751.58 \$1,716,303.9 \$499,009.62 \$25,767,654.6 5.8325 7.0637 20.8060 \$2,083,499.92 \$193,108.55 \$114,948.84 \$115,067.82 683 Lyon Rd (Wandi Anketell Holdings \$148,594.2 \$58,549.19 \$3,999.85 \$844.08 \$2,380.94 \$2,383.40 \$35,549.7 \$10,335.97 \$ 11,401,865.35 \$533,724.43 \$43,155.44 \$99,260.63 \$128,670.93 \$533,724.40 Gross contribution paid Credits for constructed or provided ite \$4,409,508 \$28,077,848 Net contribution payable -\$1,250,275.52 \$283,431.03 -\$1,440,001.11 -\$1,662,970.26 -\$1,397,799.14 \$189,108.70 \$39,907.50 \$112,567.90 \$112,684.42 \$1,680,754.24 \$488,673.6 -\$2,843,918.59 Satterley (Honeywood Rise, Wandi South) Lots 675, 674, 51, 52, 53 (Pointform) 44.2152 12.8232 2.9822 2.5397 12.9000 \$1,065,328.92 \$2,450,333.12 \$3,176,290.54 \$3,668,106.00 \$1,445,336.19 \$98,739.69 \$20,836.98 \$58,775.30 \$58,836.13 \$880,061.34 \$255,874.88 \$13,178,519.09 \$108,690.74 Gross contribution paid \$ 6,435,417.94 \$584,566.63 \$47,255.36 \$140,892.43 \$162,708.14 \$64,111.55 \$4,379.85 \$924.28 \$2,607.13 \$2,609.83 \$39,037.3 \$11,349.97 \$584,566.63 Credits for constructed or provided item \$3,703,168.0 \$2,704,991.3 52,385,629. \$12,768,302.3 \$167,390.56 -\$1,361,525.62 \$330,406.80 \$381,566.86 -\$1,004,404.36 \$94,359.84 \$56,168.17 \$841,023.99 \$244,524.91 -\$174,349.85 Net contribution payable \$19,912.70 \$56,226.30 \$238,374.00 \$856,589.24 2.0400 0.0000 2.0400 0.1938 0.3401 0.3401 0.0000 2.0400 \$69,230.09 \$159,234.19 \$206,413.09 \$93,924.75 \$6,416.57 \$1,354.08 \$3,819.50 \$3,823.45 \$57,330.79 \$16,668.73 ndividual Lot 154 Kenby Chase \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$362,234.73 \$418,323.0 Credits for constructed or provided items \$780,557.73 Net contribution payable \$69,230.09 \$159,234.19 -\$155,821.64 -\$179,949.00 \$93,924.75 \$6,416.57 \$1,354.08 \$3,819.50 \$3,823.45 \$57,330.7 \$16,668.73 \$76,031.51 ndividual Lot 155 Kenby Chase 2.1700 0.0200 2.1500 0.2043 0.4181 0.4181 2.1500 \$72,963.09 \$167,820.34 \$217,596.46 \$251,289.00 \$98,989.32 \$6,762.56 \$1,427.10 \$4,025.45 \$4,029.62 \$60,422.16 \$17,567.54 \$902,892.64 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution pair \$445,311.2 \$514,263.0 \$959,574.21 Credits for constructed or provided iten \$72,963.09 \$167,820.34 -\$227,714.75 -\$262,974.00 \$98,989.32 \$6,762.56 \$1,427.10 \$4,025.45 \$4,029.62 \$60,422.16 \$17,567.54 -\$56,681.5 Net contribution payable \$56,178.18 \$129,213.86 \$167,537.56 \$193,479.00 \$76,217.17 \$5,206.86 \$1,098.80 \$3,102.62 \$46,522.25 \$13,526.19 \$695,181.90 ndividual Lot 56 Kenby Chase 2.4000 0.7446 1.6554 0.1573 0.2300 0.0000 0.7446 1.6554 \$3,099.41 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$0.00 \$0.00 Credits for constructed or provided items \$56,178.18 \$129,213.86 \$167,537.56 \$193,479.00 \$76,217.17 \$5,206.86 \$3,099.41 \$3,102.62 \$46,522.25 \$13,526.19 \$695,181.90 \$1,098.80 Net contribution payable ndividual Lot 57 Kenby Chase 1.7556 0.0000 0.0000 1.1556 \$39,216.81 \$90,201.48 \$116,946.11 \$135,054.00 \$53,205.61 \$3,634.80 \$767.05 \$2,163.63 \$2,165.87 \$32,476.21 \$9,442.3 \$485,273.92 0.6000 1.1556 0.1098 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution payabl \$0.00 Credits for constructed or provided items Net contribution payable \$39,216.81 \$90,201.48 \$116,946.11 \$135,054.00 \$53,205.61 \$3,634.80 \$767.05 \$2,163.63 \$2,165.87 \$32,476.21 \$9,442.35 \$485,273.92 1.8100 0.6000 1.2100 \$41,062.95 \$94,447.73 \$122,484.55 \$141,450.00 \$55,710.27 \$3,805.91 \$2,265.49 \$2,267.83 \$34,005.03 \$508,189.77 ndividual (Mammoth) Lot 1 Kenby Chase 1.2100 0.1150 0.0895 0.0000 0.6000 \$803.16 \$9,886.85 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$0.00 Credits for constructed or provided items \$41,062.95 \$122,484.55 \$141,450.00 \$3,805.91 \$803.16 \$2,265.49 \$2,267.83 \$34,005.03 \$508,189.77 \$94,447.73 \$55,710.27 \$9,886.85 Net contribution payable 4.8550 0.2475 0.0000 0.0000 0.0000 0.2475 \$156,359.95 \$359,639.14 \$212,134.20 \$14,492.17 \$3,058.27 \$8,626.54 \$8,635.47 \$129,484.73 \$930,077.72 Individual (Mammoth) Lot 1 District Centre \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$0.00 Credits for constructed or provided items \$0.00 Net contribution payable \$156,359.95 \$359,639.14 \$0.00 \$212,134.20 \$14,492.17 \$3,058.27 \$8,626.54 \$8,635.47 \$129,484.73 \$37,647.25 \$930,077.72 Individual Lot 59 Kenby Chase (within Wandi South LSP 0.8740 0.0450 0.8290 0.0788 0.0000 0.0000 0.0450 0.8290 \$28,133.21 \$64,708,40 \$83.928.54 \$96.924.00 \$38.168.44 \$2.607.52 \$550.26 \$1.552.14 \$1.553.74 \$23,297.66 \$6,773.72 \$348,197.63 \$0.00 \$0.00 Gross contribution paid \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Credits for constructed or provided items \$83,928.54 \$1,552.14 \$348,197.63 Net contribution payable \$28,133.21 \$64,708.40 \$96,924.00 \$38,168.44 \$2,607.52 \$550.26 \$1,553.74 \$23,297.66 \$6,773.72 Individual Lot 59 Kenby Chase (within Wandi South LSP 0.0000 0.0000 1.1012 \$456.38 \$41,595.16 1.1352 0.8914 0.2438 0.0000 0.0340 \$8,272.18 \$19,026.61 \$11,222.90 \$766.70 \$161.80 \$456.86 \$277.45 \$954.28 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid Credits for constructed or provided items \$0.00 \$0.00 \$0.00 \$277.45 \$41,595.16 Net contribution payable \$8,272.18 \$19,026.61 \$11,222.90 \$766.70 \$161.80 \$456.38 \$456.86 \$954.28 ndividual Lot 60 Kenby Chase Wandi South 0.6800 0.0000 0.6800 0.0646 0.0000 0.0000 0.0000 0.6800 \$23,076.70 \$53,078.06 \$68,804.36 \$79,458.00 \$31,308.25 \$2,138.86 \$451.36 \$1,273.17 \$1,274.48 \$19,110.26 \$5,556.24 \$285,529.74 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Credits for constructed or provided items \$0.00 Net contribution payable \$79,458.00 \$23,076.70 \$53,078.06 \$68,804.36 \$31,308.25 \$2,138.86 \$451.36 \$1,273.17 \$1,274.48 \$19,110.26 \$5,556.24 \$285,529.74 1.1846 0.4397 0.0000 0.0000 0.0000 0.9137 \$58,140.02 \$34,294.06 \$2,342.84 \$2,213.10 \$133,164.32 ndividual Lot 60 Kenby Chase District Centre 0.7449 \$25,277.48 \$0.00 \$0.00 \$494.41 \$1,394.58 \$1,396.03 \$7,611.8 Commercial Gross contribution paid \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Credits for constructed or provided items \$0.00 \$25,277.48 \$58,140.02 \$0.00 \$0.00 \$34,294.06 \$2,342.84 \$494.41 \$1,394.58 \$1,396.03 \$7,611.80 \$2,213.10 \$133,164.32 Net contribution payable ndividual Lot 61 Kenby Chase Wandi South 0.9500 0.0000 0.9500 0.0903 0.0000 0.0000 0.0000 0.9500 \$32,239.50 \$74,153.17 \$96,177.00 \$111,069.00 \$43,739.47 \$2,988.11 \$630.58 \$1,778.69 \$1,780.53 \$26,698.16 \$7,762.40 \$399,016.61 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Credits for constructed or provided items \$0.00 \$32,239.50 \$74,153.17 \$96,177.00 \$111,069.00 \$43,739.47 \$2,988.11 \$1,778.69 \$26,698.16 \$7,762.40 \$399,016.61 Net contribution payable \$630.58 \$1,780.53 0.6648 0.5784 0.0000 0.0000 0.0000 0.6562 0.0086 \$14,614.70 ndividual Lot 61 Kenby Chase District Centre 0.0864 \$2,931.39 \$6,742.41 \$0.00 \$0.00 \$3,977.03 \$271.70 \$57.34 \$161.73 \$161.90 \$241.10 \$70.10 Commercial \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$0.00 Credits for constructed or provided items \$0.00 \$14,614.70 \$0.00 Net contribution payable \$2,931.39 \$6,742.41 \$3,977.03 \$271.70 \$57.34 \$161.73 \$161.90 \$241.10 \$70.10 \$1,225,759.79 \$0.00 \$0.00 \$2,883,994.71 BMC Properties Lot 313 Anketell Road District Centre 20.8620 5.1584 15.7036 0.0000 0.0000 0.0000 13.0426 7.8194 Commercial \$532,922.37 \$723,018.01 \$49,393.75 \$10,423.53 \$29,401.88 \$29,432.31 \$219,751.16 \$63,891.91 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 Gross contribution paid \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

\$0.00

North

Draft Cost	Apportionment	Schedule	for DCA5
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										1													
										Wandi District										Contributions b	ased on pro rata		
0.0950										Centre	Contributions based on pro rata gross subdivisible area										development area		
DCA5 - WANDI	Total site area (ha)	l ns tor	Gross subdivisible area	POS Required for DCA 9.5%	i Credit	POS actually provided		elopable Area Amoun	nt Due	Payment Date Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandi playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs	Sub total	
Cost of item											\$4,859,845.00	\$11,177,993.00	\$11,836,800.00	\$13,669,605.00	\$6,593,372.00	\$450,433.25	\$95,054.66	\$268,122.67	\$268,400.19	\$3,635,843.83	\$1,057,109.39	\$53,912,578.99	
TOTAL cost of item per ha	189.4176	6 46.2128	143.2048	11.1135	11.5352	11.5006	60.0435 1	129.3741			\$33,936.32	\$78,055.97	\$1,065,083.01	\$1,230,000.00	\$46,041.55	\$3,145.38	\$663.77	\$1,872.30	\$1,874.24	\$28,103.33	\$8,170.95	\$2,496,946.81	
Net contribution payable											\$532,922.37	\$1,225,759.79	\$0.00	\$0.00	\$723,018.01	\$49,393.75	\$10,423.53	\$29,401.88	\$29,432.31	\$219,751.16	\$63,891.91	\$2,883,994.71	
Lot 2 Anketell Road District Centre	6.7003	3 1.8632	4.8371	0.0000	0.0000	0.0000	6.6481	0.0522			\$164,153.37	\$377,564.55	\$0.00	\$0.00	\$222,707.56	\$15,214.50	\$3,210.71	\$9,056.51	\$9,065.88	\$1,466.99	\$426.52	\$802,866.59	
Gross contribution paid								\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items													\$0.00	7								\$0.00	
Net contribution payable											\$164,153.37	\$377,564.55	\$0.00	\$0.00	\$222,707.56	\$15,214.50	\$3,210.71	\$9,056.51	\$9,065.88	\$1,466.99	\$426.52	\$802,866.59	
Total	189.4176	6 46.2128	143.2048	11.1135	11.5352	11.5006	60.0435	129.3741 \$ 40,199,	9,434.83	3,133,273.14	4,859,845.02	1 11,177,992.99	11,836,800.01	13,669,605.00	6,593,371.99	450,433.26	95,054.66	268,122.68	268,400.20	3,635,843.83	1,057,109.38	53,912,579.01	
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 \$ 37,066,	5,161.69	0.04	0.01	- 0.01	0.01	-	- 0.01	0.01	-	0.01	0.01	-	- 0.01	0.02	
						To	otal Amount Pai	d in DCA		Check								_				\$5,066,213.45	

-0.4217 must go in a future LSP for Wandi Anketell District Centre difference between actual and POS required in hectares -449,188.11

difference in cost

0.0000 0.0000

11.1135 11.5352

Amount payable for each infrastructure item Amount paid to date for each infrastrasture item

\$4,859,845.00 \$ 11,177,993.00 \$ 11,836,800.00 \$ 13,669,605.00 \$ 6,593,372.00 \$ 450,433.25 \$ 95,054.66 \$ 268,122.67 \$ 268,400.19 \$ 3,635,843.83 \$ 1,057,109.39 \$ 53,912,578.99 \$253,266.47 \$582,531.13 \$755,105.65 \$872,025.88 \$343,607.71 \$23,473.93 \$4,141,303.00 \$9,029,697.00 \$11,761,387.30 \$14,145,738.00 \$6,593,372.00 \$0.00 Credits Balance remaining \$465,275.53 \$1,565,764.87 -\$679,692.95 -\$1,348,158.88 -\$343,607.71 \$426,959.32

\$4,953.68

\$90,100.98

\$0.00

\$13,972.98

\$254,149.69

\$0.00

\$13,987.45

\$0.00

\$254,412.74 \$3,426,392.79

\$209,451.04

\$0.00

\$5,066,213.45

-\$41,595.14

\$60,897.18 \$3,133,273.10

\$996,212.21 \$5,107,808.59

\$0.00 \$45,671,497.30

Diait Cost Apportionment Schedule for DCA6			POS %	0.1150																
												Contributions based on a pro rata gross subdivisble area Contributions based on pro rata developal						elopable area		
DCA6 - MANDOGALUP	otal site rea (ha)	Deductio ns for GSA	Gross subdivisib le area	POS Required for DCA 11.5%	Provisional POS Credit based on LSP		1	Developa ble Area	Amount Due	Payment Date	Total Amount Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	Sub total
Cost of item												\$10,425,169.00	\$8,589,370.82	\$290,035.56	\$61,206.03	\$172,645.13	\$1,693,279.00	\$1,642,852.00	\$457,491.15	\$23,332,048.69
TOTAL MANDOGALUP cost of item per ha	83.2015	90.9914	92.2101	10.6042	10.6017	0.0000	26.1299	157.0716												
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place	11.1300	18.9199	92.2101	10.6042	10.6017	0.0000	18.9199	92.2101				\$983,120.54	\$810,000.00	\$3,145.38	\$663.77	\$1,872.30	\$10,780.30	\$10,459.26	\$2,912.63	\$1,822,954.17
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land)	68.4600	14.3575	54.1025	6.2218	6.4510	0.0000	14.3575	54.1025				\$6,116,767.10	\$5,039,647.88	\$170,172.78	\$35,911.46	\$101,296.20	\$583,241.19	-		\$ 12,770,488.94
Gross contribution paid								!	\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items												\$0.00	\$0.00						_	\$0.00
Net contribution payable													\$5,039,647.88		\$35,911.46	\$101,296.20				\$12,770,488.94
, , , ,	42.6700	4.5624	38.1076	4.3824	4.1507	0.0000	4.5624	38.1076					\$3,549,722.94		\$25,294.57	\$71,348.93				
Gross contribution paid								!	\$ -		\$0.00	-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items												\$0.00	Ş0.00	\$119,862.78	625 204 57	¢71 240 02	6410 911 3	¢209 F77 12	¢110 002 27	\$0.00
Net contribution payable	25 2752	25 2752	0.0000	0.0000	0.0000	0.0000	3.0000	22.2752				\$4,308,401.90	\$3,549,722.94	\$119,802.78	\$25,294.57	\$71,348.93				-
Lot 2 Rowley Road (Rural Zone) Gross contribution paid	35.2/52	35.2752	0.0000	0.0000	0.0000	0.0000	3.0000	32.2752	<u> </u>		\$0.00						\$347,936.34 \$0.00			
Credits for constructed or provided items									-		\$0.00						\$0.00	\$0.00	\$0.00	\$0.00
Net contribution payable																	\$347,936.34	\$337,574.56	\$94,005.65	
	36 5963	36.5963	0.0000	0.0000	0.0000	0.0000	4 2100	32.3863									\$349,134.04			
Gross contribution paid	30.3303	30.3303	0.0000	0.0000	0.0000	0.0000	4.2100	32.3003	\$ -		\$0.00						\$0.00	. ,		_
Credits for constructed or provided items								<u> </u>	Υ		φο.σσ						\$0.00	φο.σσ	φ0.00	\$0.00
Net contribution payable																	\$349,134.04	\$338,736.59	\$94,329.25	
Part Lot 11 Hoffman Road (within Urban Zone)	0.2000	0.2000	0.0000	0.0000	0.0000	0.0000	0.0000	0.2000									\$2,156.06	\$2,091.85	\$582.53	
Gross contribution paid								!	\$ -		\$0.00						\$0.00			\$0.00
Credits for constructed or provided items																				\$0.00
Net contribution payable																	\$2,156.06	\$2,091.85	\$582.53	\$4,830.44
				10.6042		<u> </u>		157.0716	-				\$8,589,370.82							\$23,332,048.70
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	-		\$0.00	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01	1 \$0.02

2,420 difference in cost Unrestric Restricte Public Open Space (Mandogalup East and Mandogalup West LSPs) ted d Total 9.8182 0.7850 10.6032 Amount payable for each infrastructure item \$10,425,169.00 \$8,589,370.82 \$ 290,035.56 \$ 61,206.03 \$ 172,645.13 \$ 457,491.15 \$ 23,332,048.69 1,693,279.00 \$ 1,642,852.00 \$ Land area (ha) 0.1065 0.0085 0.1150 \$0.00 Amount paid to date for each infrastrasture item \$0.00 Percentage 10.6032 Check \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 0.0000 diff \$0.00 \$0.00 Balance remaining \$10,425,169.00 \$8,589,370.82 \$172,645.13 \$1,693,279.00 \$1,642,852.00 \$290,035.56 \$61,206.03 \$457,491.15 \$23,332,048.69

0.0025

difference between actual and 11.5% POS required in hectares

								Contributions bas	ed on a pro rata g area	ross subdivisible	
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item TOTAL cost of item per ha	509.009		101.734					\$1,281,035.44 \$3,145.38	\$270,336.15 \$663.77	\$31,027.43 \$76.18	\$1,582,399.02 \$3,885.33
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha	153.745		0.000								
TOTAL BERTRAM NORTH cost of item per ha TOTAL WELLARD RESIDENTIAL	57.957 72.579	35.807 35.430	0.127 12.301	57.83 60.28							
TOTAL EMERALD PARK TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	59.937 102.104	31.797 0.000	4.772 41.320								
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN CASUARINA LOCAL STRUCTURE PLAN - JUNE 1998	62.688		43.215								
Lot 1 (Hoeberigs)	9.8300	9.8300	0.0000	0.0000	4		¢0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items Net contribution payable	S			;	-		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00 \$0.00
Lot 2 (Roberts, SJ)	9.8500	9.8500	0.0000	0.0000			¢0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items	5			Ş	-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 3 (Roberts, IL)	9.8500	9.8500	0.0000	0.0000				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable	2							\$0.00	\$0.00		\$0.00
Pt 11 (Roberts, AL) Gross contribution paid	9.6700	9.6700	0.0000	0.0000	-		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 1 (Yarra Seed) Gross contribution paid	14.5600	14.5600	0.0000	0.0000	4		60.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items	S			,	-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 53 (Homewest)	4.0500	4.0500	0.0000	0.0000				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable		_	<u> </u>	2.7				\$0.00	\$0.00	\$0.00	\$0.00
Lot 54 (Rinaldi) Gross contribution paid	4.5154	0.0000	0.0000	4.5154	-		\$0.00	\$14,202.64 \$0.00	\$2,997.17 \$0.00	\$344.00 \$0.00	\$17,543.81 \$0.00
Credits for constructed or provided items Net contribution payable								\$14,202.64	\$2,997.17	\$344.00	\$0.00 \$17,543.81
Lot 7 (Mantellato)	11.5400	11.5400	0.0000	0.0000			40.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items	5			Ş	-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lots 8 & 9 (Knicross)	50.5800	50.5800	0.0000	0.0000				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Gross contribution paid Credits for constructed or provided items	d				-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 10 & 302 (Islando) Gross contribution paid	16.0000	16.0000	0.0000	0.0000	-		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 150 (Diocesan Trust)	8.6000	8.6000	0.0000	0.0000			40.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items	5			Ş	-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Pt 12 (MRWA)	3.5000	3.5000	0.0000	0.0000				\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable								\$0.00	\$0.00		\$0.00
Pt 52 (MRWA) Gross contribution paid	1.2000	1.2000	0.0000	0.0000	-		\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
BERTRAM STRUCTURE PLAN - AUG 2008	2.2400		0.0000	2.2400		1		\$7,045.65	\$1,486.84	\$170.65	Ć9 7 02 1 <i>4</i>
Lot 9004 on DP38463 (DoH) Gross contribution paid	d		0.0000	2.2400	-		\$0.00	\$7,043.63	\$1,486.84	\$0.00	\$8,703.14 \$0.00
Credits for constructed or provided items Net contribution payable								\$7,045.65	\$1,486.84	\$170.65	\$0.00 \$8,703.14
Lot 0 Landgate PIN 11662871 (VCL) Gross contribution paid	0.0000		0.0000	0.0000			\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Credits for constructed or provided items Net contribution payable	5						Ş0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Lot 0 Landgate PIN 11662872 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 9236 Landgate PINs 11941599, 11941596 and 11941595			0.0000	0.5478				\$0.00 \$1,723.04	\$0.00 \$363.61	\$0.00 \$41.73	\$0.00 \$2,128.38
Gross contribution paid	H		0.0000	0.54/8	-		\$0.00	\$1,723.04	\$363.61	\$41.73	\$0.00
Credits for constructed or provided items Net contribution payable	2							\$1,723.04	\$363.61	\$41.73	\$0.00 \$2,128.38
Lot 9236 Landgate PIN 11941597 Gross contribution paid	1.1988		0.0000	1.1988			\$0.00	\$3,770.68 \$0.00	\$795.72 \$0.00	\$91.33 \$0.00	\$4,657.73 \$0.00
Credits for constructed or provided items Net contribution payable	S						φ0.00	\$3,770.68	\$795.72	\$91.33	\$0.00 \$4,657.73
Lot 9236 Landgate PIN 11941598	2.8600		0.1267	2.7333				\$8,597.26	\$1,814.27	\$208.23	\$10,619.76
Gross contribution paid Credits for constructed or provided items	-			<u> </u>	<u> </u>	<u> </u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 9235 Landgate PIN 11941594			0.0000	2.7066				\$8,597.26 \$8,513.28	\$1,814.27 \$1,796.55	\$208.23 \$206.20	\$10,619.76 \$10,516.03
Gross contribution paid	H		0.0000	2.7000	-		\$0.00		\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable								\$8,513.28	\$1,796.55		\$0.00 \$10,516.03
E6 - Durrant Ave (Cassia North Estate - Dept of Housing) Gross contribution paid	3.2330		0.0000	3.2330	_ 		\$0.00	\$10,169.00 \$0.00	\$2,145.96 \$0.00	\$246.30 \$0.00	\$12,561.26 \$0.00
Credits for constructed or provided items Net contribution payable	S						70.00	\$10,169.00	\$2,145.96		\$0.00 \$12,561.26
Part of Lot 1216 (Dept of Housing land - now Lots 9235, 556, 624 and											
625)	4.2635		0.0000	4.2635	4	1	\$0.00	\$13,410.32	\$2,829.97 \$0.00	\$324.81 \$0.00	\$16,565.10 \$0.00
Gross contribution paid	<u> </u>			I 3	<u> </u>		\$0.00	\$0.00	\$0.00	\$0.00	

Draft Cost Apportionment Schedule for DCA7

						Contributions bas					
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item TOTAL cost of item per ha	509.009	252.2638	101.734	407.276				\$1,281,035.44 \$3,145.38	\$270,336.15		\$1,582,399.02 \$3,885.33
Part of Lot 1202 (Dept of Housing land - now Lots 9236 and 9004)	5.1000		0.0000	5.1000				\$16,041.42	\$3,385.21		\$19,815.16
Gross contribution paid Credits for constructed or provided items				Ş	-		\$0.00	·	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 1201	35.8071	35.8071	0.0000	0.0000				\$16,041.42 \$0.00	\$0.00	\$0.00	\$19,815.16 \$0.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00	·	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable WELLARD RESIDENTIAL PROVIDENCE - OCT 2012								\$0.00	\$0.00	\$0.00	\$0.00
Lot 167 Wellard Rd (more recently Lot 9000) Gross contribution paid	5.2642		3.7300	1.5342			\$0.00	\$4,825.64 \$0.00	\$1,018.35 \$0.00	\$116.88 \$0.00	\$5,960.87 \$0.00
Credits for constructed or provided items Net contribution payable								\$4,825.64	\$1,018.35	\$116.88	\$0.00 \$5,960.87
Lot 168 Wellard Rd (more recently Lot 9001) Gross contribution paid	5.1524		3.3378	1.8146	-		\$0.00	\$5,707.60 \$0.00	\$1,204.47 \$0.00	\$138.24 \$0.00	\$7,050.31 \$0.00
Credits for constructed or provided items Net contribution payable								\$5,707.60	-		\$0.00 \$7,050.31
Lot 169 Wellard Rd (more recently Lot 9002) Gross contribution paid	5.0255		2.7959	2.2296	5 -		\$0.00	\$7,012.93			\$8,662.73
Credits for constructed or provided items Net contribution payable				,	-		\$0.00	\$7,012.93			\$0.00 \$0.00 \$8,662.73
Lot 170 Wellard Rd (more recently Lot 9003)	4.8821		1.1977				40.00	\$11,588.83	\$2,445.58	\$280.69	\$14,315.10
Gross contribution paid Credits for constructed or provided items				\$	-		\$0.00				\$0.00 \$0.00
Net contribution payable Lot 83 Wellard Rd (more recently Lot 9026)	7.7100	2.6100	0.5927	4.5073				\$11,588.83 \$14,177.16	\$2,991.80	\$343.38	\$14,315.10 \$17,512.34
Gross contribution paid Credits for constructed or provided items				5	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 85 Wellard Rd (more recently Lot 9025)	15.1200	6.0100	0.0000	9.1100				\$14,177.16 \$28,654.39		-	\$17,512.34 \$35,395.34
Gross contribution paid Credits for constructed or provided items			-	Ş	-		\$0.00	· ·	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 1278 Wellard Rd (Stages 1, 3 and half of Stages 2 and 4)		14.8600	0.6471	-0.6471				\$28,654.39 -\$2,035.37	\$6,046.92 -\$429.52	-	\$35,395.34 -\$2,514.19
Gross contribution paid Credits for constructed or provided items		14.0000	0.0471	0.0471	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable								-\$2,035.37	-\$429.52	-\$49.30	-\$2,514.19
Lot 92 Wellard Rd (Stages 6A, 7A and 7B and half of Stages 6B, 5, 4 and 2)	11.9500	11.9500	0.0000	0.0000			40.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 2 Johnson Rd	1.0326	0.0000	0.0000	1.0326				\$0.00 \$3,247.92	-	-	\$0.00 \$4,012.00
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 10 Johnson Rd	0.6943	0.0000	0.0000	0.6943				\$3,247.92 \$2,183.84	\$685.41 \$460.85	·	\$4,012.00 \$2,697.58
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 1 Johnson Rd	0.8880	0.0000	0.0000	0.8880				\$2,183.84 \$2,793.10	\$460.85 \$589.43		\$2,697.58 \$3,450.18
Gross contribution paid Credits for constructed or provided items				5	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable								\$2,793.10	\$589.43	\$67.65	\$3,450.18
Cedar Woods Properties (including Lot 201)	48.9000	31.7967	4.5715	12.5318			\$0.00	\$39,417.24 \$0.00	\$8,318.20 \$0.00	\$954.71 \$0.00	\$48,690.15 \$0.00
Gross contribution paid Credits for constructed or provided items				3	-		\$0.00				\$0.00
Net contribution payable Other Landowners (Lot 500 on DP46054 & Lot 901 on DP71058)	6.5840		0.1000	6.4840				\$39,417.24 \$20,394.63		\$493.97	\$48,690.15 \$25,192.47
Gross contribution paid Credits for constructed or provided items				S	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 21 Mortimer Rd (DP55474)	4.2700		0.1000	4.1700				\$20,394.63 \$13,116.22	\$4,303.87 \$2,767.91	\$493.97 \$317.68	\$25,192.47 \$16,201.81
Gross contribution paid Credits for constructed or provided items					-		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 800 Ivory Way (Gradewest)	0.1827		0.0000	0.1827				\$13,116.22 \$574.66			\$16,201.81 \$709.85
Gross contribution paid Credits for constructed or provided items				Ş	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN								\$574.66	\$121.27	\$13.92	\$709.85
Lots 503-505, 507 and 900 (Oakebella LSP July 2016) Gross contribution paid	43.9641		16.6148	27.3493	<u> </u>		\$0.00	\$86,023.87 \$0.00	\$18,153.57 \$0.00	\$2,083.55 \$0.00	\$106,260.99 \$0.00
Credits for constructed or provided items Net contribution payable					-		Ş0.00	\$86,023.87	\$18,153.57		\$0.00 \$0.00 \$106,260.99
Lot 506 Johnson Rd	7.8510		0.0000	7.8510	<u> </u>		4.7	\$24,694.36	\$5,211.24	\$598.11	\$30,503.71
Gross contribution paid Credits for constructed or provided items				5	-		\$0.00		\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 502, 14 Tamblyn Pl	10.7420		6.3050	4.4370				\$24,694.36 \$13,956.04	\$2,945.13	\$338.02	\$30,503.71 \$17,239.19
Gross contribution paid Credits for constructed or provided items				5	-		\$0.00	·	\$0.00	\$0.00	\$0.00 \$0.00
Net contribution payable Lot 501, 214 Bertram Rd	10.5984		6.8500	3.7484				\$13,956.04 \$11,790.13			\$17,239.19 \$14,563.75
Gross contribution paid Credits for constructed or provided items				Ş	-		\$0.00		\$0.00		\$0.00 \$0.00
Net contribution payable Lot 500, 202 Bertram Rd			6.1800	3.6040				\$11,790.13 \$11,335.94			\$14,563.75 \$14,002.72
Gross contribution paid Credits for constructed or provided items				5	-		\$0.00				\$0.00 \$0.00
Net contribution payable Lot 680, 170 Bertram Rd			3.9500	6.9100				\$11,335.94 \$21,734.56			\$14,002.72 \$26,847.61
Gross contribution paid			3.3300	0.5100	-		\$0.00		1 1		\$0.00
Credits for constructed or provided items Net contribution payable			* · · ·					\$21,734.56			\$0.00 \$26,847.61
Lot 670, 150 Bertram Rd	8.3042		1.4200	6.8842				\$21,653.41	\$4,569.51	\$524.46	\$26,747.38

Draft Cost Apportionment Schedule for DCA7

								Contributions bas	ed on a pro rata g area	ross subdivisible	
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,281,035.44	\$270,336.15	\$31,027.43	\$1,582,399.02
TOTAL cost of item per ha	509.009	252.2638	101.734	407.276				\$3,145.38	\$663.77	\$76.18	\$3,885.33
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$21,653.41	\$4,569.51	\$524.46	\$26,747.38
BOLLARD BULRUSH WEST	•										
Lot 661 Bertram Rd - Oct 2015 LSP	7.1498		0.2200	6.9298				\$21,796.84	\$4,599.77	\$527.93	\$26,924.54
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items							·	·		·	\$0.00
Net contribution payable								\$21,796.84	\$4,599.77	\$527.93	\$26,924.54
Lot 81 on DP202766	5.4304		4.3100	1.1204				\$3,524.08	\$743.68	\$85.36	\$4,353.12
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items							70.00	75.80	70.30	75.56	\$0.00
Net contribution payable								\$3,524.08	\$743.68	\$85.36	\$4,353.12
Lot 79 on DP202766	5.4051		4.4500	0.9551				\$3,004.15	\$633.96	\$72.76	\$3,710.87
Gross contribution paid			1.1300	0.5551	\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items					7		70.00	70.00	\$0.00	70.00	\$0.00
Net contribution payable								\$3,004.15	\$633.96	\$72.76	\$3,710.87
Lot 77 on DP152831	2.7038		2.3470	0.3568				\$1,122.27	\$236.83	\$27.18	\$1,386.28
Gross contribution paid			2.3470	0.3308	\$ -		\$0.00	\$1,122.27	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items					-		Ş0.00	Ş0.00	\$0.00	Ş0.00	\$0.00
Net contribution payable								\$1,122.27	\$236.83	\$27.18	\$1,386.28
			7 2000	0.0200					-	•	·
Lot 75 on DP152831	8.2100		7.2800	0.9300	¢		¢0.00	\$2,925.20		\$70.85	\$3,613.35
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items Net contribution payable								¢2.02F.20	¢617.20	¢70.9F	\$0.00
			1.000	0.7400				\$2,925.20			\$3,613.35
Lot 73 on DP202766	5.4200		4.6800	0.7400	A		40.00	\$2,327.58	\$491.19	\$56.38	\$2,875.15
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items								ća 227.50	6404.40	\$56.30	\$0.00
Net contribution payable								\$2,327.58	\$491.19	\$56.38	\$2,875.15
Lot 71 on DP202641	9.3836		7.8175	1.5661				\$4,925.98			\$6,084.82
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items								4	4	4	\$0.00
Net contribution payable								\$4,925.98	\$1,039.53		\$6,084.82
Lot 70 on DP202641	9.9123		7.4700	2.4423				\$7,681.96		\$186.06	\$9,489.14
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,681.96		\$186.06	\$9,489.14
Lot 69 on DP202641	9.0726		4.6400	4.4326				\$13,942.20	\$2,942.21	\$337.69	\$17,222.10
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$13,942.20		\$337.69	\$17,222.10
LOTS PRE INITIATION		-252.2638		0.0000				\$793,464.84	\$167,444.41	\$19,218.18	\$980,127.43
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$793,464.84	\$167,444.41	\$19,218.18	\$980,127.43
Total	509.01	0.0000	101.73	155.01			0.00	1,281,035.49	270,336.14	31,027.43	
Check	-	252.2638	-	252.2638	\$ -		0.00	-\$0.05	\$0.01	\$0.00	

Amount payable for each infrastructure item	\$1,281,035.44	\$ 270,336.15	\$ 31,027.43	\$ 1,582,399.02
Amount paid to date for each infrastrasture item	\$0.00	\$0.00	\$0.00	\$ -
CREDIT	\$0.00	\$0.00	\$0.00	\$0.00
Balance remaining	\$1,281,035.44	\$270,336.15	\$31,027.43	\$1,582,399.02

1.0 Development Contribution Plan 2 – Wellard

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as Development Contribution Area 2 (DCA2). The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail.

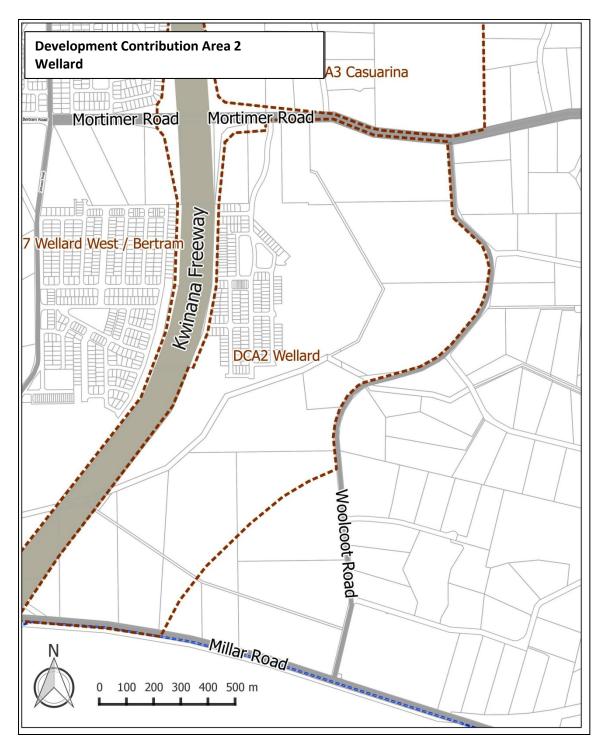


Figure 1: Development Contribution Area 2 – Wellard

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing, infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA2 pursuant to Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA2 and the identification of infrastructure items within the corresponding Development Contribution Plan (DCP) are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Wellard East Local Structure Plan (last amended April 2014) prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) –
 prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoot Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area (Rowe Group 2012)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with section 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential and are consistent with the adopted local structure plan for the DCA, where applicable.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the costs is available upon request.

The Cost Apportionment Schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following adoption by Council.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations of the land affecting development, such as wetland areas, transmission easements, 1:1 drainage areas and the like. The resulting area of land able to be developed is determined with reference to the adopted local structure plan or concept plan in place for the DCA.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, was advertised for public comment as part of Amendment 100A to TPS2, thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 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 following adoption by Council.

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.

8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA2:

Total land area (Urban Zone)	146.3931 ha
Gross subdivisible area ¹	97.2876 94.8784 ha
Developable area ²	97.2876 94.8784 ha

Table 1: Characteristics of future development within DCA2

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA2. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA2 of \$600,000.

9.1 Roads

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites and related land uses and community facilities etc, which also includes Conservation Category Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

² Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

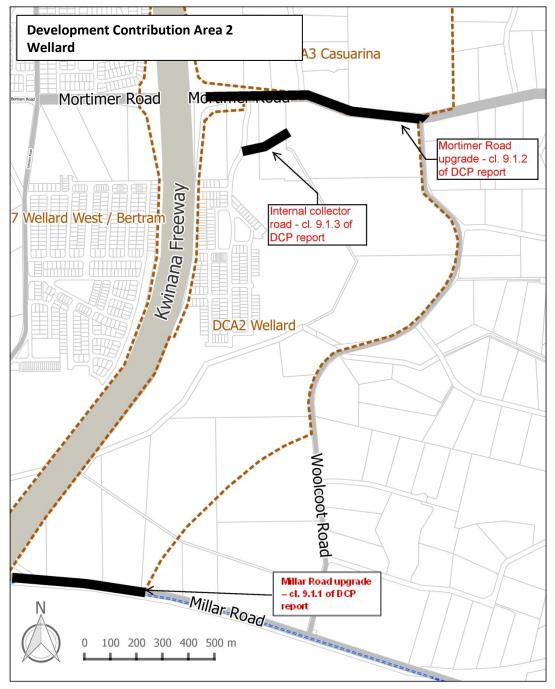


Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP2.

Figure 2: Road infrastructure

9.1.1 Millar Road

Millar Road is classified as an access road but tends to operate as a local district distributer road. Millar Road is a two lane unkerbed road that operates at a zoned speed of 80 kmph. While current counts are not available, 2004 counts indicate that Millar Road is expected to currently carry in the order of 2,120 vpd³.

³ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 27.

It is estimated that traffic volumes on Millar Road will increase to 2,520 vpd west of the north-south road internal to DCA2, and to 2,380 vpd west of Woolcoot Road⁴.

To improve the capacity and contribute to overall traffic network efficiency, the portion of Millar Road abutting the Metropolitan Region Scheme Urban zone is to be upgraded to a single carriageway urban standard westwards from the north-south internal road, including resealing, kerbing, undergrounding of power, lighting construction of a 2.5m wide dual use path, and construction of a median island intersection.

Millar Road provides connection to Wellard Road (underneath and west of the Freeway), the Millar Road transfer station and further to Rockingham, and therefore is anticipated to be used by all residents within DCA2 and will thus be apportioned to all development within DCA2.

The cost contribution for DCA2 towards the Millar Road upgrade, including traffic management, design and construction is **\$1,535,123**. This includes a landscaping component of \$114,814 and a road construction cost of \$1,420,309. It must be noted that the portion of Millar Road abutting the Wellard Glen Estate has been upgraded in line with the DCP and with the City's prior agreement.

9.1.2 Mortimer Road

Mortimer Road is a District Distributer (B) with direct Freeway access from both directions and an estimated 2,200 vpd⁵. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoot Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within DCA2⁶. Furthermore the development of at least 2,000 dwellings in the northern adjoining cell, Development Contribution Area 3 – Casuarina, will generate more traffic to Mortimer Road⁷. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributer B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoot Road and the Neighbourhood Connector;
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

⁵ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

⁴ Ibid, page 27.

 $^{^{7}}$ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

The cost contribution for DCA2 towards the Mortimer Road upgrade, including land acquisition (1,361m² in total), traffic management, design, construction, landscaping and contingency (20%) is \$1,530,4131,506,108. Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	97.2876 94.8784ha	36.447 35.868%	\$ 1,530,413 1,506,108
3 – Casuarina	169.6381ha	63.553 <u>64.132</u> %	\$ 2,668,546 2,692,851
Total	266.9257 264.5165ha	100%	\$3,952,540 (road costs)+ \$164,759
			(landscaping costs)+\$81,660 (land
			acquisition) = \$4,198,959

Table 2: Apportionment of Mortimer Road upgrade costs between DCA2 and DCA3

Due to the connectibility provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA2. Therefore development within all of DCA2 will contribute to the Mortimer Road upgrade.

9.1.3 Internal collector

The north–south internal collector (Sunrise Boulevard) has largely been constructed, or is intended to be constructed, by subdividers on land adjoining the road, as required by the appropriate conditions of subdivision approval. 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 420m in length and will replace the current temporary access to Mortimer Road for the Sunrise Estate.

The contribution item is for 100% of the full cost of design, land acquisition and construction of the internal collector road between Mortimer Road and Sunrise Boulevard to a single carriageway urban standard. The item includes full earthworks, carriageway, drainage, landscaping undergrounding of power and all structures (including intersections, lighting, kerbing and footpaths).

The land acquisition portion of 1.3(c) is based on an independent land valuation sought by the City and prepared by Colliers in November 2017. This valuation noted a rate per hectare, based on a Static Feasibility Analysis as per Schedule VIII of TPS2, of \$600,000.

The item is broken into three components that are apportioned differently, as follows:

	Infrastructure item	Apportionment	Total Costs Per Section (incl. 20% contingency)
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.	\$303,439 (121 metres) + \$34,924 (landscaping 15.4m incl. street trees) = \$338,363

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.	\$305,870 (119 metres) + \$34,072 (landscaping 15.4m incl. street trees) = \$339,942
1.3(c)	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B from Sunrise Boulevard and Mortimer Road, across Lots 28 and 59 Mortimer Road	All landholdings within DCA2	\$95,300 (420 metres) + \$100,800 (1680m² land acquisition) + \$42,877(landscaping difference 15.4m to 19.4m incl. street trees) = \$238,977

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 **only**. 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.

Thus, the cost contribution for the broader DCA2 towards the internal collector upgrades (that is, from a 15.4m road to a 19.4m road), including traffic management, land acquisition, design and contingency (20%) is \$238,977.

Development within all of DCA2 will contribute to the internal collector construction.

9.2 Drainage

Within DCA2, there are three portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

The location of the sub drains are shown in Figure 3 below:

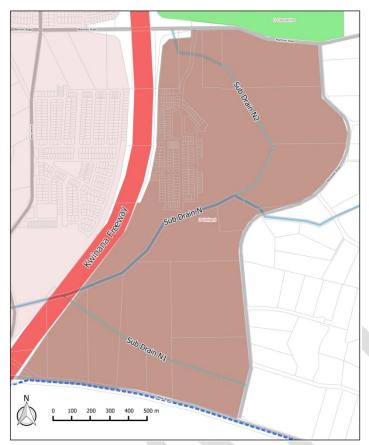


Figure 3: Location of Peel sub drains

While three potential treatments for the sub drains had previously been outlined and costed in the draft DCP report during the advertising process – Living Stream, Canal and Rock-pitching – it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment.

Further in this regard, Living Stream treatment is the most suitable option where the Sub-Drain adjoins areas of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments noted, particularly during times of limited stream flow, and as the 1 in 4 gradient of the Living Stream embankments (where the reserve width is 20 metres) is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

9.2.1 Peel Sub Drain N

Sub Drain N extends 1,112m through DCA2 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$1,916,198**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate (200m²)		
\$1.50 per m ² per annum				\$300.00		
Construction cost per 10 m sections <1000mm deep						

	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections	1000 - 1500	Omm deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 - 1500mm deep).

9.2.2 Peel Sub Drain N1

Sub Drain N1 extends 456m through DCA2 and is less than 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is \$329,223. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The cost includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections	<1000mm	deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$2.00	m2	80	\$160.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$601.80
total cost per 10 metres				\$6,619.80

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee.

9.2.3 Peel Sub Drain N2

Sub Drain N2 extends a total of 1,211m through DCA2 and is less than 1000mm deep, however given a large proportion of this falls within the Conservation Category Wetland, only 111m through Lot 28 and 245m at the southern end of the sub-drain adjacent to Living Edge Estate is included in the DCP as a Living Stream.

The estimated cost to improve the drain with Living Stream treatment is **\$257,025**. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The Living Stream includes the 8 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections	<1000mm	deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$2.00	m2	80	\$160.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$601.80
total cost per 10 metres				\$6,619.80

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee.

9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (CIP, Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B, as defined in the CIP. DCA2 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community infrastructure development contribution plans (DCAs 8-15) pursuant to Amendment 145 to the City's TPS2. The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and maintenance for two years.

The costs for DCA2 for the District Sporting Ground are estimated at \$305,297.42298,428, with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - Wellard	146.393	49.106 51.515	97.288 94.878			\$ 305,297.42 298,428
DCA 3 - Casuarina**	267.57	77.77	189.80			\$ 595,605.12 <u>596,988</u>
DCA 4 - Anketell	127.305	16.959	110.346			\$ 346,275.56 <u>347,080</u>
DCA 5 - Wandi	189.418	46.213	143.205			\$ 449,389.93 <u>450,433</u>
DCA 6 - Mandogalup	111.130	18.920	92.210			\$ 289,363.76 290,036
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$ 1,278,068.22 <u>1,281,035</u>
Total	1,350.83	310.70 313.11	1,040.12 1,037.71	\$1,800,000	\$1,464,000	\$3,264,000 <mark>.01</mark>

Table 4: Cost schedule for District Sporting Ground

9.4 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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:

Land component as a stand alone facility	Proportion of total	Proposed combined facility proportion of land component
0.5ha	25%	0.35ha
0.7ha	35%	0.49ha
0.8ha	40%	0.56ha
2 0ha	100%	1.4ha
	0.5ha 0.7ha	0.5ha 25% 0.7ha 35% 0.8ha 40%

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA2 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA			
DCA 2 - Wellard	146.393	49.106 <u>51.515</u>	97.288 <u>94.878</u>	\$ 64,426.73 <u>62,977</u>			
DCA 3 - Casuarina**	267.57	77.77	189.8	\$ 125,690.20 125,982			
DCA 4 - Anketell	127.305	16.959	110.346	\$ 73,074.33 <u>73,244</u>			
DCA 5 - Wandi	189.418	46.213	143.205	\$ 94,834.49 <u>95,055</u>			
DCA 6 - Mandogalup	111.130	18.920	92.210	\$ 61,064.26 <u>61,206</u>			
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$ 269,709.98 <u>270,336</u>			
Total	1,350.83	310.70 313.11	1,040.12 1,037.71	\$688,800 .00			
** estimated figures only as no local structure plan for Casuarina has been adopted							

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)

- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of 2% of the total infrastructure costs for the DCP.

10.0 Development contribution

Development contributions will be apportioned 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.

Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Conservation Category Wetland (CCW) areas, transmission and infrastructure corridors, and land for regional roads.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA2 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, Table 2 below estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Millar Road	0-5 years	Largely constructed by developer of Lot 90 and
		Part Lot 378 Millar Road development (Wellard
		Glen Private Estate).
9.1.2 Mortimer Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Mortimer Road.
9.1.3 Internal collector	0-10 years	Will likely be constructed at time of future
road		subdivision of Lots 28 and 59, or when Main
		Roads WA advises the City that the temporary
		access to Mortimer Road (through the Sunrise
		Estate) shall be removed.
9.2.1 and 9.2.2 Peel Sub	0-10 years	May be provided by developers with POS
Drains		adjoining the sub drains at time of subdivision
		works.
9.3 District Sporting	0-10 years	As per the City's Community Infrastructure Plan
Ground		Capital Expenditure Plan. Construction currently
		scheduled for 2024-2026.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure Plan
		Capital Expenditure Plan. Construction currently
		scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring.

13.0 Review

The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

The estimated infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

<u>Appendix 1 – Development Contribution Plan 2 – Wellard as set by Amendment 100A</u>

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard – Standard
	Infrastructure
Relationship to other	The development contribution plan generally aligns with the district
planning instruments:	and/or local structure plans prepared for the development
	contribution area.
Infrastructure and	1. Roads
administrative items to	1.1 Millar Road – 100% of the full cost of design and construction
be funded:	of Millar Road to a single carriageway urban standard from
be funded:	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).
	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.
	1.3 Internal collector road:
	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</i>
	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).
	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).
	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 *Liveable Neighbourhoods* 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).

- 2. Drainage Peel Sub Drains (as identified by the Water Corporation's "Jandakot Drainage and Water Management Plan 2009")
- 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.
- 2.2 Peel Sub N1 Drain 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.
- 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.

3. District Sporting Ground

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

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 apportioned between Owners in Development Contribution Areas 2-7 inclusive.

5. Administration costs

5.1 Administration costs associated with administering the development contribution plan.

Method for calculating contributions:

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, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.

<u>Infrastructure Item per hectare calculation for Developable Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)

Contributions based on pro rata Developable Area

Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)

Cost Contribution for Developable Area

Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation

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.

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.

Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a prorata gross subdivisible area basis.

Gross subdivisible area is defined as per *Liveable Neighbourhoods* (Western Australian Planning Commission).

<u>Infrastructure Item per hectare calculation for Gross Subdivisible</u> <u>Area</u>

Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)

Contributions based on pro rata Gross Subdivisible Area

Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)

<u>Cost Contribution for Gross Subdivisible Area</u>

Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation

Cost Contribution for Administration Costs

Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.

Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%

	Total Contribution Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs
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 plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA3. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

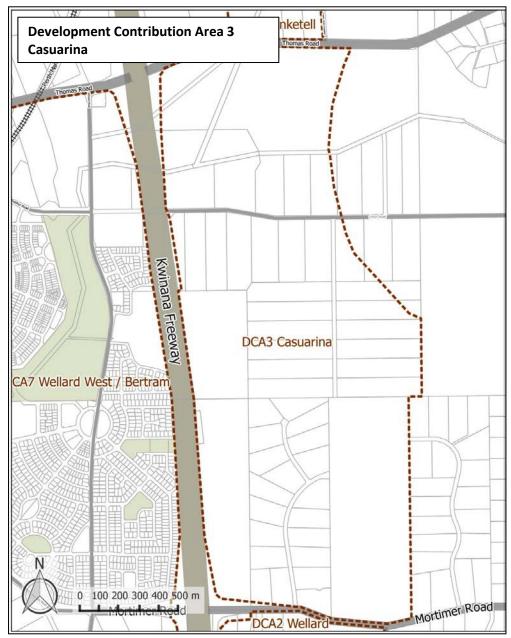


Figure 1: Development Contribution Area 3 - Casuarina

2.0 Purpose

The purpose of this development contribution plan report is to:

a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;

- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA3 pursuant to Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

While preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore effect the cost contributions under the proposed DCP.

Nonetheless, development within DCA3 and the identification of infrastructure items within this plan are guided contextually by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- Local Structure Plan Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Anketell North (approved December 2015, Rowe Group)
- Wellard East Local Structure Plan (last amended April 2014) prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoot Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

The items of infrastructure proposed by Amendment 100A for DCA3 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plan for DCA3.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. As noted earlier in this DCP report, while preliminary structure planning work has been undertaken for DCA3, nothing has been formally advertised or adopted to date. Therefore the land area within DCA3 (both gross subdivisible area and developable area) is based on estimates. These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore effect the cost contributions under the proposed DCP.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP

report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, was advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 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 following adoption by Council.

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.

8.0 Characteristics of Development Contribution Area

As stated previously a structure plan has not been adopted for DCA3 and therefore the land areas shown in Table 1 below are estimated and will be subject to change depending on the final configuration of the structure plan for DCA3.

Table 1 presents the key characteristics of DCA3:

Total land area	267.5706 ha
Gross subdivisible area ¹	189.7985 ha
Developable area ²	169.6381 ha

Table 1: Characteristics of future development within DCA3

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites and related land uses and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

² Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA3. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA3 of \$600,000.

9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP3.

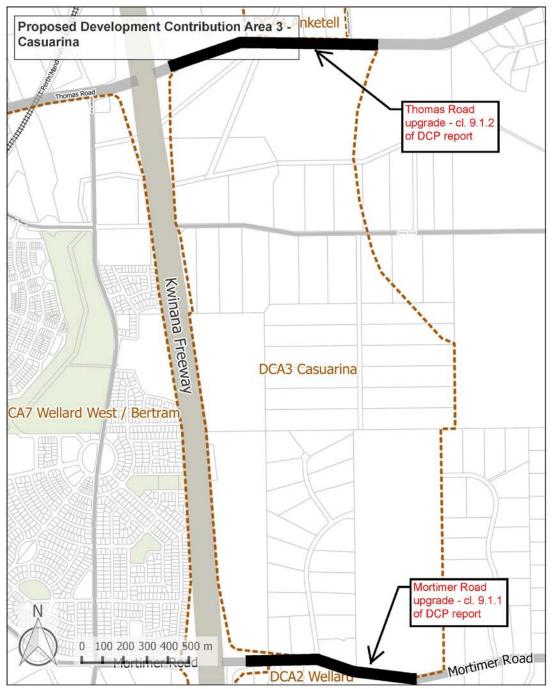


Figure 2: Road infrastructure

9.1.1 **Mortimer Road**

Mortimer Road is a District Distributer (B) with direct freeway access from both directions and an estimated 2,200 vpd³. Mortimer Road is a two lane unkerbed road that operates at a zoned speed of 80kmph.

It is estimated that traffic volumes on Mortimer Road will increase to 3,120 vpd (west of Woolcoot Road) and to 8,450 vpd (west of Wake Way) as a result of additional traffic generated from development within the southern adjoining cell, Development Contribution Area 2 – Wellard East.⁴ Furthermore the development of at least 2,000 dwellings in DCA3, will generate more traffic to Mortimer Road⁵. Due to the significant increase in traffic, there is a need to upgrade Mortimer Road to improve the capacity of the road and to contribute to overall traffic network efficiency.

Whilst under Liveable Neighbourhoods a District Distributer B (Integrator Arterial B) would ordinarily require a 25.2m wide reservation and consist of 2 x 7.5 metre carriageways with on street parking, the upgrades to Mortimer Road will be limited to realignment and reconstruction of the current road to a 7.4m pavement width, as well as the installation of a 2.5m wide dual use path. Additional items include:

- Construction of two roundabouts at the junctions of Woolcoot Road and the Neighbourhood Connector (within DCA2);
- Drainage to both sides of Mortimer Road;
- Street lighting; and
- The undergrounding of power.

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m²), traffic management, design, construction, landscaping and contingency (20%) is \$2,668,5462,692,851. Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 2 - Wellard East, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development	Developable Land	Proportion	Contribution
Contribution Area	Area		
2 – Wellard	94.8784ha 97.2876ha	<u>35.868%</u> 36.447%	<i>\$1,506,108</i> \$1,530,413
3 – Casuarina	169.6381ha	64.132% 63.553%	\$2,692,851 \$2,668,546
Total	264.5165 266.9257 ha	100%	\$3,952,540 (road costs)+
			\$164,759 (landscaping
			costs)+\$81,660 (land acquisition)
			= \$4,198,959

Table 2: Apportionment of Mortimer Road upgrade costs between DCA2 and DCA3

Due to the connectibility provided by the Neighbourhood Connector to Mortimer Road and Mortimer Road's access to the Kwinana Freeway, it is anticipated that Mortimer Road will be used by all new development within DCA3. Therefore development within all of DCA3 will contribute to the Mortimer Road upgrade.

³ Wellard East Local Structure Plan August 2011, Appendix D: Traffic Assessment Report, Shawmac, page 11.

⁵ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Mortimer Road from the Casuarina cell in the magnitude of 1,000 – 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report.

9.1.2 Thomas Road

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road in the vicinity of DCA3. The current posted speed on Thomas Road in this vicinity is 90km/h. Current traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)⁶.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP) $^{7\&8}$. Furthermore the development of at least 2,000 dwellings in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road 9 .

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the east of DCA3. Further details of the Thomas Road upgrade include:

- Construction of four way roundabout at the junctions of Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- · Landscaping to medians and swales.

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be \$6,582,444.

Thomas Road will also be used by new development within the northern adjoining development cell, DCA 4 - Anketell, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution			
DCA 3 - Casuarina**	169.6381	60.88%	\$4,007,160.33			
DCA 4 - Anketell	109.0214	39.12%	\$2,575,283.67			
			\$5,826,354 (road costs)+ \$756,090			
Total	278.6595	100%	(landscaping costs) = \$6,582,444.00			
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 3: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4

⁸ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

⁶ Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

⁷ Ibid, page 9.

⁹ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

9.2 Drainage

Within DCA3, there are three portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

The location of the sub drains are shown in Figure 2 below:

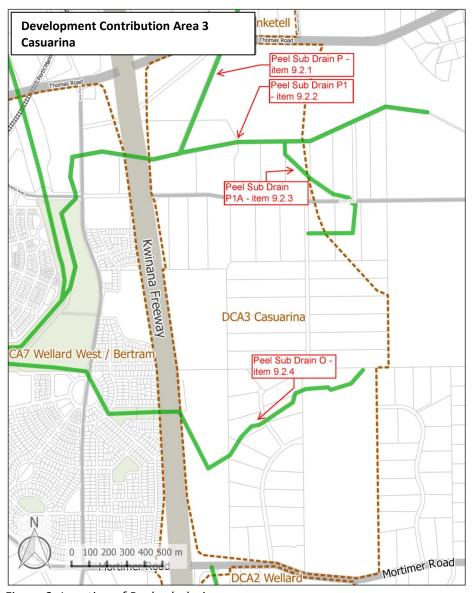


Figure 2: Location of Peel sub drains

While three potential treatments for the sub drains had previously been outlined and costed in the draft DCP report and during the advertising process – Living Stream, Canal and Rock-pitching – it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment.

Further in this regard, Living Stream treatment is the most suitable option where the Sub-Drain adjoins areas of public open space, as the planted nature of a Living Stream is more aesthetically pleasing than the other two treatments noted, particularly during times of limited stream flow, and as the 1 in 4 gradient of the Living Stream embankments is compatible with the gradient requirements of public open space. In relation to this latter point, the Living Stream treatment is better suited where the depth of the sub drain is less than 1m due to the amount of earth moving required to achieve a 1 in 4 gradient for the embankments.

9.2.1 Peel Sub Drain P

Sub Drain P extends 630m through DCA3 and is between 1000 and 1500mm deep. The estimated cost to undertake works for a Living Stream is **\$1,085,616**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

This however is subject to change should the land on either side of the drain comprise commercial or mixed business land uses. In this instance, the sub-drain may require piping. Upon receipt of a Local Structure Plan over DCA3, this matter will require further review.

Maintenance cost per annum				October 2017 JBA Estimate (200m²)		
\$1.50 per m ² per annum				\$300.00		
Construction cost per 10 m sections <	1000mm deen			7500.00		
Rate unit area cost						
bulk earthworks (cut to spoil,	Nate	dine	arca	COST		
compact and final grade)	\$53.00	m3	140	\$7,420.00		
	\$2.00		200	\$400.00		
fine grading		m2		<u>'</u>		
rockpitching	\$100.00	m2	10	\$1,000.00		
tubestock	\$10.50	m2	200	\$2,100.00		
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00		
10% Contingency				\$1,197.00		
total cost per 10 metres				\$13,167.00		
Construction cost per 10 m sections 1	000 - 1500mm (deep				
	Rate	unit	area	cost		
bulk earthworks (cut to spoil,						
compact and final grade)	\$53.00	m3	240	\$12,720.00		
fine grading	\$2.00	m2	200	\$400.00		
rockpitching	\$100.00	m2	20	\$2,000.00		
tubestock	\$10.50	m2	200	\$2,100.00		
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00		
10% Contingency				\$1,827.00		
total cost per 10 metres				\$20,097.00		

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000-1500mm deep).

9.2.2 Peel Sub Drain P1

Sub Drain P1 extends 580m through DCA3 (to the east of the high voltage power line easement) and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$999,456**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Key matters to note in relation to this drain include the location of the District POS and whether land to the west of the DPOS may comprise commercial/mixed business land uses. If the LSP for Casuarina indicates as such, then piping all or part of the drain may be a more viable option.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections				
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections	1000 - 1500mr	n deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000-1500mm deep).

9.2.3 Peel Sub Drain P1A

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$942,590**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

It should be noted the section south of Orton Road, outside of the Urban zone, will remain open rural drain. At the very end of the drain, where it commences near Landgren Road, this will become redundant as it will be Urban zoned land, thus no rural land to drain. North of Orton Road, the section closest to Orton Road remaining in the Rural zoned land can remain open. Thus the only

section subject to the Living Stream treatment is the northern section P1A where it meets sub-drain P1.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <	1000mm deep			
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1	000 - 1500mm d	deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency	_		-	\$1,827.00
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 - 1500mm deep).

9.2.4 Peel Sub Drain O

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$861,600**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Maintenance cost per annum				October 2017 JBA Estimate
\$1.50 per m ² per annum				\$300.00
Construction cost per 10 m sections <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	10	\$1,000.00
tubestock	\$10.50	m2	200	\$2,100.00

advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,197.00
total cost per 10 metres				\$13,167.00
Construction cost per 10 m sections 1	000 - 1500mm	deep		
	Rate	unit	area	cost
bulk earthworks (cut to spoil,				
compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$2.00	m2	200	\$400.00
rockpitching	\$100.00	m2	20	\$2,000.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,827.00
	-			
total cost per 10 metres				\$20,097.00

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard maintenance fee. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 - 1500mm deep).

9.3 Public Open Space

Land acquisition and improvement costs for the provision of public open space (POS) will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's Community Infrastructure Plan 2011-2031 (Revised 2015). It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

The estimated costs for the public open space (10% of the GSA = 18.9799ha) is \$11,387,940 + \$21,397,939 = \$32,785,879, based upon:

Land acquisition: \$600,000 per hectare¹⁰
Standard improvement costs (including establishment costs for 2 years): \$1,127,400 per hectare¹¹

POS is likely to be comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 103.85. These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and maintenance for two years.

9.4 District Sporting Ground

¹⁰ Colliers International land valuation November 2017

¹¹ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

The City's draft Community Infrastructure Plan (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.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15). The improvement costs associated with DCAs 2-7 include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

The costs for DCA3 for the District Sporting Ground are estimated at \$595,605.12 with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for Dist	rict Sporting G	round - DCAs 2 - 7
------------------------	-----------------	--------------------

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
						<u>\$298,428</u>
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 9 7.288			\$305,297.42
DCA 3 -						\$596,988
Casuarina**	267.57	77.77	189.80			\$595,605.12
						\$347,080
DCA 4 - Anketell	127.305	16.959	110.346			\$346,275.56
						\$450,433
DCA 5 - Wandi	189.418	46.213	143.205			\$44 9,389.93
DCA 6 -						\$290,036
Mandogalup	111.130	18.920	92.210			\$289,363.76
DCA 7 - Wellard						\$1,281,035
West/ Bertram	509.009	101.734	407.276			\$ 1,278,068.22
Total	1,350.83	313.11 310.70	1,037.71 1,040.12	\$1,800,000	\$1,464,000	\$3,264,000 <mark>.01</mark>

Table 4: Cost schedule for District Sporting Ground

9.5 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA3 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
				\$62,977
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288	\$64,426.73
				\$125,982
DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,690.20
DCA 4 - Anketell	127.305	16.959	110.346	<u>\$73,244</u>

				\$73,074.33	
				\$95,055	
DCA 5 - Wandi	189.418	46.213	143.205	\$94,834.49	
				<u>\$61,206</u>	
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,064.26	
				<u>\$270,336</u>	
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$269,709.98	
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$688,800 .00	
** estimated figures only as no local structure plan for Casuarina has been adopted					

9.6 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of 2% of the total infrastructure costs for the DCP.

10.0 Development contribution

Development contributions will be apportioned 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.

Developable area is defined as the total site area less areas for schools, community facilities, commercial land, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA3 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Mortimer Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Mortimer Road.
9.1.2 Thomas Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Thomas Road, in conjunction
		with Main Roads WA.
9.2.1, 9.2.2, 9.2.3 and	0-10 years	May be provided by developers with POS
9.2.4 Peel Sub Drains		adjoining the sub drains.

9.3 Public Open Space	0-10 years	Is likely to be provided during subdivision
		works.
9.4 District Sporting	0-10 years	As per the City's Community Infrastructure
Ground		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026.
9.5 Community Facilities	0-10 years	As per the City's Community Infrastructure
		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Local Planning Policy 4: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

13.0 Review

The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendix 1 – Development Contribution Plan 3 – Casuarina as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 3		
Reference No.	DCP3		
Area Name:	Development Contribution Area 3 - Casuarina – Standard		
	Infrastructure		
Relationship to other	The development contribution plan generally aligns with the district		
planning instruments:	and/or local structure plans prepared for the development		
pianning instruments.	contribution area.		
Information and			
Infrastructure and	1. Roads1.1 Mortimer Road – 100% of the full cost of design, realignment,		
administrative items	construction and land acquisition of Mortimer Road to a		
to be funded:			
	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.		
	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		
	2. Drainage – Peel Sub Drains (as identified by the Water		
	Corporation's "Jandakot Drainage and Water Management		
	Plan 2009")		
	2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub		
	P Drain to an appropriate urban standard.		
	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.		
	2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the		
	Sub P1A Drain to an appropriate urban standard.		
	2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub		
	O Drain to an appropriate urban standard.		
	3. Public open space		
	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.3.2 100% of the costs to improve the public open space to an		
	3.2 20070 of the costs to improve the public open space to all		

- appropriate standard for use in accordance with the structure plan prepared for the development contribution area.
- 3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.

4. District Sporting Ground

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.

5. Community Facilities

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.

1. Administration costs

1.1 Administration costs associated with administering the development contribution plan.

Method for calculating contributions:

Contributions for item 1 on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.

<u>Infrastructure Item per hectare calculation for Developable Area</u>
Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)

Contributions based on pro rata Developable Area

Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)

<u>Cost Contribution for Developable Area</u>

Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation

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).

	Infrastructure Item per hectare calculation for Gross Subdivisible
İ	
	<u>Area</u>
	Infrastructure Item per hectare calculation = Cost of infrastructure
	item for DCA /(divide) total GSA for the total DCA area (ha)
	Contributions based on pro rata Gross Subdivisible Area
	Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area
	(ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)
	Cost Contribution for Gross Subdivisible Area
	Cost Contribution = GSA (ha) of land parcel x infrastructure item per
	hectare calculation
	Trectare careatation
	Cost Contribution for Administration Costs
	Contributions for item 6 are applicable across all infrastructure items
	and will be apportioned to each landholding based on 2% of the
	total infrastructure item costs for that DCP area.
	Cost Contribution = Sum of the total Capital Infrastructure Costs for
	the Development Contribution Area x 2%
	<u>Total Contribution</u>
	Total Contribution = Cost Contribution Infrastructure items
	Total Contribution = Cost Contribution infrastructure items
	calculated using Gross Subdivisible Area + (plus) Cost Contribution
Period of operation:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs
Period of operation:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal.
Period of operation: Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. The development contribution plan report to be prepared as per
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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.
<u>'</u>	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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.
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Infrastructure
Priority and timing:	calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs 10 years from the date of gazettal. 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. The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

1.0 Development Contribution Plan 4 – Anketell

The development contribution area is show on the Town Planning Scheme No. 2 scheme map as DCA4. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail. DCA4 comprises of two sub areas – referred to as Anketell North and Anketell South.



Figure 1: Development Contribution Area 4 - Anketell

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the application of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and

d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA4 pursuant to Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA4 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Local Structure Plan Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan Wandi North (approved January 2015)
- Local Structure Plan Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of Town Planning Scheme No. 2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plans for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following Council adoption.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations of the land affecting development, such as wetland areas, transmission easements, 1:1 drainage areas and the like. The resulting area of land able to be developed is determined with reference to the adopted local structure plan or concept plan in place for the DCA.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within this and, where applicable, the adjoining DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report, including the draft Cost Apportionment Schedule, will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers had the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 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.

8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA4:

Total land area	127.3046 ha (98.9639 ha north + 28.3407 ha south)		
Gross subdivisible area ¹	110.3459 ha (86.4883 ha north + 23.8576 ha south)		
Developable area ²	109.0214 ha (86.4883 ha north + 22.5331 ha south)		

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA4. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA4 of \$730,000.

9.1 Roads

9.1.1 Thomas Road

Thomas Road is classified as a District Distributor A Road and is constructed as a single carriageway road along the southern boundary of DCA4 (being a dual carriageway immediately west of DCA4). The current posted speed on Thomas Road in this vicinity is 90km/h. Current traffic data from Main Roads WA indicates about 9,600 vpd east of the Kwinana Freeway (2008) and about 16,600 vpd at the bridge over Kwinana Freeway (2007)³.

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)^{4&5}. Furthermore the development of at least 2,000

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites, retail and related land uses and community facilities etc, which also includes Conservation Category Wetlands (CCW) to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

² Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, CCW areas, transmission and infrastructure corridors, and land for regional roads.

³ Anketell (South) Local Structure Plan January 2014, Appendix 10: Traffic Report (Transcore), Oct 2013, page 4.

⁴ Ibid, page 9

⁵ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

dwellings in the southern adjoining cell, Development Contribution Area 3 – Casuarina, will generate considerably more traffic to Thomas Road⁶.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA dual for a length of approximately 1,100m – to the Urban boundary near Bombay Boulevard - to join the existing dual carriageway to the east of DCA4. Further details of the Thomas Road upgrade include:

- Construction of four way roundabout at the junctions of Integrator B from Anketell South and future northern connection from Casuarina;
- Three intersections with Access Streets (left in, left out);
- Drainage;
- Street lighting;
- Undergrounding of power;
- Dual use paths to both sides; and
- Landscaping to medians and swales.

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be \$6,582,444.

Thomas Road will also be used by new development within the southern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	169.6381	60.88%	\$4,007,160.33
DCA 4 - Anketell	109.0214	39.12%	\$2,575,283.67
			\$5,826,354 (road costs)+ \$756,090
Total	278.6595	100%	(landscaping costs) = \$6,582,444.00
** estimated figures only as no local structure plan for Casuarina has been adopted			

Table 2: Apportionment of Thomas Road upgrade costs between DCA3 and DCA4

9.1.2 Anketell Road

Anketell Road is classified as a District Distributer A Road and is currently constructed as a single carriageway road to a rural standard. Current traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008). Anketell Road has been identified as a strategic freight route to the Naval Base / Kwinana Beach industrial areas. In the event that Anketell Road is classified as a primary freight route, local intersections will require upgrading.

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{7&8}. In addition, it is estimated an additional 5,500 vpd movements

⁶ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

⁷ Ibid, page 10.

⁸ Anketell (South) Local Structure Plan, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd⁹.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westwards from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be \$6,699,708. (incorporating).

Anketell Road will also be used by new development within the northern adjoining development cell, DCA5 - Wandi, so the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	109.0214ha	45.74%	\$3,063,864.17
5 – Wandi	129.3741ha	54.26%	\$3,635,843.83
Total	238.3955ha	100%	\$6,171,692 (road costs) and \$528,016 (landscaping) = \$6,699,708

Table 3: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5

9.1.3 Treeby Road

The northern portion of Treeby Road is a local road and provides local access to the existing residential developments in the area. Treeby Road intersects with Anketell Road to the north in the form of a priority T-intersection. The southern portion of Treeby Road is currently unconstructed and therefore there is no connection to Thomas Road. The existing traffic volumes on this road are not available, however this volume is not significant as it is related to the existing low density residential developments. ¹⁰

To provide accessibility between the southern and northern parts of Anketell Road, Treeby Road is required to be constructed and upgraded to a Neighbourhood Connector standard. The new internal connector will provide for most north-south movement within DCA4 and therefore the demand for improvements to Treeby Road is limited to new development that abuts Treeby Road. Improvements for these sections of road will be the responsibility of developers of the land abutting Treeby Road and, whilst these improvements may not be undertaken at the same time, they will be achieved through standard conditions of subdivision approval.

The section of Treeby Road between the northern and southern developable areas of DCA4 that won't be upgraded by conditions of subdivision is included in the development contribution plan. This length of road is approximately 300m long and was constructed by the developer of Lot 13 Treeby Road to a Neighbourhood Connector standard. The cost for this item – which is based on the actual costings incurred by the developer for the construction of this portion of Treeby Road and confirmed by the City - will be apportioned to all development within DCA4.

⁹ Wandi South LSP, July 2010, Appendix 2: Traffic Report (Transcore), July 2010, page 11.

 $^{^{10}}$ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), page 4.

The actual cost for this item is \$759,760.97, which includes road construction costs, land acquisition and landscaping.

9.2 Public Open Space (including community purpose sites) – Anketell North local structure plan area

Land acquisition and improvement costs for the provision of public open space (POS) as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area **only**.

The estimated cost for the public open space (12.857% of the GSA = 11.1199ha) is **\$8,117,527** + **\$9,556,874** = **\$17,674,401** based upon:

Land acquisition: \$730,000 per hectare¹¹
Standard improvement costs (including establishment costs for 2 years): \$859,438.84 per hectare¹²

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 103.85. The **Local Playing Field**, comprising approximately 5 hectares, has a per m² rate of \$61.40, including improvements and two years' establishment. This reduced rate when compared to the Parks is largely due to expansive areas of turfing as opposed to condensed areas of landscaping and furniture. These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (Revised 2015) identifies the need for a District Sporting Ground to service Districts A and B as defined in the Community Infrastructure Plan. DCA4 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

The costs for DCA4 for the District Sporting Ground are estimated at \$346,275.56347,080 with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

¹¹ Colliers International land valuation November 2017

¹² As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 Wellend	4.46.202	E4 E4E40 40C	04.07007.200			\$298,428
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288			\$305,297.42
DCA 3 -						<u>\$596,988</u>
Casuarina**	267.57	77.77	189.80			\$595,605.12
						<u>\$347,080</u>
DCA 4 - Anketell	127.305	16.959	110.346			\$346,275.56
						\$450,433
DCA 5 - Wandi	189.418	46.213	143.205			\$449,389 .93
DCA 6 -						\$290,036
Mandogalup	111.130	18.920	92.210			\$289,363.76
DCA 7 - Wellard						\$1,281,035
West/ Bertram	509.009	101.734	407.276			\$1,278,068.22
Total	1,350.83	313.11 310.70	1,037.71 _{1,040.12}	\$1,800,000	\$1,464,000	\$3,264,000 .01
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 4: Cost schedule for District Sporting Ground

9.4 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA5 affected by the applicable land acquisition component for the community facilities:

Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$162,099.81
DCA 5 - Wandi	189.418	46.213	143.205	\$268,400.19
Total	288.38	58.69	229.69	\$430,500.00

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$161,932.20
DCA 5 - Wandi	189.418	46.213	143.205	\$268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	\$172,645.13
Total	399.51	77.61	321.90	\$602,700.00

Branch Library (serves Districts A and B)

	Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
I					\$62,977
	DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 9 7.288	\$64,426.73
					\$125,982
	DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,690.20
					<i>\$73,244</i>
	DCA 4 - Anketell	127.305	16.959	110.346	\$73,074.33
					<u>\$95,055</u>
	DCA 5 - Wandi	189.418	46.213	143.205	\$94,834.49
					<u>\$61,206</u>
	DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,064.26
					\$270,336
	DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$ 269,709.98
	Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$688,800 .00
	** estimated figures only as no local structure plan for Casuarina has been adopted				

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of **2%** of the total infrastructure costs for the DCP based on developable area.

10.0 Development contribution

Development contributions will be apportioned 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.

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.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA4 and varying rates of development it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development and has been used in the City's Long Term Financial Planning.

Infrastructure item	Anticipated timing	Comment
9.1.1 Thomas Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Thomas Road, in conjunction
		with Main Roads WA.
9.1.2 Anketell Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Anketell Road and during
		development of the Wandi District Centre, in
		conjunction with Main Roads WA.
9.1.3 Treeby Road	2016/17	Has been constructed as part of subdivision
		works for Lot 13 Treeby Road.
9.2 Public Open Space	0-10 years	Is likely to be provided during subdivision
(Anketell North)		works.
9.3 District Sporting	0-10 years	As per the City's Community Infrastructure
Ground		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026, though the
		land acquisition will likely be via subdivision of
		respective site(s) earlier.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure
		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026, though the
		land acquisition will likely be via subdivision of
		respective site(s) earlier.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should

the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

13.0 Review

This plan will be reviewed five years from the date of gazettal of Amendment 100A to Town Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

<u>Appendix 1 – Development Contribution Plan 4 – Anketell as proposed by Amendment 100A</u>

	DEVELOPMENT CONTRIBUTION PLAN 4					
Reference No.	DCP4					
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure					
Relationship to other	The development contribution plan generally aligns with the district					
planning	and/or local structure plans prepared for the development					
instruments:	contribution area.					
Infrastructure and administrative items	1. Roads1.1 Thomas Road – 100% of the full cost of design, construction of					
to be funded:	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.					
	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. 2. Internal collector road (Treeby Road) — 100% of the full cost of					
	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.					
	2. Public open space					
	2.1 100% of the land acquisition costs to acquire public					
	open space in accordance with the approved 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.					
	Over-and-and-and-and-and-and-and-and-and-and					

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:

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, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.

Infrastructure Item per hectare calculation for Developable Area
Infrastructure Item per hectare calculation = Cost of infrastructure
item for DCA / (divide) total Developable Area for the total DCA area
(ha)

Contributions based on pro rata Developable Area

Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)

Cost Contribution for Developable Area

Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation

Contributions for item 1.3, 3 and 4.1 will be calculated on a pro-rata gross subdivisible area basis. Contributions for items 2, 4.2 and 4.3 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). Infrastructure Item per hectare calculation for Gross Subdivisible Area Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha) Contributions based on pro rata Gross Subdivisible Area Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha) Cost Contribution for Gross Subdivisible Area Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation Cost Contribution for Administration Costs Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area. Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2% **Total Contribution Total Contribution = Cost Contribution Infrastructure items** calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost **Contribution for Administration Costs** 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 plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

1.0 Development Contribution Plan 5 – Wandi

The development contribution area is show on the Town Planning Scheme No. 2 scheme map as DCA5. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

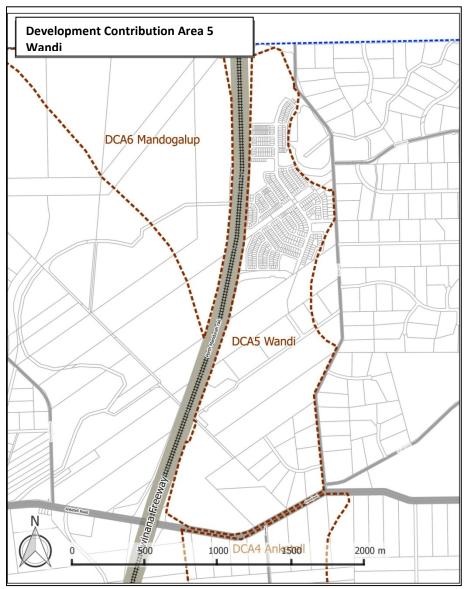


Figure 1: Development Contribution Area 5 - Wandi

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;

- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA3 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA5 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Local Structure Plan Wandi North (approved January 2015)
- Local Structure Plan Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Local Structure Plan Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

The items of infrastructure included within Amendment 100A for DCA5 are likely to be applicable for the DCP irrespective of the final configuration of the adopted structure plans for DCA5.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plan for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plan of concept plan in place for the DCA.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in

the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 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.

8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA5:

Total land area	189.4176 ha
Gross subdivisible area ¹	143.2048 ha
Developable land area ²	129.3741 ha

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA5 as provided in Schedule V of Town Planning Scheme No. 2. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town Planning Scheme No.2, notes a per/hectare land valuation for DCA5 of \$1,230,000.

9.1 Roads

9.1.1 Anketell Road

Anketell Road is classified as a District Distributer A Road and is currently constructed to single carriageway road to a rural standard. Current traffic data from Main Roads WA indicates 3,682 vpd east of the Kwinana Freeway (2008)³. Anketell Road has been identified as a potential freight route to the Naval Base / Kwinana Beach industrial areas. Should Anketell Road be classified as a primary freight route, local intersections will require upgrading.

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods

² Developable land area is defined as the Gross Subdivisible Area (as detailed by Liveable Neighbourhoods) and is the total site area less deductions for non-residential uses such as school sites, drainage sites, retail and related land uses and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

³ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 4.

300 vpd from Anketell South LSP)^{4&5}. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bring the total additional movements on Anketell Road to about 9,800 vpd.

To improve the capacity and contribute to overall traffic network efficiency, Anketell Road is to be upgraded to a single carriageway urban standard westwards from Treeby Road, including reconstruction and realignment, treatment of intersections, kerbing, undergrounding of power, lighting, construction of a 2.5m wide dual use path, drainage and landscaping.

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be \$6,699,708.

Given that Anketell Road will used by new development on both its northern and southern sides, the costs of the upgrades have been distributed based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	109.0214ha	45.74%	\$3,063,864.17
5 – Wandi	129.3741ha	54.26%	\$3,635,843.83
Total	238.3955ha	100%	\$6,171,692 (road costs) and \$528,016
			(landscaping) = \$6,699,708

Table 2: Apportionment of Anketell Road upgrade costs between DCA4 and DCA5

9.1.2 Lyon Road

Lyon Road is classified as a District Distributor B road and is currently constructed to a rural standard with a 7.0 metre wide carriageway. It provides a north-south link through the suburbs of Wandi, Mandogalup, and Atwell connecting Rowley Road to the north to Anketell Road to the south.

Historical traffic data for the locality indicates traffic volumes of less than 1,000 vpd on Lyon Road, which is predominantly generated by local residents. As would be expected of a road parallel to a freeway, Lyon Road is not significantly attractive to through traffic.

Traffic volumes on Lyon Road are expected to increase following development of DCA5, but are to be no more than 3,000 vpd. Lyon Road will therefore be classified as an Access Street.

The upgrades to Lyon Road from its current rural standard to single carriageway urban standard, between Anketell Road and Rowley Road, will consist of a single carriageway urban standard, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The cost for the Lyon Road upgrade is \$4,859,845, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd

⁴ Ibid, page 10.

⁵ Anketell (South) Local Structure Plan ____, Appendix 10: Traffic Report (Transcore), Oct 2013, page 9.

⁶ Wandi (North) Local Structure Plan 2009, Appendix 4: Local Structure Plan Traffic Report (Riley Consulting), January 2009,

['] Wandi (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 11.

landholdings) and estimates for portions of Lyon Road yet to upgraded in the southern section of the Wandi South Local Structure Plan area south to Anketell Road. This includes \$496,070 for landscaping and \$4,363,775 for road construction.

Lyon Road is anticipated to be used by all development within DCA5 and therefore all development will contribute to this item on a gross subdivisible area basis.

9.1.3 Internal collector (Honeywood Avenue)

The Wandi North and South LSPs comprise a north-south internal collector road to run the full length of DCA5 from Anketell Road to Rowley Road. This road will provide the primary north-south movement network for traffic within DCA5.

The internal collector road will be an Integrator B road. The internal collector road is expected to carry traffic volumes between 2,000 vpd and 7,500 vpd⁸. The internal collector road contribution item will include the full cost of design and construction, including full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).

The cost for the internal collector road is \$11,177,993, which is based on a combination of actuals and estimates provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding). This includes \$1,662,709 for landscaping and \$9,515,284 for road construction.

The internal collector road is expected to be used by all development within DCA5 and therefore all development will contribute to this item on a land area basis (gross subdivisible area).

9.2 Public Open Space

9.1 Public open space

Land acquisition and improvement costs for the provision of public open space (POS) as per the adopted Wandi North and Wandi South Local Structure Plans will be coordinated by the development contribution plan. Costs will be apportioned on a pro rata gross subdivisible area basis for landowners within the both the Wandi North and Wandi South Local Structure Plan areas. It must be noted that the area comprising the Wandi District Centre has not been included in the POS item for DCA5, with no Local Structure Plan submitted as yet for this area. It is acknowledged that the majority of the Wandi District Centre will comprise Commercial land uses, with some residential land likely north of the Western Power powerline easement. The required POS within the Wandi District Centre will be determined separately via local structure planning, which will also be required to take into account the combined Community Facilities site with a Branch Library, Youth Centre and Local Community Centre.

The estimated costs for the public open space (9.5% of the GSA, deducting the GSA for the Wandi District Centre = 11.1135ha) is \$13,669,605 + \$11,836,800 = \$25,506,405 based upon:

Land acquisition: \$1,230,000 per hectare x 11.1135 hectares⁹

⁸ Wandi (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 12.

⁹ Colliers International land valuation November 2017

Standard improvement costs (including establishment costs for 2 years): \$1,066,378 per hectare 10

POS areas are comprised of both Local and Neighbourhood Parks. Local Parks are those less than 1 hectare in area, with a per m² rate for improvements applicable of 104.14. Neighbourhood Parks are greater than 1 hectare in area, with a per m² rate for improvements applicable of 93.85. These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

9.2 Wandi Playing Fields

The Wandi Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandi Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's Community Infrastructure Plan 2011-2031 (Revised 2015).

A significant portion of the Wandi Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (eg. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m², located immediately south of the Wandi Primary School site and adjoining the south-west corner of the sporing ground, that is designated as POS – Wandi Playing Fields in the Wandi North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandi Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's Community Infrastructure Plan 2011-2031 (Revised 2015).

The Wandi Playing Fields is currently being constructed by the Satterley Property Group, on behalf of the Wandi Anketell and Pointform landholdings. The estimated cost for the Wandi Playing Fields is \$6,593,372 based upon:

Land acquisition: \$200,000 per hectare for the Rural zoned land ¹¹ (5.9277 ha required) PLUS \$1,230,000 per hectare for the Urban zoned land (0.4928 ha required) = \$1,791,684 Improvement costs (including establishment costs for 2 years): \$4,801,688

All development within DCA5 will contribute to 100% of the cost of the item on a land area basis (gross subdivisible area).

9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (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.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

¹⁰ As per CoK improvement POS cost schedules and comprises an average rate across Local Parks and Neighbourhood Parks, which encompass differing rates

¹¹ Colliers International valuation October 2015

The costs for DCA5 for the District Sporting Ground are estimated at \$449,389.93450,433 with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - Wellard	146.393	F4 F4F40 40C	94.878 97.288			\$298,428
	140.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288			\$305,297.42
DCA 3 - Casuarina**	267.57	77.77	189.80			\$596,988 \$595,605.12
DCA 4 - Anketell	127.305	16.959	110.346			\$347,080 \$346,275.56
DCA 5 - Wandi	189.418	46.213	143.205			\$450,433 \$449,389.93
DCA 6 - Mandogalup	111.130	18.920	92.210			\$290,036 \$289,363.76
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276			\$1,281,035 \$1,278,068.22
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$1,800,000	\$1,464,000	\$3,264,000 .01
** estimated figures only as no local structure plan for Casuarina has been adopted						

Table 3: Cost schedule for District Sporting Ground

9.4 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA5 affected by the applicable land acquisition component for the community facilities:

Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$162,099.81
DCA 5 - Wandi	189.418	46.213	143.205	\$268,400.19
Total	288.38	58.69	229.69	\$430,500.00

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North	98.964	12.476	86.488	\$161,932.20

portion only)				
DCA 5 - Wandi	189.418	46.213	143.205	\$268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	\$172,645.13
Total	399.51	77.61	321.90	\$602,700.00

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA		
				\$62,977		
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288	\$64,426.73		
				\$125,982		
DCA 3 - Casuarina**	267.57	77.77	189.8	\$ 125,690.20		
				<u>\$73,244</u>		
DCA 4 - Anketell	127.305	16.959	110.346	\$73,074.33		
				<i>\$95,055</i>		
DCA 5 - Wandi	189.418	46.213	143.205	\$94,834.49		
				\$61,206		
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,064.26		
				\$270,336		
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$269,709.98		
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> 1,040.12	\$688,800 .00		
** estimated figures only as no local structure plan for Casuarina has been adopted						

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9.4 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of 2% of the total infrastructure costs for the DCP.

10.0 Development contribution

Development contributions will be apportioned 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.

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.

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 2 estimates the timing of development.

Infrastructure item	Anticipated timing	Comment
9.1.1 Anketell Road	0-10 years	May be provided in part during subdivision of
		lots adjoining Anketell Road and during
		development of the Wandi District Centre.
9.1.2 Lyon Road	0-10 years	Has largely been provided during subdivision
		works.
9.1.3 Internal collector	0-10 years	Has largely been provided during subdivision
road		works.
9.2.1 Public Open Space	0-10 years	Is likely to be provided during subdivision
		works.
9.2.2 Wandi Playing Fields	0-10 years	Has largely been provided during subdivision
		works.
9.3 District Sporting	0-10 years	As per the City's Community Infrastructure
Ground		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure
		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

13.0 Review

This plan will be reviewed five years from the date of gazettal of Amendment 100A to Town Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

Appendix 1 – Development Contribution Plan 5 – Wandi as set by Amendment 100A

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandi – Standard Infrastructure
Relationship to other	The development contribution plan generally aligns with the district
planning instruments:	and/or local structure plans prepared for the development
	contribution area.
Infrastructure and	1. Roads
administrative items	1.1 Anketell Road – 100% of the full cost of design, realignment
to be funded:	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.
	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).
	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).
	2. Public Open Space
	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.
	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.
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	3. District Sporting Ground
	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.

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City of Kwinana Development Contribution Plan Report 5 – Wandi

	will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.
	The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

City of Kwinana Development Contribution Plan Report 5 – Wandi

1.0 Development Contribution Plan 6 – Mandogalup

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA6. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA6 shown on the scheme map, the scheme map shall prevail.

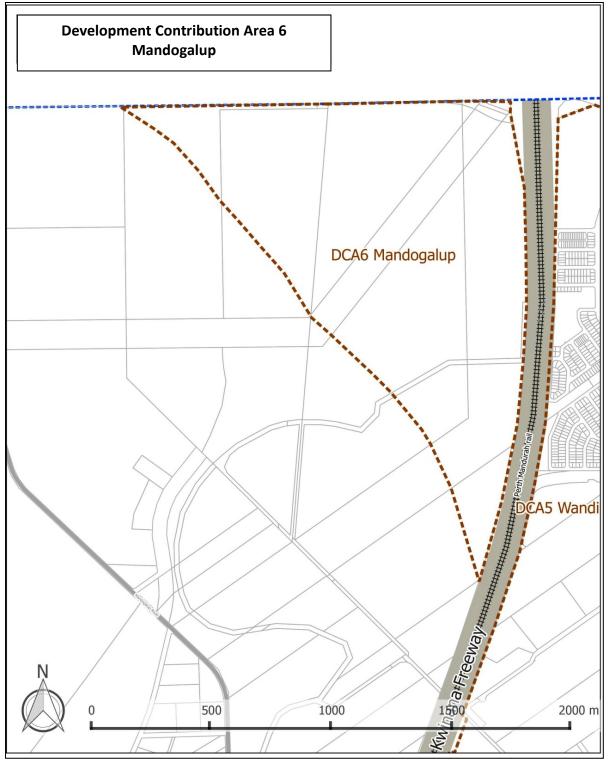


Figure 1: Development Contribution Area 6 - Mandogalup

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the time provision of infrastructure.

This report expands on the TPS2 provisions for DCA6 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA6 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Mandogalup West Local Structure Plan (approved subject to modifications 19 May 2017),
 Roberts Day for QUBE Property Group
- Mandogalup East Local Structure Plan (approved subject to modifications 19 May 2017),
 Rowe Group for Satterley Property Group
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the items of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plan for the DCA.

The costs for each infrastructure item have been independently reviewed by consultants on behalf of the City or provided as actual costs incurred by developers where that item of infrastructure has been provided as part of development. A further break down of the estimated costs is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

7.3 Equity

The costs of each item of infrastructure are shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plan of concept plan in place for the DCA.

7.4 Certainty

It is anticipated that most of the items of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 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.

8.0 Characteristics of Development Contribution Area

DCA6 includes Urban and Rural zoned land under the Metropolitan Region Scheme. Table 1 below shows the total land area of DCA6 as well as the MRS Urban zoned land. At this stage, only the Urban zoned land has been included in the Gross Subdivisible Area (GSA) of the cost apportionment schedule, whereas both the Urban and Rural zoned land in the context of DCA6 have been included in the Developable Area for payment of cost contributions towards the two road items, as detailed in the report.

Table 1 presents the key characteristics of DCA6:

Total land area of DCA6	183.2015 ha
Total MRS Urban zoned land	111.13 ha
Gross subdivisible area ¹	92.2101 ha (excl. Lots 2, 10 and 11)
Developable area ²	157.0716 ha (total within DCA6)

Table 1: Characteristics of future development within DCA6

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA6. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's Town

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites, and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

² Developable area is defined as the total site area less areas for schools, community facilities, retail and related land uses, dedicated drainage reserves, regional open space, Environment Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

Planning Scheme No.2, notes a per/hectare land valuation for DCA6 of \$810,000 (Urban zoned land) and \$200,000 (Rural zoned land).

9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP6.

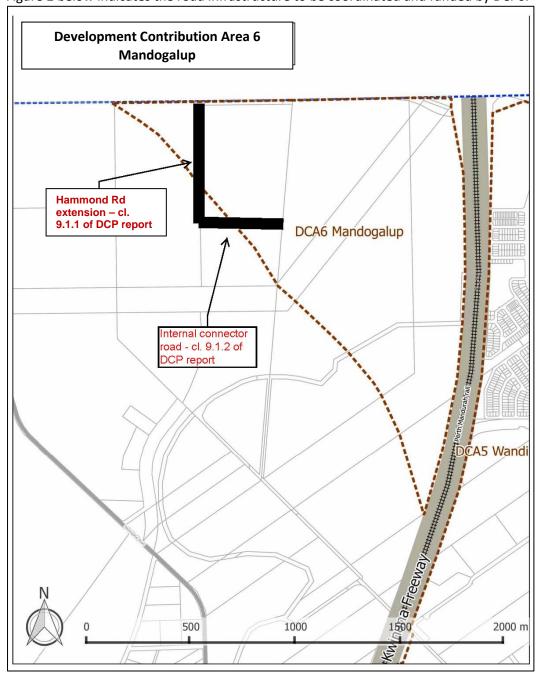


Figure 2: Road infrastructure

9.1.1 Hammond Road Extension

The 'Hammond Road extension' item refers to a 370m portion of MRS Other Regional Road (ORR) reservation south of Rowley Road. The construction of this road will be necessary to provide

northern access to the Urban zoned area once Rowley Road is upgraded to its ultimate design by Main Roads WA which will remove the interim access currently proposed by the Mandogalup East and Mandogalup West LSPs.

A concept design of the Hammond Road extension has been undertaken, with the road to comprise of a single lane, dual carriageway divided by a central median (within a 40 metre reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is \$1,693,279. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is \$1,076,020 and the landscaping component is \$617,259.

All landowners within DCA6 will contribute to the Hammond Road extension on a 'developable area' basis as the road will provide northern access to the development area.

9.1.2 Internal connector road to Hammond Road Extension

An internal connector road from the Urban land and across the Rural zoned land to the Hammond Road extension will be required to provide permanent access to the current Urban zoned land within DCA6 when Rowley Road is upgraded to its ultimate design. The internal connector road is approximately 485m in length and will comprise a single lane, dual carriageway divided by a central median, underground power drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$1,642,852**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = \$236,680
- road construction: estimated rate of \$1,811 per linear metre = \$966,460
- landscaping: estimated rate of \$439,712

All landowners within DCA6 will contribute to these two items on a 'developable area' basis as the road will provide northern access to the development area to Rowley Road and southwards Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

9.2 Public Open Space (including community purpose sites)

Land acquisition and improvement costs for the provision of public open space (POS) as per the proposed structure plans for DCA6 will be coordinated by the development contribution plan, unless separate arrangements are made between the developers within DCA6 to provide the POS without the need for a DCP. Costs will be apportioned on a pro rata gross subdivisible area basis and only landowners within the DCA6 Urban zoned land will contribute.

The estimated costs for the public open space are:

Land acquisition: \$810,000 per hectare of Urban land comprising a total of \$8,589,371³

³ Colliers International land valuation November 2017

Standard improvement costs (including establishment costs for 2 years): total of \$10,425,169 (or approximately \$983,121 per hectare⁴).

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 121.64. **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment applicable of 103.85. These rates have been independently verified by a landscape architecture firm.

The improvement costs associated with POS include earthworks, drainage, turfing, reticulation, lighting, fencing, basic furniture and establishment costs for two years.

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised in Table 2 below.

Local structure plan	Urban zoned land for public open space	Land acquisition	Standard improvement costs
Mandogalup West	6.4510 ha	\$5,226,632	\$6,343,715
Mandogalup East	4.1507 ha	\$3,362,739	\$4,081,454
Total provision	10.6017 ha	\$8,589,371	\$10,425,169

Table 2: Proposed public open space provision as per Mandogalup East and West LSPs

The total cost contribution for this item is therefore \$19,014,540.

9.3 District Sporting Ground

The City's draft Community Infrastructure Plan (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.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

The costs for DCA6 for the District Sporting Ground are estimated at \$289,363.76290,036 with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
						\$298,428
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 9 7.288			\$305,297.42
DCA 3 -						<u>\$596,988</u>
Casuarina**	267.57	77.77	189.80			\$595,605.12

⁴ As per CoK improvement POS cost schedules

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						\$347,080
DCA 4 - Anketell	127.305	16.959	110.346			\$34 6,275.56
						\$450,433
DCA 5 - Wandi	189.418	46.213	143.205			\$449,389.93
DCA 6 -						<u>\$290,036</u>
Mandogalup	111.130	18.920	92.210			\$289,363.76
DCA 7 - Wellard						<u>\$1,281,035</u>
West/ Bertram	509.009	101.734	407.276			\$ 1,278,068.22
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> 1,040.12	\$1,800,000	\$1,464,000	\$3,264,000 .01
** estimated figure	** estimated figures only as no local structure plan for Casuarina has been adopted					

Table 3: Cost schedule for District Sporting Ground

9.4 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

The following tables indicate the cost contribution per gross subdivisible area for DCA6 affected by the applicable land acquisition component for the community facilities:

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	98.964	12.476	86.488	\$161,932.20
DCA 5 - Wandi	189.418	46.213	143.205	\$268,122.67
DCA 6 - Mandogalup	111.130	18.920	92.210	\$172,645.13
Total	399.51	77.61	321.90	\$602,700.00

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
				<u>\$62,977</u>
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 9 7.288	\$ 64,426.73
				<u>\$125,982</u>
DCA 3 - Casuarina**	267.57	77.77	189.8	\$ 125,690.20
				<u>\$73,244</u>
DCA 4 - Anketell	127.305	16.959	110.346	\$73,074.33
				<u>\$95,055</u>
DCA 5 - Wandi	189.418	46.213	143.205	\$94,834.49
				<u>\$61,206</u>
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,064.26
				<u>\$270,336</u>
DCA 7 - Wellard West/ Bertram	509.009	101.734	407.276	\$269,709.98
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$688,800 .00
** estimated figures only as no local structure plan for Casuarina has been adopted				

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of 2% of the total infrastructure costs for the DCP.

10.0 Development contribution

Development contributions will be apportioned 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.

Developable area is defined as the total site area less areas for schools, community facilities, retail and associated land uses, dedicated drainage reserves, regional open space, Environmental Protection Policy areas, transmission and infrastructure corridors, and land for regional roads.

11.0 Priority and timing of infrastructure delivery

Table 4 estimates the timing of the infrastructure items included in DCP6.

Infrastructure item	Anticipated timing	Comment
9.1.1 Hammond Road	5-10 years	Will be needed when temporary access to
Extension		Rowley Road is removed due to upgrades to
		Rowley Road and is therefore dependent on
		Main Roads WA timing.
9.1.2 Internal connecter	5-10 years	Will be needed when temporary access to
road to Hammond Road		Rowley Road is removed due to upgrades to
Extension.		Rowley Road and is therefore dependent on
		Main Roads WA timing.
9.2 Public Open Space	0-10 years	Is likely to be provided by developers during
		subdivision.
9.3 District Sporting	0-10 years	As per the City's Community Infrastructure
Ground		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026, though
		the land acquisition will likely be via
		subdivision of respective site(s) earlier.
9.4 Community Facilities	0-10 years	As per the City's Community Infrastructure
		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026, though

	the land acquisition will likely be via
	subdivision of respective site(s) earlier.

Table 4: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope and detail of the works in accordance with Clause 6.16.5.14.1(c) of the Scheme prior to the works occurring. In respect to the provision of Public Open Space, the landowner/developer shall undertake the approved POS improvement works in accordance with the City's standard or as otherwise agreed with the City prior to the commencement of works. Should the standard of POS improvements undertaken by the landowner/developer for this infrastructure item be higher than that set by the City, then no 'over and above' credit will be applicable.

13.0 Review

The DCP will be reviewed at least every five years from the date of gazettal of Amendment 100A to Town Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

<u>Appendix 1 – Development Contribution Plan 6 - Mandogalup as set by Amendment 100A</u>

	DEVELOPMENT CONTRIBUTION PLAN 6		
Reference No.	DCP6		
Area Name:	Development Contribution Area 6 - Mandogalup – Standard		
	Infrastructure		
Relationship to other	The development contribution plan generally aligns with the district		
planning instruments:	and/or local structure plans prepared for the development		
	contribution area.		
Infrastructure and	1. Roads		
administrative items	1.1 Hammond Road Extension – 100% of the full cost of design		
to be funded:	and construction of Hammond Road Extension Road to a		
to be fallaca.	single carriageway urban standard for a distance of		
	approximately 370m 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).		
	1.2 Internal connector road to Hammond 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).		
	2. Public Open Space		
	2.1 100% of the total cost of the land and improvements for		
	public open space in accordance with the approved 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.		
	2.2 Only creditable public open space as per Liveable		
	Neighbourhoods forms part of item 2.1.		
	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 as revised. 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		
L			

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. 5. **Administration costs** 5.1 Administration costs associated with administering the development contribution plan. Method for calculating Contributions for items 1.1 and 1.2 will be calculated on a pro rata contributions: developable area basis. *Developable area* is defined as the total site area less areas for schools, commercial land, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads. Infrastructure Item per hectare calculation for Developable Area Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha) Contributions based on pro rata Developable Area Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha) Cost Contribution for Developable Area Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation 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). Infrastructure Item per hectare calculation for Gross Subdivisible Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha) Contributions based on pro rata Gross Subdivisible Area Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha) Cost Contribution for Gross Subdivisible Area Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation Cost Contribution for Administration Costs Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the

	total infrastructure item costs for that DCP area.
	Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%
	Total Contribution
	Total Contribution = Cost Contribution Infrastructure items
	calculated using Gross Subdivisible Area + (plus) Cost Contribution
	Infrastructure items calculated using Developable Area + (plus)
	Cost Contribution for Administration Costs
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 plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Infrastructure
	Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

1.0 Development Contribution Plan 7 – Wellard / Bertram

The development contribution area is shown on the Town Planning Scheme No. 2 (TPS2) scheme map as DCA7. The area is replicated below for this document however should there be any discrepancies between the area shown below and the area of DCA7 shown on the scheme map, the scheme map shall prevail.

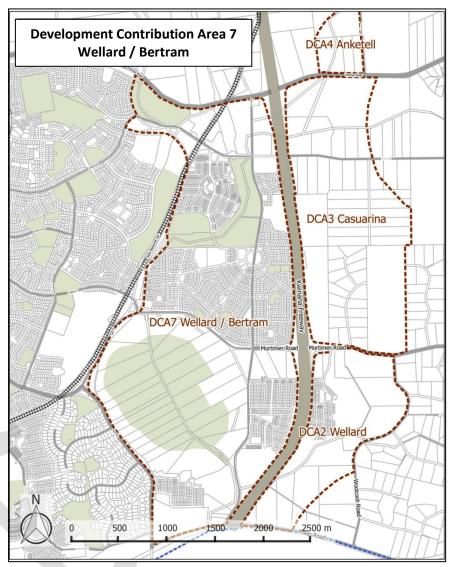


Figure 1: Development Contribution Area 7 – Wellard / Bertram

2.0 Purpose

The purpose of this development contribution plan report is to:

- a) Enable the applying of development contributions for the development of a new item of infrastructure District Sporting Ground which is required as a result of increased demand generated in the development contribution area;
- b) Provide for the equitable sharing of the cost of the infrastructure and administrative items between owners;
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) Coordinate the timely provision of infrastructure.

This report expands on the TPS2 provisions for DCA7 which are proposed by Amendment 100A to TPS2 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA7 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Casuarina Local Structure Plan 1997, Taylor Burrell Town Planning and Design
- Bertram North (Belgravia Central) Structure Plan, Chappell Lambert Everett Town Planning and Urban Design
- Wellard Residential Bollard Bulrush Local Structure Plan (Providence Estate, including Lots 1, 2 and 10 Johnson Road Local Structure Plan (Fairhaven Estate) 2012, CLE Town Planning and Design
- Wellard West (Emerald Park) Local Structure Plan 2014
- Lot 661 Local Structure Plan
- Oakebella Local Structure Plan
- Lot 502 Tamblyn Place Local Structure Plan
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC
- City of Kwinana draft Community Infrastructure Plan 2011-2031 (Revised 2015)

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with Town Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*. It will come into effect on the date of gazettal of Amendment 100A to TPS2.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of TPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of TPS2.

7.0 Compliance with the principles underlying Development Contributions outlined in *SPP3.6: Development Contributions for Infrastructure*

7.1 Need and the nexus

The need for the item of standard infrastructure arises directly from the urban development of the land made possible by the rezoning of the land. The need and nexus will be discussed separately for each item of infrastructure later in this report.

7.2 Transparency

The cost of the infrastructure item is apportioned on a land area basis, taking into account the constraints on the land's development potential. These figures are consistent with the adopted local structure plans for the DCA.

The cost for the infrastructure item has been both independently valued by a land valuer and has been costed by the City based on QS costings. A further break down of the cost is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the TPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

7.3 Equity

The cost of the infrastructure is shared by landowners on a land area basis, taking into account limitations on the developable area of the land. The developable area of land is determined with reference to the adopted local structure plans of concept plan in place for the DCA.

It must be noted that the lots or part lots created prior to Scheme Amendment 100A being initiated will be deducted from the Gross Subdivisible Area (GSA). The total site area and deductions pre-initiation of 100A will be shown as a balance in the cost apportionment schedule. This will be factored into the City's Long Term Financial Plan.

7.4 Certainty

It is anticipated that the item of infrastructure included in this DCP will be provided by developers within the DCA as part of their subdivision works. Where this will not occur, this DCP Report provides an indication of the likely delivery of infrastructure items, however it will largely depend on the level of uptake of development within each DCA.

7.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis.

7.7 Right of consultation and arbitration

This DCP report will be advertised for public comment as part of Amendment 100A to TPS2 thus ensuring that landowners and developers have the opportunity to comment. The draft Cost Apportionment Schedule was further subject to a landowner/developer consultation discussion in the period between gazettal of Amendment 100A and Council's adoption of the draft Cost Apportionment Schedule and associated DCP reports.

The DCP provisions under TPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The cost of the infrastructure item is 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.

8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA7:

Total land area	509.009 ha
Gross subdivisible area ¹	407.276 ha

Table 1: Characteristics of future development within DCA7

9.0 Items included in the plan

This section of the DCP report identifies the item of infrastructure and land to be funded by development contributions collected from landowners within DCA7.

9.1 District Sporting Ground

The City's draft Community Infrastructure Plan (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.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community contribution development contribution plans (DCAs 8-15).

The costs for DCA7 for the District Sporting Ground are estimated at \$1,278,068.221,281,035 with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Develop Contributio		Total site area (ha)	Deductions for GSA	GSA	Land acquisition 3ha @ \$600,000	Land improvements to District Sporting Ground standard	District Sporting Ground for DCA
DCA 2 - We	ellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288			\$298,428

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods and is the total site area less deductions for non-residential uses such as school sites, drainage sites and community facilities etc, which also includes EPP Wetlands to be ceded and any restricted Public Open Space (POS) not calculated in a Local Structure Plan contribution.

Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$1,800,000	\$1,464,000	\$3,264,000.01
West/ Bertram	509.009	101.734	407.276			\$1,278,068.22
DCA 7 - Wellard						<i>\$1,281,035</i>
Mandogalup	111.130	18.920	92.210			\$289,363.76
DCA 6 -						\$290,036
DCA 5 - Wandi	189.418	46.213	143.205			\$449,389.93
						\$450,433
DCA 4 - Anketell	127.305	16.959	110.346			\$347,080 \$346,275.56
Casuarina**	267.57	77.77	189.80			\$595,605.12
DCA 3 -						\$596,988
						\$305,297.42

Table 2: Cost schedule for District Sporting Ground

9.2 Community Facilities

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

- conceptual land requirement of 0.5ha
- serves the future population of Wandi 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	0.8ha	40%	0.56ha
Districts A and B)			
Total	2.0ha	100%	1.4ha

The City's most recent land valuation within Wandi valued land at \$1.23 million per hectare. Applying this rate indicates the total value of land (1.4ha) to be acquired is approximately \$1,722,000.

DCA7 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA	
				<u>\$62,977</u>	
DCA 2 - Wellard	146.393	<u>51.515</u> 49.106	<u>94.878</u> 97.288	\$64,426.73	
				<u>\$125,982</u>	
DCA 3 - Casuarina**	267.57	77.77	189.8	\$125,690.20	
				<u>\$73,244</u>	
DCA 4 - Anketell	127.305	16.959	110.346	\$73,074.33	
				<u>\$95,055</u>	
DCA 5 - Wandi	189.418	46.213	143.205	\$94,834.49	
				<u>\$61,206</u>	
DCA 6 - Mandogalup	111.130	18.920	92.210	\$61,064.26	
DCA 7 - Wellard West/				<u>\$270,336</u>	
Bertram	509.009	101.734	407.276	\$269,709.98	
Total	1,350.83	<u>313.11</u> 310.70	<u>1,037.71</u> <u>1,040.12</u>	\$688,800 .00	
** estimated figures only as no local structure plan for Casuarina has been adopted					

9.3 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Engineering scope and estimates (preliminary)
- Administrative expenses
- Legal expenses
- Preparation of management tools

Administrative costs will be charged at a flat rate of 2% of the total infrastructure costs for the DCP.

10.0 Development contribution

Development contributions will be apportioned on a Gross Subdivisible Area land area basis. 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.

11.0 Priority and timing of infrastructure delivery

Table 2 estimates the timing of the infrastructure items included in DCP6.

Infrastructure item	Anticipated timing	Comment
9.1 District Sporting	0-10 years	As per the City's Community Infrastructure
Ground	Plan Capital Expenditure Plan. Constructi	
		currently scheduled for 2024-2026.
9.2 Community Facilities	0-10 years	As per the City's Community Infrastructure
		Plan Capital Expenditure Plan. Construction
		currently scheduled for 2024-2026.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of TPS2 and Planning Policy: Administration of Development Contributions.

12.2 Works in kind contributions

TPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in some method acceptable to the authority. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to Planning Policy: Administration of Development Contributions for the procedures and required information.

13.0 Review

The DCP will be reviewed five years from the date of gazettal of Amendment 100A to Town Planning Scheme No. 2, or earlier should the City consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.

The estimated infrastructure costs as shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources.

<u>Appendix 1 – Development Contribution Plan 7 – Wellard/Bertram as set by Amendment 100A</u>

	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 district			
planning instruments:	and/or local structure plans prepared for the development			
	contribution area.			
Infrastructure and	1. District Sporting Ground			
administrative items to be funded:	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.			
	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			
Method for calculating	development contribution plan. Contributions for items 1 and 2 will be calculated on a pro rata gross			
contributions:	subdivisible area basis. <i>Gross subdivisible area</i> is defined as per			
contributions.	Liveable Neighbourhoods (Western Australian Planning			
	Commission).			
	Infrastructure Item per hectare calculation for Gross Subdivisible			
	Area			
	Infrastructure Item per hectare calculation = Cost of infrastructure			
	item for DCA /(divide) total GSA for the total DCA area (ha)			
	Contributions based on pro rata Gross Subdivisible Area			
	Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area			
	(ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)			
	Cost Contribution for Gross Subdivisible Area			
	Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation			
	nectare calculation			
	Cost Contribution for Administration Costs			
	Contributions for item 5 are applicable across all infrastructure items			
	and will be apportioned to each landholding based on 2% of the			
	total infrastructure item costs for that DCP area.			
	Cost Contribution = Sum of the total Capital Infrastructure Costs for			
	the Development Contribution Area x 2%			

	<u>Total Contribution</u>		
	Total Contribution = Total Contribution = Cost Contribution		
	Infrastructure items calculated using Gross Subdivisible Area +		
	(plus) Cost Contribution for Administration Costs		
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 plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.		

15.2 Submission on Draft State Planning Policy 5.4 Road and Rail Noise

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

The Western Australian Planning Commission (WAPC) released Draft State Planning Policy 5.4 Road and Rail Noise (SPP), to replace an existing Policy on the matter.

The SPP (Attachment 2) is accompanied by Implementation Guidelines (Attachment 3) and Frequently Asked Questions (Attachment 4). Public comment on the SPP closes on 15 December 2017.

City Officers have reviewed the documentation and whilst the SPP appears superior to the existing Policy, the SPP does not adequately address the implications of land use planning near major roads and rail.

Of particular concern is the lack of consideration of vibration in the determination of planning applications. The vibration caused by rail and heavy freight requires suitable separation of certain uses. The vibration issue is linked to the noise issue and the SPP requires additional consideration of this planning element.

Also of concern is the lack of exploration of an appropriate metric for measuring noise. Further consideration needs to be given to ensuring that the metric chosen appropriately balances the issues of liveability, affordable housing construction and the use of existing freight routes. This is not adequately addressed in the SPP or related documents.

City Officers have prepared a submission outlining the areas of concern for endorsement by Council.

OFFICER RECOMMENDATION:

That Council endorse the submission (Attachment 1) on State Planning Policy 5.4 and associated guidelines and forward it to the Western Australian Planning Commission for its consideration.

DISCUSSION:

State Planning Policies are significant planning instruments used in the assessment of planning applications, amendments and structure plans. The requirements and provisions are the highest level of planning policy control and guidance in the Western Australian planning framework. Therefore it is critical that issues identified are raised during the public advertising period.

Overall, the review of the existing policy is welcomed and the draft SPP appears to be an improvement. Given the City's history of advocating for the Kwinana Outer Harbour, it is imperative that we advocate for a freight network that has adequate protections to ensure 24/7 operations. This includes not only the land uses in the harbour, but also the major road and rail linkages to the area. This SPP will be one of the primary considerations for planning applications along these routes and therefore needs to rigorously assess and guide appropriate development.

15.2 SUBMISSION ON DRAFT STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE

The policy is based on the LAeq noise forecasts. This means the energy of the average noise, based on a notional steady level of noise over a period of time. Alternatively LAmax refers to the maximum energy of the noise over a period of time. Whilst this may be only a short period, the maximum event can be considerably higher than the LAeq.

City Officers believe that there should be greater exploration regarding the decision to use LAeq metrics over LAmax. The City of Cockburn's approach to date, which is widely regarded as best practice, uses LAmax as part of its assessment.

Further investigation and review of the most appropriate noise measurement for freight rail movements is required to ensure that the measurement accurately reflects the extent, duration and nature of noise generated from freight rail and the noise mitigation measures to achieve quiet house standards.

A key consideration in the review relates to the financial implications of noise mitigation on housing costs and impacts on housing affordability.

The SPP provides no guidance on the impacts of vibration. Whilst the Guidelines concede that noise and vibration are linked, the Policy deliberately provides no guidance, noting that leading developers do address the matter and it is expensive. Whilst true, the planning framework is built on minimum standards, meaning that it is necessary to require developers consider and address vibration as part of their developments.

The issue of vibration is further not listed explicitly in Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Deemed Provisions (Deemed Provisions). Whilst implicitly included in other factors associated with appropriateness of a site, issue of vibration does not have the status that they clearly require as a key consideration of planning applications in the Deemed Provisions. Given the presence of passenger and freight rail, as well as key freight routes and Kwinana Freeway within the City, vibration requires clear guidance and regulatory control.

LEGAL/POLICY IMPLICATIONS:

Planning and Development Act 2005 Draft State Planning Policy 5.4 Road and Rail Noise

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial management implications related to this item.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications related to this item.

ENVIRONMENTAL IMPLICATIONS:

The SPP seeks to address noise impacts associated with rail and high traffic roads however does not address the associated issue of vibration.

15.2 SUBMISSION ON DRAFT STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan 2016-2021	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social,
		economic and environmental wellbeing of the City.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The WAPC adopt a State Planning Policy which inadequately addresses planning issues related to road and rail issues
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	People/Health
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Share - Share with another party
Response to risk treatment required/in place	Ensure WAPC are aware of concerns regarding the draft State Planning Policy
Rating (after treatment)	Moderate

15.2 SUBMISSION ON DRAFT STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE

COUNCIL DECISION

044

MOVED CR D WOOD

SECONDED CR M ROWSE

That Council endorse the submission (Attachment 1) on State Planning Policy 5.4 and associated guidelines and forward it to the Western Australian Planning Commission for its consideration.

CARRIED 7/0

The City of Kwinana wishes to make the following comments in relation to the suite of documents related to Draft State Planning Policy 5.4 Road and Rail Noise:

State Planning Policy 5.4 Road and Rail Noise (SPP) Comments

- 1. The City welcomes the review of the existing policy which did not adequately address the importance of the freight network.
- 2. The City believes that the SPP must go further and explicitly reference and provide guidance on the assessment of vibration, as it relates to major road and rail infrastructure. The policy does state that industry leaders address such matters, however this does not account for all developers. This should be a mandatory requirement with clear guidance.
- 3. Further to this point, Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* Deemed Provisions should be modified to include vibration from road and rail as an explicit consideration in planning applications. Whilst it is implied within the scope of Clause 68, a clearer reference is required given the significance of vibration in determining the suitability of development.
- 4. Further investigation and review of the most appropriate noise measurement for freight rail movements is required to ensure that the measurement accurately reflects the extent, duration and nature of noise generated from freight rail and the noise mitigation measures to achieve quiet house standards.
- 5. Suitable training should be developed and provided by the Commission to ensure consistent and correct interpretation of the policy by Planners.
- 6. The WAPC should maintain a panel of accredited Acoustic Consultants, who have the required training and experience to implement the policy.
- 7. The Policy should include reference to building design and quiet noise requirements being attenuation of last resort that is, sensitive land uses are generally incompatible uses in close proximity to major road and rail infrastructure.
- 8. Draft State Planning Policies have historically been put out for public comment and then remained in draft, often with unresolved issues, for many years. The City encourages the WAPC to address the issues raised and work to implement an updated SPP within the coming year.

Draft State Planning Policy 5.4 Implementation Guideline (Guideline) Comments

- The City supports the wording proposed in the Model Special Control Area Provisions, however it is recommended that these provisions are included instead in the Deemed Provisions. This would see the provisions applied into all Schemes throughout the state, and given financial implications of the freight network, it is imperative that such inclusions are mandatory.
- 2. The Guidelines make reference to the assessment of increases in road and freight activity over the coming 20 years. Given that the lifespan of residential construction is considerably longer, the 20 year period is considered inadequate. Whilst it is accepted that there may be improvements in technology over the much longer term, a precautionary approach is favoured, as inappropriate development can have significant impacts on a city's economy (i.e. curfews). The City suggests that this should be brought into line with the planning horizon of Perth and Peel @ 3.5 million, which has a notional 2050 horizon. Where there is insufficient information to inform traffic volcumes at this date, a precautionary approach is recommended, to give maximum flexibility to future generation, whilst protecting freight corridors.

- 3. The Guidelines make reference in the "reasonable" test, to assessing the benefits arising from a proposed development. This should be replaced with a comparison of the impacts vs the benefits, to demonstrate that a developer has considered the wider impacts of their proposal on the road and rail system.
- 4. An assessment and metrics to assess the suitability of the locations of balconies, courtyards or other private open space should be included, to ensure that any residential developments approved are liveable. Open space is an important part of the way that we live in WA and is mandatory in the development of residential developments. The space should be not be unreasonably encumbered by noise issues, to ensure that it is usable and of value to residents.





Draft State Planning Policy 5.4 Road and Rail Noise

September 2017

Prepared under Part Three of the Planning and Development Act 2005 by the Western Australian Planning Commission

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1 CITATION

This is a State Planning Policy prepared under Part Three of the *Planning and Development Act 2005*. It may be cited as *State Planning Policy No. 5.4 Road and Rail Noise* (the Policy).

2 POLICY INTENT

The purpose of the Policy is to minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development within the specified trigger distance of major transport corridors. The Policy also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development.

The Policy should be read in conjunction with the State Planning Policy 5.4 Road and Rail Noise - Implementation Guidelines (the Guidelines); and is supported by State Government mapping which specifies the State's major road and railway corridors and the Policy's trigger distances which can be viewed at www.dplh.wa.gov.au.

3 BACKGROUND

Road and rail transport corridors play a vital role in moving people and goods safely and efficiently around the State and provide wide-ranging economic and social benefits to the community. However, road and rail noise can have an adverse impact on human health and the amenity of nearby communities, so it is important that it is carefully considered in land use planning and development.

Urban consolidation is placing increasing development pressure on land near busy transport corridors. The Policy ensures acceptable levels of acoustic amenity can be achieved through appropriate interface management when noise-sensitive land use and/or development is located in areas impacted by road and rail noise.

4 POLICY APPLICATION

4.1 When and where it applies

The Policy applies to the preparation and assessment of planning instruments, including region and local planning schemes; planning strategies, structure plans; subdivision and development proposals in Western Australia, where there is proposed:

- a) noise-sensitive land use within the Policy's trigger distance of a transport corridor as specified in Table 1;
- new or major upgrades of existing primary and secondary roads; or
- c) new railways or upgrades of existing railways or any other works that increase capacity for rail vehicle storage or movement.

Table 1: Transport corridor classification and trigger distances

Transport corridor classification	Trigger distance	Distance measured from
Primary Roads		
State Roads (freeways/highways/primary distributors)		
Primary Regional Roads (red roads under region schemes)	300 metres	Road carriageway edge
Freight roads (Perth and Peel regions)		
Regional freight roads		
Secondary Roads		
Other Regional Roads (blue roads under region schemes)	200 metres	Road carriageway
District Distributor A		edge
Passenger railways		
	60 metres	Centreline of the closest track
Freight railways		
	300 metres	Centreline of the closest track



4.1.1 Noise-sensitive land use and/or development

This is generally determined by land uses or development as zoned by a local planning scheme or structure plan that is occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan-park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

4.1.2 Roads

Major roads are identified in <u>appendix 9</u> of the Guidelines and the Department's map viewer.

A major upgrade of an existing road involves:

- a) physical construction works designed to facilitate an increase in traffic-carrying capacity (such as carriageway duplication or the addition of a traffic lane);
- a) substantial change in the alignment that moves the asset closer to existing noise sensitive land use; or
- b) modifications which may improve road capacity, performance or function, such as an intersection expansion, grade separation or the like.

4.1.3 Railways

Passenger and freight railways are identified in appendix 9 of the Guidelines and the Department's public mapping viewer.

An upgrade of a railway means:

- a) a proposed realignment, either inside or outside the existing corridor;
- b) a rail track duplication; or
- works such as the installation of switches / turnouts, signalling systems, spurs or passing loops, the modification to the track support structure, crossovers, refuges, relief lines, straightening of curves, or re-sleepering.

4.2 Planning horizon

The application of the Policy should consider future development and associated increases in traffic anticipated for the next 20 years. This includes any transport corridor proposals where there is sufficient certainty regarding the corridor's alignment and function.

4.3 Policy exemptions

The Policy does not apply:

- retrospectively to noise from existing railways or roads to an existing noise-sensitive land use and/or development within the Policy's trigger distance;
- b) to subdivision/development proposals that do not result in intensification of land-use, that is, boundary alignments;

- to increases in road and rail traffic/noise in the absence of physical construction works, however infrastructure providers are encouraged to continuously enhance assets to reduce noise levels;
- d) upgrades of existing or new major road and railway construction proposals in existing reserves generally do not require planning approval, however transport infrastructure providers are expected to carry out these works in a manner that is consistent with the Policy;
- e) road works such as routine maintenance, re-sealing, minor changes in alignment or minor changes required for safety reasons, unless such works would result in a significant increase in road transport noise levels:
- f) for single houses which are exempt under the deemed provisions of the *Planning and Development* (*Local Planning schemes*) *Regulations 2015*. However landowners/proponents are strongly encouraged to consider the incorporation of the Guidelines quiet house design requirements to mitigate the impacts of transport noise;
- g) fixed sources of noise such as, but not limited to, horns, warning bells and sirens, safety warning devices installed on road or rail vehicles or any noise produced during the actual construction of new road and rail infrastructure, are governed by the *Environmental Protection (Noise) Regulations 1997*;
- n) to aircraft or watercraft transport noise; and
- i) to ground-borne vibration.



5 POLICY OBJECTIVES

The objectives of the Policy are to:

- a) protect the community from unreasonable levels of transport noise;
- b) protect major transport corridors from incompatible urban encroachment;
- c) ensure that noise impacts are addressed as early as possible in the planning process; and
- d) encourage best practice noise mitigation design and construction standards for noise-sensitive land use and/or development and/or major road or railway proposals.

6 POLICY MEASURES

The planning process should apply the precautionary principle of avoidance where there is risk of future land use conflict.

Where it is unavoidable to place a proposed noisesensitive land use and/or development to which the Policy applies, it will be necessary to demonstrate that the noise impact on the proposed noise-sensitive land use and/or development can be adequately mitigated to meet the Policy's Noise criteria.

6.1 Noise criteria

Table 2 sets out the Noise criteria that are to be achieved by proposals to which the Policy applies using the A-weighted average sound level L_{Aea} metric.

Table 2: Noise Criteria

Proposals	New/upgrade	Noise Criteria ¹			
		Outdoor		Indoor	Where outdoor
		Day	Night		criteria must be met
		(LAeq(Day) dB) (6 am–10 pm)	(LAeq(Night) dB) (10 pm–6 am)	(LAeq(Day) or LAeq(Night) dB)	
Noise sensitive land use and/or development	New noise sensitive land use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	40 (living and work areas) 35 (bedrooms) Refer to Note 2	Outdoor all floors
Roads	New	55	50	NA	Outdoor first two floors (more if practicable)
	Upgrade	60³	55 ³	NA	
Railways	New	55	50	NA	
	Upgrade	60 ³	55³	NA	

Notes:

- 1. The Noise Criteria set out above apply to the emission of road and rail noise as received at a noise-sensitive land use and/or development. These criteria apply at the following locations:
 - a) for new noise-sensitive land use and/or development proposals, to be measured at one metre from the most exposed, habitable façade of the proposed building, at indoor and outdoor (all floors). If mitigation is not reasonable and/or practicable, then at least one outdoor living area for each dwelling or multiple dwelling development; or
 - b) for new or upgrade road or rail infrastructure proposals, to be measured at one metre from the most exposed, habitable façade of the building, at the first two floors (i.e. ground and first floor) and other floors where practicable, is encouraged.

The most exposed habitable façade of a building is that which has the greatest exposure to the noise-source. A habitable room has the same meaning as defined in the National Construction Code. For a residential dwelling, this is any room other than a garage, storage area, bathroom, laundry, toilet or pantry.

- 2. For all other non-residential noise-sensitive land use and/or development, acceptable indoor noise levels are to meet the recommended design sound levels in Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors (as amended).
- 3. The 5dB difference in the criteria between new and upgrade infrastructure proposals acknowledges the challenges in achieving noise level reduction where existing infrastructure is surrounded by existing noise-sensitive development.



6.2 Noise Exposure Forecast

When it is determined that the Policy applies to a planning proposal as outlined in Section 4, a preliminary assessment using Table 2: Noise Exposure Forecast in the Guidelines is encouraged to determine the likely noise impacts on noise-sensitive land use and/or development within the trigger distance of a specified transport corridor. Completion of a Noise Exposure Forecast Worksheet may minimise the need for a site specific assessment as part of a Noise Management Plan.

Depending on the outcomes of the noise exposure forecast assessment, the forecast noise level will identify if:

- no further measure is required;
- noise-sensitive land use and/development is acceptable subject to mitigation measures;
- noise-sensitive land use and/development is not recommended; or
- noise-sensitive land use and/development is strongly discouraged.

6.3 Noise Level Contour Map

Where it is determined that noise impacts on noise-sensitive land use and/or development within the trigger distance of Table 1 is likely, then a Noise Level Contour Map can be used to inform planning proposals on the likely impacts of transport noise upon the subject site. The map illustrates the likely noise levels and associated noise exposure categories and can be prepared using the noise level information contained within the Noise Exposure Forecast Table or prepared using site-specific noise level information provided by a suitably qualified acoustic consultant/engineer.

If the Noise Level Contour Map identifies that no part of the site is estimated to be affected by noise levels above the criteria, no further measures are required.

6.4 Noise Management Plan

Preparation of a Noise Management Plan is required early in the planning process to determine actual noise levels across the subject site and demonstrate that the proposal can adequately mitigate the noise impacts through use of noise attenuation measures. Noise Management Plans are required where:

- a) a Noise Level Contour Map identifies that part of the site that is noise- sensitive is estimated to be affected by noise levels above the criteria in Table 2 and where it is unavoidable to propose new or additional noise-sensitive development on any part of the site estimated to be affected by noise levels above the criteria;
- all practicable steps to avoid or minimise transport noise have been taken but the outdoor noise levels are predicted or measured to exceed the Policy's noise criteria, specific noise mitigation measures should be considered in accordance with any Noise Management Plan;
- a new noise-sensitive land use and/or development is located adjacent to a specified primary road or railway identified in the Policy's mapping, which is not yet planned for construction but is anticipated within the Policy's planning horizon; and
- a new or major upgrade of a primary road or railway construction proposal is located adjacent to undeveloped land zoned with the potential to accommodate noise-sensitive land use and/or development.

e) for (c) and (d) the Noise Management Plan should include treatments which meet the indoor noise criteria, and outdoor noise criteria 10 dB greater than the noise criteria, as outlined in Table 2.

Noise Management Plans are to be prepared by a suitably qualified professional acoustics engineer or consultant (refer to Guidelines). Noise Management Plans already approved by the relevant state agency responsible for noise regulations at the time of gazettal of this Policy are deemed to be satisfactory.

7 IMPLEMENTATION

As a general principle, noise should be considered at the earliest stages of the planning process and not defer its resolution or management to subdivision or development assessment stage, where mitigation options are more limited.

The level and recommended type of noise management and mitigation measure will be dependent on the severity of the noise source, the intensity of the proposed land use and the information available at the particular stage of the planning process.

There is a general presumption against approving proposals that cannot achieve the Policy's noise criteria. However it is acknowledged that in some circumstances, it may not be reasonable or practicable for the Policy's noise criteria to be met. Discretion may be exercised by the decision-maker.

The decision-maker should consider:

 the justification as to why the noise criteria cannot be achieved and whether the noise can be reduced to an acceptable level;



- the intent and objectives of this Policy;
- the requirements of other relevant plans and policies;
- the impact of proposed mitigation measures on the amenity of the built environment;
- the seasonality of train movements, particularly in regional towns; and
- advice received from relevant referral agencies.

The Guidelines assist in outlining ways in which some reasonable and practicable limitations can be addressed in a manner that also minimises transport noise.

7.1 High-order strategic planning

Strategic planning documents such as sub-regional frameworks and strategies, and local planning strategies should:

- (a) seek to avoid the risk of future land use conflict with noise by identifying compatible land use zones and/ or reserves to provide spatial separation.
- (b) where it is unavoidable to place a proposed noisesensitive land use and/or development within the trigger distance of a transport corridor to which the Policy applies, it will be necessary to:
 - i. identify the location of relevant transport corridors on the maps;
 - ii. outline why alternative design solutions are not suitable; and
 - iii. demonstrate that the noise impact on the proposed noise-sensitive land use and/or development can be adequately mitigated through planning mechanisms at the next stage of the planning process to meet the Policy's noise criteria.

7.2 Region and local planning scheme and amendments, structure plans and activity centre plans

The key objective for the above planning instruments for where noise-sensitive land use and/or development to which the Policy applies, is to address the impact of noise through the:

- a) identification of appropriate compatible land use zoning such as Mixed Use zones;
- b) design solutions that utilise street and lot configuration to screen and/or buffer noise;
- c) consideration of density and built form outcomes that will help alleviate and/or manage noise; and
- d) consideration to local planning scheme Special Control Areas with appropriate provisions for land in the vicinity of a transport corridor to ensure more detailed planning is undertaken at the subdivision and development stage, which may include the requirements for a Local Development Plan.

Information to be accompanied by region and local planning scheme and amendments, structure plans and activity centre plans prepared in accordance with the Guidelines:

- Noise Exposure Forecast Worksheet; and/or
- Noise Level Contour Map; and/or
- Noise Management Plan, where deemed appropriate.

7.3 Subdivision and development

Subdivision and development applications should take into consideration any noise assessment and a Noise Management Plan conducted earlier in the planning process.

Subdivision and development should seek to manage and avoid land use conflict through:

- a) the design of the street, lot and building configuration in accordance with the Guidelines;
- b) consideration to the preparation of a site specific Local Development Plan; and
- quiet house requirements in accordance with the Guidelines.

Subdivision and development applications are to be accompanied by the following information prepared in accordance with the Guidelines:

- Noise Exposure Forecast Worksheet; and/or
- Noise Management Plan, where deemed appropriate.

7.3.1 Conditions of subdivision and development

The decision-maker may impose conditions on subdivision and development applications requiring the implementation of mitigation measures as outlined in the Noise Exposure Forecast or Noise Management Plan. These may include the construction of physical barriers, quiet house requirements or the need for more detailed planning through the preparation of a Local Development Plan.

Noise Management Plans must be completed and approved prior to conditional approval of the subdivision proposal.



Notifications on title should also be required as a condition of subdivision (including strata subdivision) and development approval informing of the existence of transport noise where noise levels are forecasted or estimated to exceed the Policy's outdoor noise criteria following the implementation of noise mitigation measures.

7.4 Major road and railway construction proposals

To achieve overall noise management outcomes proposals for new or major upgrade of major roads and railways should consider:

- route selection and alignment that maximises separation distances from existing or future noisesensitive land uses;
- b) natural topography to shield the transport corridor, reducing the reliance on noise walls; and
- acquiring or preserving adequate space in the corridor reserve to ensure that a suitable set-back to receivers or other mitigation measure can be achieved.

The following information should accompany a proposal for a major road and railway in accordance with the Guidelines:

- A Noise Management Plan to determine actual noise levels across the subject land accounting for any relevant adjacent zoning under an applicable region or local scheme.
- Demonstrate that the proposal can adequately mitigate the noise impacts through utilising noise attenuation measures.

7.5 Local planning policies

Local governments may prepare local planning policies to supplement or elaborate on measures associated with the implementation of this policy. Local planning policies should be consistent with the objectives and intent of this policy, as reflected in local planning strategies and schemes.

7.6 State authority advice on noise

The advice of the State authority responsible for noise regulation is to be sought and considered by the decision-maker in the preparation and determination of all proposals outlined in Sections 7.1 to 7.4 where:

- compliance with these policy measures is unlikely to be achieved;
- b) additional/alternative noise mitigation measures are proposed; and/or
- assumptions informing Noise Management Plans are not agreed to by a decision-maker.

Proposals in the vicinity of a State Agreement shall be referred to the relevant agency responsible for the administration of the *State Agreements Act*.

7



8 DEFINITIONS

noise

A-weighted level	A level which includes the frequency-weighting network 'A' (see AS IEC 61672.2-2004) to approximate the frequency response of the normal human ear.
dB	Decibel. A unit used to measure the intensity of a sound.
development	As defined in the <i>Planning and Development Act 2005</i> . Development includes land use, but for the purpose of this Policy does not include subdivision.
Guidelines	Refers to the most recent version of the Guidelines published by the Western Australian Planning Commission that accompany this Policy.
L _{Aeq}	The equivalent steady-state, A-weighted sound level which in a specified time period contains the same acoustic energy as the time-varying level during the same period.
$L_{Aeq(Day)}$	The L_{Aeq} (16 hour) for the time period 6 am to 10 pm.
L _{Aeq(Night)}	The $L_{\text{Aeq}}(8 \text{ hour})$ for the time period 10 pm to 6 am.
major road	 Roads classified as one of the following: State Roads (freeways/highways/primary distributors) Primary regional roads under a region Scheme (Red Roads) Freight roads in the Perth and Peel Region and regional freight roads Other regional roads under a region scheme (Blue Roads) District Distributor A (typically carrying 15,000 – 35,000 vehicles per day).
major transport corridor	Land identified for the movement of road and/or rail traffic, including railways, and major roads.

Sound that is unwanted, unpleasant or loud. For the purposes of this Policy, noise does not include regenerated noise or vibration.

Noise Exposure Forecast	See Section 3.4 of the Guidelines.
Noise level Contour Map	See Section 3.3 of the Guidelines.
Noise Management Plan	See Section 3.5 of the Guidelines.
noise-sensitive land use and/or development	Land uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.
outdoor living area	Is defined in the Residential Design Codes of Western Australia as the area external to a single house, grouped or multiple dwelling to be used in conjunction with that dwelling such that it is capable of active or passive use and is readily accessible from the dwelling.
reasonable and practicable	See Section 3.2.1 of the Guidelines
transport infrastructure provider	An agency responsible for the design, construction and/or management of transport infrastructure as identified by this policy, including local and State government agencies.
trigger distance	The distance which determines if and when the Policy applies and the requirement for further investigation based on noise measurement data and the extent of noise from each corridor classification (Table 1 and 2).





Draft State Planning Policy 5.4 Road and Rail Noise

Implementation Guidelines

September 2017

click to follow

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1 INTRODUCTION

These Guidelines should be read in conjunction with State Planning Policy 5.4: Road and Rail Noise (the Policy). These Guidelines replace the Implementation Guidelines for State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning published in 2014.

1.1 PURPOSE OF THESE GUIDELINES

These Guidelines provide supporting information for decision-making authorities, planners, landowners/ proponents, referral agencies and infrastructure providers to implement the Policy. Specifically, they assist with:

- determining appropriate land use planning in areas impacted by transport noise;
- identifying, assessing and managing the impacts of transport noise; and
- specifying the requirements of the Policy at each stage of the planning process.

1.2 HOW TO USE

These Guidelines are structured into chapters that follow the logical steps a proponent and or decision-maker will need to undertake for the preparation and assessment of a planning proposal to which the policy applies. Further guidance on noise assessment methodology, site verification, worksheets, and example templates for management plans, and planning instruments are included in the appendix.

1.3 MAPPING

The Policy and these Guidelines are supported by maps which specify Western Australia's major road and rail networks to which the policy applies that are considered of key economic importance due to their high vehicle movements and freight handling functions but can also adversely affect land adjacent to these corridors due to noise (Refer to appendix 9).

The major roads and rail, along with approximate trigger distances for each transport corridor classification, can also be viewed on the Department of Planning, Lands and Heritage public map viewer, PlanWA at www.dplh.wa.gov.au.

The trigger distances act as a mechanism for further investigation to ascertain likely noise levels through a Noise Exposure Forecast and or Noise Management Plan (refer to **Table 1 of the Policy**).

The inclusion of other transport corridors and their trigger distance will be added to the mapping in the event of a road/rail being reclassified into one of the corridor types listed in **Table 1 of the Policy** (for example, a region scheme amendment or an update to Main Roads Western Australia's Road Information Mapping System) and considered by the WAPC where it can be demonstrated that the noise generated by those corridors is sufficient to justify application of the Policy.

Discretion should be exercised for areas not subject to a region scheme, which are less likely to be affected by noise generated by the transport corridors subject to the policy. For example, many rural areas where roads classified as Primary Distributors in the State's road hierarchy carry comparatively low levels of traffic and therefore generate levels of noise that are not sufficiently high to justify the Policy being applied. Similarly, many railways operated solely to carry grain are only in use seasonally, which do not satisfy the general principle that transport corridors subject to the policy must generate high levels of noise consistently.



2 POLICY APPLICATION

This section provides guidance to determine if and when the policy applies as outlined in **section 4** and **Table 1 of the Policy**.

Western Australia's planning system includes strategic and statutory planning functions set out in the *Planning and Development Act 2005*. The planning system is hierarchical, requiring increasing levels of detail as a proposal progresses through regional, district and local planning to subdivision and development of individual sites. It is inteded that transport noise considerations and any mitigation measures are addressed as early as possible in the planning process, with the level of information provided becoming progressively more detailed.

<u>Table 1</u> of these guidelines provides an overview of how the policy is addressed at each stage of the planning process.

2.1 HIGH-ORDER STRATEGIC PLANNING

High-order planning documents such as sub-regional strategies and frameworks, and local planning strategies guide land use and infrastructure planning for relatively large areas through broad coordination of land use provision and distribution, infrastructure and community facilities. At this stage of planning, the principle aim is to avoid land use conflict from the impact of transport noise. This is achieved through measures that rely on compatible land use zones, and reserves to provide spatial separation (refer to section 4: Noise Mitigation).

As a minimum, high-order strategic planning should clearly map the transport corridors to which the policy applies and the surrounding areas potentially impacted by transport noise. A Noise Exposure Forecast work sheet and/or Noise Level Contour Map are required where the level of information is available to provide greater detail on the transport noise impacts (refer to **section 3: Assessing Noise**).

Where the provision of noise-sensitive land use and/ or development within the trigger distance cannot be avoided high-order planning documents should outline options for site-specific statutory planning processes to be addressed later in the planning process such as the designation of new zones and reserves to adequately mitigate noise constraints and meet the policy's noise criteria.

2.2 SCHEMES AND AMENDMENTS, STRUCTURE PLANS AND ACTIVITY CENTRE PLANS

The level of information available at this stage of planning should allow for a more comprehensive assessment of the noise constraints. At this stage there is still an opportunity to avoid the introduction or intensification of noise-sensitive land use and/or development. The proponent should consider design solutions that utilise street and lot configuration, and densities that inform built form outcomes (refer to **section 4: Noise Mitigation**).

Where it is unavoidable to propose new or additional noise-sensitive development on any part of the site, a Noise Exposure Forecast worksheet and/or a Noise Level Contour Map can be used to facilitate the introduction or intensification of noise-sensitive land uses and/or development in areas likely to be affected by transport noise. Where the noise estimated to be affected by noise levels is above the criteria, a Noise Management Plan is required (refer to section 3: Assessing Noise). While Noise Management Plans represent an initial cost, they provide the opportunity to avoid land-use conflict and achieve better land planning outcomes. Once land is zoned for a noise-sensitive land use or a transport corridor is constructed, the practicable options for achieving the noise criteria are more limited and generally more expensive.

The designation of a Special Control Area may assist to address site-specific noise modelling; topography and natural environment; existing and proposed built environment; site-specific noise mitigation; and/or interface management necessary to address railways



covered by State Agreements as advised by the Department of Jobs, Tourism, Science and Innovation. Special Control Areas should not define alternative noise metrics. **Appendix 7** includes model Special Control Area provisions for inclusion in local planning schemes.

2.3 SUBDIVISION AND DEVELOPMENT

An assessment of the noise impacts should have been undertaken prior to this stage of planning. In the absence of a structure plan and/or noise assessment, the provision and/or intensification of noise-sensitive land use and/or development should be determined to be appropriate through an initial completion of a Noise Exposure Forecast worksheet as per the above. The Noise Exposure Forecast worksheet will assist with determining how the subject land/development is affected by noise and what exposure category and subsequently which mitigation measures apply.

More complex and large scale subdivision and development applications may require the preparation of a site-specific Noise Management Plan that may result in a recommendation to construct physical barriers and/or quiet house requirements (refer to **section 4: Noise Mitigation**). A Local Development Plan or other localised planning mechanisms may also be considered to support the design and coordination of appropriate development outcomes that address noise constraints.

This stage of planning generally focuses on physical mitigation measures that, once implemented, will contribute to the achievement of the Policy's noise criteria. Conditions of subdivision should be imposed as appropriate in order to ensure that the recommendations of any Noise Exposure Forecast worksheet and or Noise

Management Plan are implemented, as relevant. If there are measures recommended in a Noise Management Plan that relate to the subsequent development stage, advice should also be included indicating the WAPC's expectation that such measures will be implemented at that stage.

Notifications on title are required informing of the existence of road and/or railway transport noise for all proposals where noise levels are forecasted to exceed the Policy's outdoor noise criteria (refer to **Appendix 6** and **7** - **Recommended wording for a notification on title**).

2.4 ROAD AND RAILWAY CONSTRUCTION PROPOSALS

Road and railway transport infrastructure providers are responsible for ensuring that proposals for new infrastructure, and for upgrades of infrastructure constituting a major upgrade, are compliant with the relevant requirements of the Policy. For these proposals, it is expected that infrastructure providers prepare a Noise Management Plan.

It is expected that transport infrastructure providers will implement design and construction features aimed at minimising the generation and emission of noise (as far as is practicable within the transport corridor), with the objective of achieving the noise criteria. Land use planning controls and infrastructure upgrades can only mitigate noise to a certain extent; it is imperative that service providers contribute to minimising the generation and emission of noise.

While the Policy does not apply to increases in road noise in the absence of physical construction works, infrastructure providers are encouraged to maintain or enhance assets to reduce noise levels.

Other types of proposals that are likely to impact on noise-sensitive land use and/or development and as such may also require a Noise Management Plan include:

- road or rail infrastructure (including intersections) that result in undergrounding or grade separations;
- roads that have significant gradients or may become a future freight route;
- rail segments that have newly introduced elements that could create additional noise impacts, such as track switch points, crossings, or track curve radii less than 600 metres; or
- where there may be a substantial change in noise from that currently, such as metropolitan fringe greenfield sites or rural areas.

Infrastructure providers should consider the policy measures and the benefits of preparing a Noise Management Plan where:

- the nature of the noise emissions likely to emanate as a result of the minor redevelopment will probably increase in level or duration, for example, a new crossing where there was none previously or tighter track curvature leading to new or additional wheel squeal;
- projected cumulative noise levels exceed the noise criteria; and/or
- past consultations with State environmental agencies indicated a need to apply policy measures on similar minor redevelopments.



 Table 1: Policy measures and implementation at different planning stages

Planning stage	Steps to address	Plan provision	Implementation responsibilities
Region and local schemes and amendments, structure plans and activity plans	Map of major transport / freight routes Estimates of traffic volumes through a traffic management strategy Identify potential noise sensitive land use through Noise Exposure Forecast sheet and/or contour map Review land use compatibility and seek avoidance Where cannot be avoided consider appropriate land use configuration and density Determine if management plan is appropriate Recommend policy advice including whether Special Control Areas should be established	 Land use plan Policy advice Contour Map Noise Exposure Forecast sheet Contour Map Noise Exposure Forecast sheet Management Plan Special Control Areas Developer Contribution Plans Local planning policy 	 WAPC - Preparation and assessment of strategies, schemes and plans; and assessment of accompanying Noise Level Contour Maps, Noise Exposure Forecasts and Noise Management Plans. Local Government Ensuring that local strategies, schemes and plans are consistent with the objectives of the Policy. Determining whether Special Control Areas should be established. Refer Appendix 6 for model Special Control Area provisions for inclusion in local planning schemes. Preparing local planning policies consistent with this policy to complement or clarify requirements of the Policy and help inform and guide the preparation, assessment and discretionary decision-making of planning applications at the local government level. Incorporating noise mitigation measures, as appropriate, into Developer Contribution Plans consistent with State Planning Policy 3.6 — Development Contributions for Infrastructure. Department of Transport - Provide input into strategic planning including route selection and design and ensuring that the Policy mapping is kept updated as new infrastructure and major upgrades of infrastructure proceed. Department of Water and Environmental Regulation - Provide expert technical advice primarily in relation to Noise Management Plan and the effectiveness of performance-based recommendations.
Subdivision and development	Identify potential noise sensitive land use through Noise Exposure assessment forecast sheet Where cannot be avoided consider design of the street and lot layout; and building configuration Determine if management plan is appropriate Consideration to the preparation of a site specific Local Development Plan Consideration to mitigation measures such as quiet house requirements	Noise Exposure Forecast sheet Contour Map Management Plan Local Development Plan Subdivision conditions for noise mitigation measures such as quiet house requirements and notification on title	 WAPC - Assessment and determination of subdivision plans; and accompanying Noise Level Contour Maps, Noise Exposure Forecasts and Noise Management Plans. Impose conditions of subdivision approval. Refer Appendix 5 for recommended wording for a notification on title. Local Government — Assessing as per the above in addition to assessing and determining development applications, local development plans and building permits in accordance with the requirements of the Policy. This included ensuring any quiet house requirements required through a Local Development Plan is implemented through the building permit process. Advising the WAPC/Department of Planning, Lands and Heritage of proposals for new infrastructure likely to trigger application of the Policy and for major upgrades of such infrastructure. Department of Water and Environmental Regulation - Provide expert technical advice primarily in relation to Noise Management Plan and the effectiveness of performance-based recommendations. Department of Jobs, Tourism, Science and Innovation (building commission) - Administering the Building Act 2011 and Building Regulations 2012 that set out the building approval process for Western Australia, including the requirement to obtain a building permit to carry out building work. Administering and applying the Building Code of Australia in Western Australia.



3 ASSESSING NOISE

This section sets out the key assessment and management tools of noise impacts to enable implementation of the policy measures outlined in **section 6 of the Policy**.

For further guidance on measurement and on-site verification and noise assessment methodology, refer to **Appendix 3 and 4**).

3.1 UNDERSTANDING NOISE

Sound may be simply described as what we hear. Noise is unwanted sound, which carries a variety of negative effects that can adversely affect community health and amenity. **Figure 1** shows a range of typical noise levels.

Figure 2 illustrates the road noise source (typically engine exhausts, braking vehicle aerodynamics-flow turbulence and the interaction between wheel and road or track) and rail noise (generally interaction/shunting between cars and wheel squealing on tight curves) to which the Policy applies.

3.2 NOISE CRITERIA

Table 2 of the Policy sets out the noise criteria that apply to proposals for new noise-sensitive land use and/or development or new/upgraded major roads and railways assessed under this Policy.

Transport noise levels can change very quickly so it is more convenient to use a single number which is equivalent ('eq') in level (L) to the total sound energy measured over a given time period. Sound is also perceived differently according to its frequency. In general, human hearing is

less sensitive to airborne sound at lower frequencies (such as a rumble) compared to those at higher frequencies (like a hiss).

Painful	120	Jet aircraft take off at runway edge
	110	Rock concert
	100	225mm angle grinder at 1 metre
	90	Heavy industrial factory interior
Noisy	80	Shouting at 1 metre
	70	Freeway at 20 metres
	60	Normal conversation at 1 metre
	50	Night time outdoor noise target
Quiet	40	Office air conditioning
	30	Typical bedroom design target
Very Quiet	20	Whisper, rural bedroom at night
	10	Human breathing at 3 metres
	0	Threshold of typical hearing

Note: The levels above are L_{Aeq} (dB re 20 μ Pa). Sound and noise is measured in decibels (dB). It is important to realise that the decibel is just a ratio between two quantities, and there needs to be a common reference value ('re'). The usual reference value for sound pressure in air is 20 micropascals (20 μ Pa) — a value associated with the minimum threshold of typical hearing. Although the correct way to present a unit of a sound pressure level against this reference value is in 'dB re 20 μ Pa', the reference value is very common and some simplify the measurement result to just 'dB'.

Figure 1: Typical noise levels

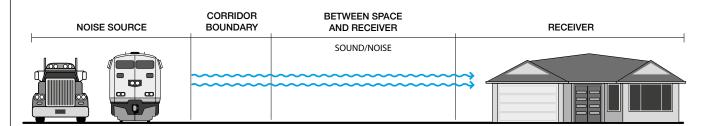


Figure 2: Experience of noise



Given the above, the unit used in this Policy is the 'A- weighted equivalent continuous sound pressure level', or ' L_{Aeq} '. Care should be taken to note that L_{Aeq} values are averages over large time periods. Consider that a quiet night with a loud single event (such as a road train passing) may result in a higher degree of annoyance than the overall L_{Aeq} value may indicate.

3.2.1 Exceeding the noise criteria

The Policy recognises that in some instances it may not be 'reasonable' and/or 'practicable' to implement noise mitigation measures in order to achieve the noise criteria. The determination of 'reasonable' and/or 'practicable' is to be to the satisfaction of the responsible decision-maker. A submission outlining the reasonable and practicable considerations should help to facilitate a determination on the matter and should assist in communicating that decision to the community in a transparent way.

About the term 'reasonable'

An assessment of reasonableness should demonstrate that efforts have been made to resolve conflicts without compromising on the need to protect noise-sensitive land use activities. For example, if residents are concerned about the height of a transport noise barrier, have reasonable efforts been made to design, relocate or vegetate the barrier to address these concerns?

Whether a noise mitigation measure is reasonable might include a consideration of:

- the noise reduction benefit provided
- the number of people protected
- the relative cost of mitigation

- existing and future noise levels, including changes in noise levels
- aesthetic amenity and visual impacts
- compatibility with other planning policies
- differences between metropolitan and regional situations
- · differences between greenfield and infill development
- the benefits arising from the proposed development.

About the term 'practicable'

Practicable' considerations for the purposes of the Policy normally relate to the engineering aspects of the noise mitigation measures under evaluation. It is defined as "reasonably practicable having regard to, among other things, local conditions and circumstances (including costs) and to the current state of technical knowledge" (Environmental Protection Act 1986).

These may include:

- limitations of the different mitigation measures to reduce transport noise
- safety issues (such as impact on crash zones or restrictions on road vision)
- topography and site constraints (such as space limitations)
- drainage requirements
- access requirements (for driveways, pedestrian access and the like)
- maintenance requirements
- suitability of the building for acoustic treatments.

3.3 NOISE LEVEL CONTOUR MAP

A Noise Level Contour Map is a scale map of the subject site illustrating the likely noise levels and associated noise exposure categories. It is typically used for planning proposals to provide decision makers with information on the likely impacts of transport noise upon the subject site.

The Noise Level Contour Map can be prepared in two different ways.

- 1 A map (**Figure 3**) can be prepared using the noise level information contained within the Noise Exposure Forecast <u>Table 2</u>.
- 2 A map can be prepared using site-specific noise level information provided by a suitably qualified acoustic consultant/engineer, usually as part of the preparation of a Noise Management Plan.

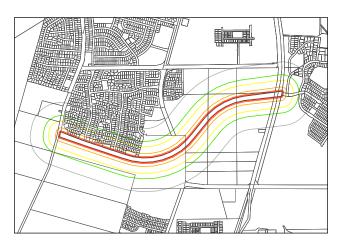


Figure 3: Example Noise Level Contour Map



Table 2: Noise forecast

Transport Corridor Classificat	Forecas	t noise le	evel (LAe	q,Day) aı	nd expos	ure categ	jory base	d on dist	ance fro	m edge o	f nearest	road car	riageway	/ (m)									
			1	0 2	0 3	0 4	10 5	0 6	0 7	0 8	30 9	0 1	00 1	10 1	20 13	30 1	40 1	50 1	75 2	00 2	25 2	50 2	75 300
			adjacent																				
Primary roads ¹		up to 25,000	71	66	64	62	61	59	59	58	57	56	56	56	55	55	54	53	52	51	51	50	50
* State roads	au distributors)	~ 30,000	71	67	64	63	61	60	59	58	58	57	57	57	56	56	54	54	53	52	51	51	50
(Freeways, highways, primary distributors) * Primary regional roads (Red roads under region schemes) * Metropolitan freight roads (in the Perth and Peel regions - typicallly 7.5%		~ 35,000	72	68	65	63	62	61	60	59	58	58	58	57	56	56	55	54	53	53	52	51	51
		~ 40,000	72	68	66	64	62	61	60	59	59	58	58	58	57	57	56	55	54	53	52	52	51
		~ 45,000	73	68	66	64	63	62	61	60	59	59	59	58	57	57	56	55	54	54	53	52	52
(in the Perth and Peel region heavy vehicles)	s - typicallly 7.5%	~ 50,000	73	69	66	65	63	62	61	60	60	59	59	59	58	58	56	56	55	54	53	53	52
Map 1, 2, 3		~ 55,000	74	69	67	65	64	62	62	61	60	59	59	59	58	58	57	56	55	54	54	53	53
		~ 60,000	74	70	67	66	64	63	62	61	61	60	60	60	59	59	58	57	56	55	54	54	53
		~ 70,000	75	71	68	66	65	64	63	62	61	61	61	61	59	59	58	57	56	56	55	54	54
		~ 80,000	75	71	69	67	65	64	63	62	62	61	61	61	60	60	59	58	57	56	55	55	54
	[~ 90,000	76	72	69	67	66	65	64	63	62	62	62	61	60	60	59	58	57	57	56	55	55
	[~ 100,000	77	72	70	68	67	66	65	64	63	62	62	61	61	61	60	59	58	57	57	56	56
		~ 120,000	77	73	70	69	67	66	65	64	64	63	63	63	62	62	61	60	59	58	57	57	56
		more than 140,000	78	74	71	69	68	67	66	65	64	64	64	64	62	62	61	60	59	59	58	57	57
* Regional freight roads	up to 10% heavy	up to 10,000	72	69	67	65	64	63	62	61	61	60	60	59	59	58	58	57	56	56	55	55	54
(Regional freight roads are	vehicles	more than 10,000	74	70	68	67	65	64	63	63	62	61	61	60	60	59	59	58	57	57	56	56	55
defined by Department of Transport Western	10 to 20% heavy	up to 10,000	74	70	68	67	65	64	64	63	62	62	61	61	60	60	59	59	58	57	57	56	56
Australian Regional Freight	nt vehicles	more than 10,000	76	72	70	68	67	66	65	64	63	63	62	62	61	61	61	60	59	58	58	57	57
Transport Network Plan)		up to 10,000	75	72	70	68	67	66	65	64	64	63	63	62	62	61	61	60	59	59	58	58	57
Maps 1 and 2	heavy vehicles	more than 10,000	77	73	71	70	68	67	66	66	65	64	64	63	63	62	62	61	60	60	59	59	58
Secondary roads ¹		up to 5,000	60	57	55	54	53	52	51	51	50	50	49	49	48	48	48	47	47	46	46	45	45
* Other regional roads	,	~ 7,500	63	60	58	57	56	55	54	54	53	53	52	52	51	51	51	50	50	49	49	48	48
(Blue roads under region sch * District Distributor A	emes)	~ 10,000	65	62	60	59	58	57	56	55	55	54	54	54	53	53	53	52	51	51	50	50	49
(Typicallly 5%heavy vehicles) [~ 15,000	66	63	61	60	59	58	57	57	56	56	55	55	54	54	54	53	53	52	52	51	51
Map 3	,	~ 20,000	67	64	62	61	60	59	58	58	57	57	56	56	55	55	55	54	54	53	53	52	52
		~ 25,000	68	65	63	62	61	60	59	58	58	57	57	57	56	56	56	55	54	54	53	53	52
	ļ	~ 30,000	68	65	64	62	61	60	60	59	59	58	58	57	57	57	56	56	55	55	54	54	53
		more than 35,000	69	66	64	63	62	61	60	60	59	59	58	58	58	57	57	56	56	55	55	54	54
Transport Corridor Classifica	tion	Movements/day	Forecas	t noise l	evel (LAe	q,Day) a	nd expos	ure cated	jory base	ed on dist	ance fro	m neares	t rail cen	treline (ı	n)								
			1	0 2	20 3	30 4	10 5	i0 6	50 7	70 8	30 9	90 1	00 1	10 1	20 1:	30 1	40 1	50 1	175 2	00 2	25 2	50 2	75 300
			adjacent																				
Passenger railways	Joondalup-Butler	260	68	64	61	60	59	58	57	56	56	55	55	54	54	53	53	52	52	51	50	50	49
Map 3	Midland	170	66	62	59	58	57	56	55	54	54	53	53	52	52	52	51	51	50	49	48	48	47
	Fremantle	160	66	61	59	58	56	56	55	54	53	53	52	52	52	51	51	50	49	49	48	48	47
	Armadale-Thornlie	290	68	64	62	60	59	58	57	57	56	56	55	55	54	54	53	53	52	51	51	50	50
	Mandurah	250	68	64	61	60	59	58	57	56	56	55	55	54	54	53	53	52	51	51	50	50	49
	Other lines	300	68	64	62	60	59	58	57	57	56	56	55	55	54	54	54	53	52	51	51	50	50
Freight railways Map 1, 2, 3 (LAeq,Night)		-	70	66	64	62	61	60	59	59	58	58	57	57	56	56	55	55	54	53	53	52	52

Forecast Noise Level (LAeq,day, dB)	Exposure Category	Policy requirements for noise- sensitive land use and/or development					
55 or less		No further measures					
56 to 58	A	Noise-sensitive land use and/or development is acceptable, subject to:					
		Mitigation measures in accordance with an approved Noise Management Plan; or					
		Quiet house A (see Table 3)					
59 to 62	В	Noise-sensitive land use and/or development is acceptable, subject to:					
		Mitigation measures in accordance with an approved Noise Management Plan; or					
		Quiet house B (see Table 3)					
63 to 66	C	Noise-sensitive land use and/or development is acceptable, subject to:					
		Mitigation measures in accordance with an approved Noise Management Plan; or					
		Quiet house C (see Table 3)					
67 to 70	D ¹	Noise-sensitive land use and/or development is not recommended. ²					
71+	E1	Noise-sensitive land use and/or development is strongly discouraged.					
1 For Exposure Categories D and E there is no quiet house option							

- 1 For Exposure Categories D and E there is no quiet house option.
- 2 If noise-sensitive land use and/or development is unavoidable, an approved Noise Management Plan is required to demonstrate compliance with the noise criteria (see Table 1).
- Specific data for Primary, Regional freight and Secondary Roads vehicles per day and % heavy vehicle mix can be obtained from the Main Roads WA Traffic Map website: http:// mrapps.mainroads.wa.gov.au/TrafficMap

Assumptions:

- The NEF table does not account for the risk of short-term noise / vibration impacts which have historically been the cause of various complaints in Western Australia.
- Forecast noise levels assume level and open ground between the noise source and the receiver and neutral weather effects.
 All values include a +2.5 dB façade correction.
- It is acceptable to estimate noise levels where values lie between distance intervals.
- Primary, Regional freight and Secondary Roads noise levels are based on the following traffic mixes:
- Primary roads 80 km/h traffic speed and heavy vehicle percentage of 7.5%, dense graded asphalt road surface.
- Freight roads 110 km/h traffic speed and heavy vehicle percentages of 10%, 20% or 30%, 14mm chip seal road surface.
- Secondary roads 80 km/h and heavy vehicle percentage of 5% or 10%, dense graded asphalt road surface.
- Primary, Regional freight and Secondary Roads for each road traffic volume range are already adjusted to account for future traffic growth rates of 2.5% per year over 20 years.
- Railway noise levels are based on current traffic volumes and mixes with adjustments included for future growth over 20 years in line with historical averages.



3.4 NOISE EXPOSURE FORECAST

When it is determined that the Policy applies to a planning proposal the Noise Exposure Forecast enables proponents and/or decision-makers to undertake a simple assessment of the risk of noise impacts on noise-sensitive land use and/or development within the trigger distance of road or railway infrastructure through forecasts on noise levels which has been verified through noise monitoring. Proponents can complete the worksheet (**Appendix 1**) to accompany subdivision, development and building licence applications to demonstrate the forecast noise levels at a noise-sensitive land use and/or development and the required noise mitigation measure through quiet house requirements.

Proponents and/or decision-makers can also identify future development areas where transport noise may present an unacceptable impact on noise-sensitive land use and/or development which may result in consideration of more compatible land uses.

The Noise Exposure Forecast can be used to prepare a Noise Level Contour Map to inform high-order planning documents and planning proposals.

3.4.1 Noise reductions from existing screening building and structures

The Noise Exposure Forecast table contains noise levels assuming open and level ground. It does not account for existing screening buildings, terrain, structures or noise walls/fencing that is located between the noise source and the receiver, which enable reductions in noise levels lower than what is presented in the Noise Exposure Forecast table.

A 4dB reduction to the noise levels contained in the Noise Exposure Forecast table which equates to at least one exposure category/quiet house specification (i.e. quiet house C (63dB) to quiet house B (59dB)) can be applied in the following situations.

- An existing building or structure (at least one storey high) screens more than 50% (not intermittently) of the most exposed frontage of a noise-sensitive land use and/or development (Figure 4).
- An existing solid continuous two metre noise wall/ fence.
- Topographical difference of at least four metres that is not a direct line of sight (that is, where the infrastructure corridor is lower than the subject site) as illustrated in **Figure 5**.

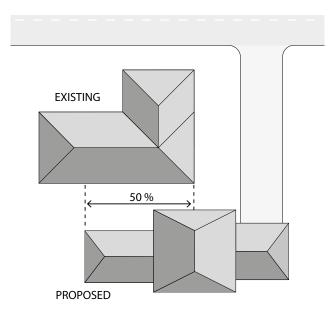


Figure 4: Illustration of a building or structure screening more than 50% of the most exposed, habitable façade of a noise-sensitive building

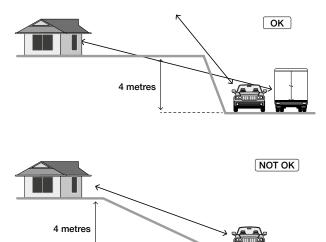


Figure 5: Illustration of a topographically uninterrupted and interrupted line-of-sight between a noise source and the most exposed, habitable façade of a noise-sensitive building



Caution should be applied when considering a reduction to noise levels contained in the Noise Exposure Forecast table if proponents desire a higher quality acoustic environment that would be achieved through the customised performance-based mitigation measures. This is particularly relevant for above ground floor levels not screened that have a direct line of sight to the road or rail line and are therefore still significantly impacted by the noise source.

A site-specific Noise Management Plan is required to quantify the noise reduction performance of existing screening buildings and structures beyond the 4dB reduction.

3.5 NOISE MANAGEMENT PLAN

A Noise Management Plan provides a site-specific noise assessment and recommended noise mitigation measures to achieve the Policy's criteria. They are commonly prepared by a competent professional such as an acoustics engineer or other consultant on behalf of the developer or proponent.

Those accepted as being suitably qualified are:

- a person holding membership of the Australian Acoustical Society (AAS) in the grade of Member or Fellow (designated by the post-nominal letters M.A.A.S. or F.A.A.S. respectively); and/or
- a company holding current corporate membership of the Australian Association of Acoustical Consultants (AAAC).

An acoustics engineer is defined as a person eligible for professional membership to the Institute of Engineers Australia (MIEAust).

Both the AAS and AAAC require their members to meet and maintain standards of technical competency. The AAS and AAAC retain current lists of their members on their respective websites.

Section 2 outlines when a Noise Management Plan is to be prepared, with a preference of it being prepared as early as possible in the planning process.

For noise-sensitive land use and/or development proposals, where there is an existing road or railway, noise measurement to inform preparation of the plan must be undertaken. Noise modelling in the absence of noise measurement should only be undertaken where a road or railway is proposed but not yet constructed. **Appendix 4** includes a checklist for road and rail noise modelling.

Appendix 5 provides a recommended template for the content of a Noise Management Plan which typically outlines:

- how the proposed noise mitigation measures will achieve the noise criteria (see <u>Figure 6 and 7</u>);
- recommended mitigation measures for the proposal including extent of noise walls/bunds and consideration of amenity impacts and residential lots with guiet house requirements;
- outlining the stage of the planning process, responsible parties, staging and timing;
- a description of other noise management measures, for example post-construction noise monitoring, complaint response, ongoing maintenance requirements; and/or
- outcomes of community and stakeholder consultations (where a noise wall is proposed on a common boundary).

If the development is occurring prior to the construction of a nearby planned major road or railway, the developer should seek details of the infrastructure design and work with the infrastructure provider to develop a joint Noise Management Plan to outline responsibilities and commitments in relation to noise mitigation.

The proponent should be tasked with ensuring that what is designed and constructed remains consistent with the Noise Management Plan.

The Department of Water and Environmental Regulation is available to provide noise-related advice and expertise, as well as other stakeholders potentially affected such as the State government transport portfolio. Local government may play a role in the clearance of certain conditions.



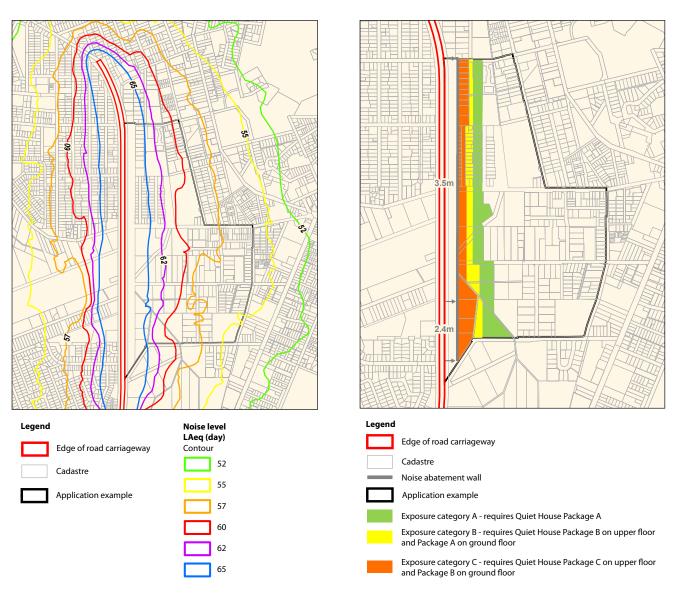


Figure 6: Noise Management Plan Contour Map - prior to any proposed noise mitigation

Figure 7: Noise Management Plan Contour Map - showing noise mitigation measures



4 TECHNIQUES FOR NOISE AVOIDANCE AND MITIGATION

This section outlines the various ways to minimise noise from road and rail from the strategic planning stage through to the detailed design at the development approval stage.

The most straightforward way of minimising the noise-related impact of transport corridors is to avoid proposing noise-sensitive land use and/or development in close proximity to such infrastructure.

4.1 PHYSICAL SEPARATION AND COMPATIBLE LAND USES

The allocation of non-noise-sensitive land uses in the vicinity of transport corridors serves two purposes. Firstly, it provides spatial separation for noise-sensitive land use and/or development and secondly it can, depending on built form, create a physical barrier protecting land beyond.

Physical separation between the transport infrastructure and noise-sensitive areas could include:

- Local streets and road reserves including shared paths/cycle lanes (in compliance with Liveable Neighbourhoods) that provide further separation from the noise source, promote passive surveillance of the street and allow for planting and landscaping;
- Open public spaces of a size and function that can be designed to ensure the spaces are usable to residents and preferably have areas that are guieter; and
- Defined easements or building setbacks in new estates along road/rail corridors should be considered. The vesting/management authority for such reserves on greenfield site subdivisions should be local government.

At the strategic planning stage proponents should consider route alignment for a new road or railway that maximises separation distances from existing or future noise-sensitive land uses is critical to achieving overall noise management outcomes. The planning and design should also consider the likely hours of operation of those routes, for example whether they will carry increased numbers of freight vehicles during night periods. Natural ground topography can also be used to better shield the transport corridor. Cuttings, with a finished surface below

natural ground level, can be significantly quieter and improve the effective height of nearby noise screening walls.

Acquiring or preserving adequate space in the corridor reserve is important to ensure that suitable set-back distances to receivers can be achieved and that, if necessary, bunds and barriers can be constructed close to either the source or receiver, but preferably closer to the source.

In the vicinity of transit stations and precincts, non-noisesensitive land uses such as commercial buildings, including mixed use developments, community and recreational facilities will help to facilitate a self-contained walkable neighbourhood that can support public transport and reduce car dependence.

Along freight corridors, service commercial and industrial activity would be more appropriate and would benefit from proximity to transport links. Establishment and maintenance of land along transport corridors for non-noise-sensitive development is achievable through the designation of appropriate land use zones in local planning schemes.

For locations where land zoned for residential purposes abuts or is in close proximity to a transport corridor, opportunities for non-noise-sensitive development are more limited but do exist. Drainage corridors and community facilities are examples of non-noise-sensitive development that could be located along transport corridors. If residential development is unavoidable, consideration should be given to the siting and layout of dwellings and form particularly of multiple dwellings, which are built at a scale that is more likely to make mitigation measures more economically feasible.



4.2 NOISE WALLS

Where a subdivision or development backs onto a major transport corridor and from which access is not permitted, it is normal practice to provide a continuous wall along the property boundary. Noise walls – also referred to as noise screens and barriers – are a solid wall or fence designed to reduce airborne noise. In this context, 'walls' usually refer to heavy or primary walls immediately adjacent to transport infrastructure. Fences usually refer to lighter and shorter structures located on residential lot boundaries.

Noise walls used near Perth major roads generally reduce transport noise (L_{Aeq}) levels by between 5dB and 10dB, depending on the design (materials, density, height and other such factors) of the barrier and the topography of the site. Reducing noise by more than this with a wall is usually very difficult and not economical.

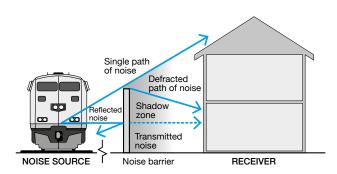


Figure 8: Effect of a noise barrier on the path of noise

Low noise walls, that is those around two metres high, should be used with high caution when used in close proximity to transport infrastructure. While low barriers may be effective at reducing noise from sources close to the ground, such as noise from the wheels of passenger cars or freight wagons, they are likely to have no effect on elevated noise sources such as exhaust discharges from trucks or locomotives.

4.2.1 Positioning

The most effective place to position a noise wall is generally as close as possible to the road or railway, as this will tend to reduce the overall height of the wall required to attenuate traffic noise. However, construction of such a barrier is usually limited to transport infrastructure providers who operate within the province of the road or railway reserve.

Figure 9 depicts that to minimise the transmission of noise around the ends of a transport noise barrier, it should generally be long enough to subtend an angle of 160 degrees from the receiver to the road or railway. This results in a barrier with a total length of about eight times the distance from receiver to barrier. The length of the barrier can be effectively reduced by moving the barrier closer to the receiver or by bending the ends of the barrier away from the road or railway.

Figure 10 depicts that overlapping barriers can be used to suit pedestrian walkways, egress points or service roads.

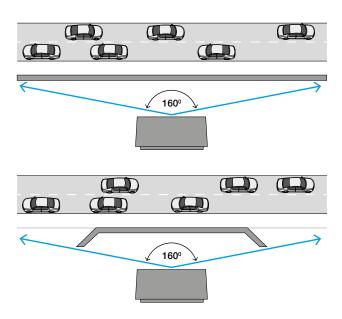


Figure 9: Reduction of barrier length through end treatment

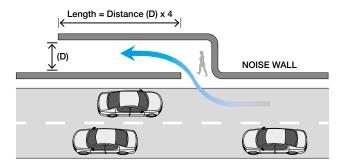


Figure 10: Overlapping barrier section to cover gaps



4.2.2 Materials

Noise walls must be continuously airtight or without gaps but can be made from a range of materials including precast concrete panels, brickwork, limestone blocks, concrete blockwork, timber, transparent acrylic, fibre cement, recycled plastic, and metal sheeting.

It is generally recommended that walls in close proximity to transport noise have a minimum surface density of at least 15 kilograms per square metre to effectively reduce the noise passing through the barrier. This surface density is readily achieved with masonry or timber walls which meet relevant structural/wind-loading requirements. Heavier walls do not necessarily perform better since at this point the dominant noise path is probably over the top of the wall.

Lightweight fences such as post and rail and sheet steel are not substitutes for noise walls but provide some benefit for heights up to two metres and locations immediately adjacent to outdoor living areas and ground floor openings to habitable rooms. Lightweight materials may be sheeted on both sides of supports to form a double layer construction for comparable performance and planks or sheeting must be tight fitting and overlaid by a minimum of 30 millimetres, with no gaps between materials or between the base of the fence and the ground.

4.2.3 Reducing visual impacts

Often the strongest resistance to implementing noise walls is in relation to their appearance. The design should consider scale, proportion, deliberate use and/or variation of:

- colour;texture;
- pattern; transparency;
- height; materials; and
- non-linear forms;
 lighting

to improve the aesthetics of the noise wall. The design should consider the local character taking account of the urban fabric and natural, historic and cultural context. In some cases it may also be appropriate to integrate the noise wall design with an entrance statement or public art. Where practical planting can assist with breaking down the scale of a noise wall by reducing its visual dominance, which is more critical on the receiver side of the transport noise barrier.

Figure 11 shows the use of transparent viewing panels, textured surfaces and planting to reduce the visual impact of noise walls and **Figure 12** shows how block work, planting and the incorporation of other pedestrian elements give a noise wall a more human scale.



Figure 11: Noise wall



Figure 12: Noise wall with vegetation

4.3 EARTH MOUNDS/BUNDS

Landscaped earth mounds or bunds can provide benefits in terms of natural landscape values and good visual screening where there is fill and space available, for example in rural areas. However they are generally not suitable in urban areas as they require large footprints. They also attract ongoing maintenance costs for weeding, erosion, litter, fire prevention, and may need structural retaining of the soil to enable steeper vertical slopes to bring the bund closer to the transport corridor, or to enable the retention of mature trees on lower slopes.

Bunds will often need to be built slightly higher than an equivalent vertical wall because the top of the bund cannot be placed as close to the noise source and requires significant horizontal spacing. For example, a two-metre high unreinforced earth bund requires approximately 17 metres of horizontal space; for every metre of additional height, approximately six metres of additional horizontal space is needed.



4.4 BUILDING DESIGN AND CONFIGURATION

Acoustic design to mitigate noise for single and multi-storey buildings generally recommend:

- positioning noise-sensitive spaces such as bedroom and living areas away from noise source and less noise sensitive spaces, such as the garage, bathrooms and laundry, closer to the noise source (Figure 13);
- private and communal open space located furthest away from the noise source, preferably screened by the building itself;
- use of podiums and extended facade elements to provide useful shielding of floors above and provide distance offset (Figure 14);
- designing balustrades to be continuous without gaps to shield noise sources below;
- fully enclosing balconies with operable windows to create winter gardens;
- applying sound-absorptive/diffusive elements to the underside of balcony ceilings (soffit) to reduce reflected sound into the dwelling; and
- avoiding designs and configurations which 'collect' and 'focus' noise (**Figure 15**).

Refer to *Draft State Planning Policy 7.3 Apartment Design* for more detailed guidance on built form design for multi-storey buildings.

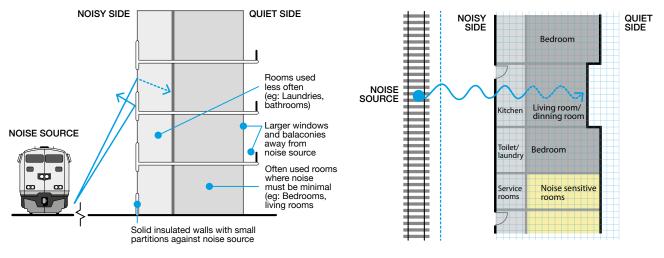


Figure 13: Locating noise-sensitive rooms away from the noise source

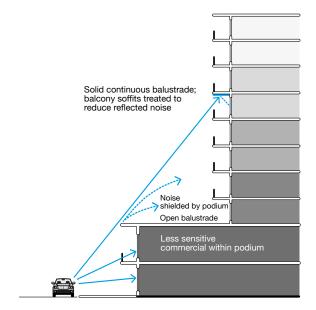


Figure 14: Shielding effects of commercial podium developments

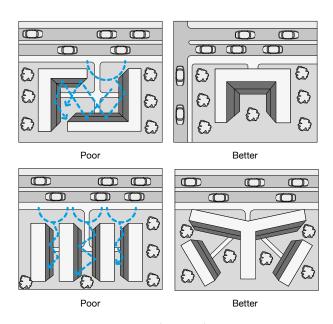


Figure 15: Acoustic design for the effective orientation of buildings in transport noise zones



QUIET HOUSE REQUIREMENTS

Where outdoor and indoor noise levels received by a noise-sensitive land use and/or development exceed the Policy's noise criteria, implementation of guiet house requirements (Table 3) is an acceptable solution.

Quiet house acoustic design aims to minimise the extent of noise insulation needed to meet the indoor noise level standards and provide for at least one protected outdoor living.

Table 3 also introduces several new terms defined below and illustrated in Figure 16:

- 'Facing' the transport corridor (red): Any part of a building facade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the facade without obstruction (ignoring any fence).
- **'Side on'** to transport corridor (blue): Any part of a building facade that is not 'facing' is 'side on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).
- 'Opposite' to transport corridor (green): Neither 'side on' nor 'facing', as defined above.

The most common approaches to acoustic treatment of a building are providing mechanical ventilation or air conditioning so windows can remain closed; providing acceptable glazing thicknesses (refer to Figure 17); and improving insulation to the roof and above-ceiling space.

A mechanical ventilation system is usually required to allow windows to be closed when guiet indoor conditions are required. Mechanical ventilation systems need to comply with AS 1668.2 – The use of mechanical ventilation and air-conditioning in buildings and natural ventilation arrangements of F4.6 and F4.7 of Volume One and 3.8.5.2 of Volume Two of the National Construction Code.

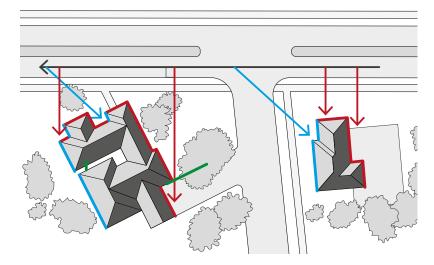
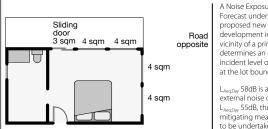


Figure 16: Determining building face orientation



A Noise Exposure Forecast undertaken for a proposed new residential development in the vicinity of a primary road determines an external incident level of LARGIDAY 58dB at the lot boundary.

L_{Aeq,Day} 58dB is above the external noise criteria of L_{Aeq,Day} 55dB, therefore mitigating measures need to be undertaken.

The approval agency advises that the development proponent can elect to implement quiet house A treatment or prepare a Noise Management Plan which demonstrates to the satisfaction of the approval agency how the requirements will be otherwise be met. The proponent elects to implement the first option, which for L_{Aeq Day} 58dB corresponds to quiet house A according to the Noise Exposure Forecast

One corner of the proposed dwelling has a bedroom of 20 square metres with attached ensuite, in which one wall is facing the road corridor and another is facing 'side-on'. The wall facing the road corridor has window glazing with a combined area of eight square metres, and the wall facing side on has eight square metres of window and a glass balcony door of three square metres.

The glazing area facing the road is eight square metres per 20 square metres equating to 40 per cent of the floor area, so must have a minimum Rw + Ctr value of 28dB. From Table 3, this can be achieved with any fixed glazing more than six millimetres thick, or a sliding type window with 10 millimetres laminated glass and acoustic seals.

If for example, the window facing the road were increased to 60 per cent (or 12m² in this example), then the acoustic rating must be increased to Rw+Ctr 31dB, requiring 10 millimetres fixed pane glass or same six millimetres glass but with a sealed awning type frame.

Side on to the corridor, the glass door is included in the area calculation $(11m^2 \text{ total}/20m^2 = 55\%)$, however the allowance for Rw+Ctr 28dB glazing is increased to 60 per cent, meaning the same window system facing the road can be used. The glass door needs to comply with Rw+Ctr 28 dB, and from Table 3 this can be achieved with a six millimetre toughened glass suite with acoustic seals.

The proponent may also here nominate a glass sliding door system acoustically rated to Rw 31dB by a manufacturer or professional acoustical consultant.

Figure 17: Example of determining acceptable treatment glazing

Table 3: Quiet house requirements

	Orientation		Acoustic rating and example constructions						
	to corridor	Walls	Windows / external doors	Roof and ceiling	Outdoor living areas	Mechanical ventilation / air conditioning			
A Quiet House A	Facing	Bedroom and indoor living and work areas to Rw+Ctr 45dB One row of 92mm studs at 600mm centres with: Resilient steel channels fixed to the outside of the studs; and - 9.5mm hardboard or 9mm fibre cement sheeting or 11mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and - 75mm glass wool (11kg/m³) or 75mm polyester (14kg/m³) insulation, positioned between the studs; and - Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs. Single leaf of 150mm brick masonry with 13mm cement render on each face. Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.	Bedroom to Rw+Ctr 28 dB, total glazing area up to 40% of room floor area [if Rw+Ctr 31dB: 60%] [if Rw+Ctr 34dB: 80%] Sliding or double hung window with single pane glazing to Rw 36dB (or 10mm glass) or 6mm-12mm-10mm double insulated glass; Fully glazed hinged door with certified Rw 31dB rated door and frame including seals and 6mm glass; and/or Glazed sliding door with 10mm glass Indoor living and work areas to Rw+Ctr 25dB, total glazing area limited to 40% of room floor area. [if Rw+Ctr 28dB: 60%] [if Rw+Ctr 31dB: 80%] Sliding or double hung window with single pane glazing to Rw 33dB (or 6mm glass) or 6mm-12mm-6mm double insulated glass External doors other than glass doors to Rw+Ctr 26dB 35mm solid core timber frame and door, side hinged with certified Rw 28dB acoustically rated door and frame system including seals Glazed sliding door with 10mm glass	To Rw+Ctr 35dB Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling	At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	Evaporative systems require attenuated ceiling air vents to allow closed windows Refrigerant-based systems need to be designed to achieve fresh air ventilation requirements Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw			
!	Side on		Rw+Ctr values may be 3dB less, or max % area increased by 20%			and 40dB into sensitive spaces			
(Opposite	No requirements				Openings such as eaves,			
B Quiet House B	Facing	Bedroom and indoor living and work areas to Rw+Ctr 50dB Single leaf of 90mm clay brick masonry with: A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 75mm glass wool (11kg/m³) or 75mm polyester (14kg/m³) insulation between studs; and One layer of 10mm plasterboard fixed to the inside face Single leaf of 220mm brick masonry with 13mm cement render on each face Single leaf of 220mm brick masonry with 13mm cement render on each face Single leaf of 220mm brick masonry with 13mm cement render on each face Double brick: two leaves of 90mm clay brick masonry with: A 50mm cavity between leaves Somm glass wool (11kg/m³) or 50mm polyester (14kg/m³) cavity insulation resilient ties where required to connect leaves Double brick: two leaves of 110mm clay brick masonry with a 50mm cavity between leaves and 50mm glass wool (11kg/m3) or 50mm polyester (14kg/m³) cavity insulation	 Bedroom Rw+Ctr 31dB, total glazing area up to 40% of room floor area [if Rw+Ctr 34dB: 60%] Fully glazed hinged door with certified Rw 34dB acoustically rated door and frame including seals and 10mm glass Fixed sash, awning or casement window with single pane glazing to Rw 33dB (or 6mm glass) or 6mm-12mm-6mm double insulated glass Indoor living and work areas to Rw+Ctr 28dB, total glazing area up to 40% of room floor area [if Rw+Ctr 31dB: 0%] [if Rw+Ctr 34dB: 80%] As per Quiet House A example above External doors other than glass doors to Rw+Ctr 26dB As per Quiet House A example above 	To Rw+Ctr 35dB Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling	At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable			
	Side-on		Rw+Ctr may be 3dB less, or max % area increased by 20%						
	Opposite	As per Quiet House A 'Side-on'							
C F Quiet House C	Facing	Bedroom and indoor living and work areas to Rw+Ctr 50dB As per Quiet House B example above Bedroom and indoor living and work areas to Rw+Ctr 50dB Bedroom and indoor living and work areas to Rw+Ctr 50dB Bedroom and indoor living and work areas to Rw+Ctr 50dB Bedroom and indoor living and work areas to Rw+Ctr 50dB	Bedroom to Rw+Ctr 34dB, total glazing area limited to 40% of room floor area [if 20% of floor area or less, Rw+Ctr 31dB] Fixed sash, awning or casement window with single pane glazing to Rw 36dB (or 10mm glass) or 6mm-12mm-10mm double insulated glass Indoor living and work areas to 31dB, total glazing area up to 40% of room floor area [if Rw+Ctr 34dB: 60%] As per Quiet House B example above External doors other than glass doors to Rw+Ctr 30dB 40mm solid core timber frame and door (without glass or with glass inserts not less than 6mm), side hinged with certified Rw 32dB acoustically rated door and frame system including seals	To Rw+Ctr 40dB 2 layers of 10mm plasterboard Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling, 50mm glass wool (11kg/m³) or	At least one outdoor living area located on the opposite side of the building from the transport corridor				
	Side-on		Rw+Ctr may be 3dB less, or max % area increased by 20%	50mm polyester (20kg/ m³) cavity insulation					
	Opposite	As per Quiet House A 'Facing'		,					

Footnotes:

- The airborne weighted sound reduction index (Rw) and traffic correction term (Ctr) are published by
 manufacturers/suppliers, can be determined by acoustical consultants or measured in accordance with AS ISO
 717.1. Higher Rw+Ctr values infer greater sound insulation. All values are minimum Rw+Ctr (dB)
- Example construction for different external wall ratings of Rw+Ctr 45dB and 50dB are provided and are listed within Specification F5.2 in Volume 1 Part F of the National Construction Code. These values are based on the installation and sealing of joints and penetrations in accordance with Specification F5.2.
- Window and external door sound reduction values provided are based on the provision of suitable acoustic seals
 to prevent sound leakage. To comply with the above ratings, all external glass windows and doors specified under
 requirements A, B and C must have the following:
- Operable windows and external doors must have a seal to restrict air infiltration fitted to each edge and doors must have a drop seal to provide an airtight seal when closed
- Within doors or fixed framing, glazing must be set and sealed using an airtight arrangement of non-hardening sealant, soft rubber (elastomer) gasket and/or glazing tape, or be verified by manufacturer or approved person that the construction system as to be installed achieves the relevant Rw+Ctr value
- In this context, a seal is foam or silicon based rubber compressible strip, fibrous seal with vinyl fin interleaf or the like. Brush / pile type seals without this seal included are not allowed.
- Glazing referenced can be monolithic, laminated or toughened safety glass
- Any penetrations in a part of the building envelope must be acoustically treated so as not to degrade the
 performance of the building elements affected. Most penetrations in external walls such as pipes, cables or
 ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar
- No requirements for other indoor areas other than bedrooms and indoor living or work areas



4.6 AT THE SOURCE (ON-CORRIDOR)

Management of noise at its source (known as 'at-source' or, more specifically for road and railway noise, 'on-corridor') is beyond the scope of the planning system. As such, effective mitigation of road and railway transport noise is reliant on measures that minimise the generation and emission of noise.

Controlling noise at its source is often the most costeffective way to minimise noise impacts as part of the planning and design of new road and railway infrastructure proposals. The key noise mitigation options available to transport infrastructure operators are briefly summarised as follows:

Design and construction

- Low-noise surfaces. Low-noise road surfaces can be an
 effective noise mitigation tool. For roads, open graded
 asphalt can be up to 3dB quieter than standard asphalt
 pavement types. Chip seal surfaces are noisier. For rail
 vehicles, noise generated by the wheel/rail interaction
 is strongly influenced by the design and roughness of
 the track. Routine maintenance is crucial.
- Appropriate speeds. Vehicle noise increases with speed and acceleration rates. In noise-sensitive areas, controls which limit speeds and/or heavy acceleration can be an effective form of noise mitigation. For example, traffic noise levels near roundabouts, where vehicles do not need to stop fully are quieter in comparison to stop-controlled intersections. On the other hand, speed humps may increase noise if they are likely to be heavily trafficked or used by commercial vehicles (e.g. noise from loose items).

- Minimising gradients. Reducing gradients reduces noise from freight vehicles. This can be an effective noise mitigation tool. Because engines work harder and produced more noise to go up gradients, while on steep down gradients, trucks may use engine braking.
- Eliminating tight rail curves. Rail squeal can be a significant source of noise annoyance and can be eliminated in design by avoiding tight curves (generally defined as less than 600 metres in radius). A less effective option post-construction may be the use of specific trackside lubrication systems.

Maintenance

- Investment in new vehicles and rolling stock.
 Investing in modern road vehicles and railway rolling stock (including locomotives, carriages and wagons) takes advantage of new technologies that improve their operational efficiency and quietness.
- Infrastructure maintenance. Track grinding, loco exhaust refurbishment, wheel alignment, track lubrication, brake refurbishment, road surface management.
- Monitoring. Collation of complaints data in a centralised repository and the use of monitoring equipment such as noise monitoring cameras allows noise 'hotspots' and vehicles or rolling stock requiring targeted maintenance to be identified.

Driver behaviour

- Education. Educating drivers about the importance
 of responsible driving and vehicle maintenance
 (particularly for road traffic) can lessen noise impacts.
 For example, minimising the use of horns (within safety
 parameters) and minimising the use of compression
 braking in residential areas through the use of signage
 and enforcement.
- Demand management. Encouragement of alternative routes (i.e. designated freight routes) and alternative transport modes (i.e. public transport) can result in reduced noise levels in areas comprising noise sensitive development.

Standards

 Vehicle and infrastructure standards. New or more stringent vehicle standards or regulations can be used to limit noise emissions from road and rail vehicles.



5 OTHER CONSIDERATIONS

5.1 STAKEHOLDER ENGAGEMENT

The management of road and railway transport noise is the shared responsibility of various stakeholders and noise mitigation is most effective when balanced, comprehensive and coordinated action occurs.

Proponents should engage with decision-making authorities and any other relevant stakeholders as early as possible where any proposal is located within the Policy's trigger distance (refer to **Table 1 of the Policy**).

This provides opportunities for early design to minimise the exposure of noise-sensitive land use and/or development to sources of transport noise. Doing so may result in reducing the need for physical barriers, such as noise walls, quiet house requirements and/or notifications on title.

Specifically, proponents' responsibilities include (but are not limited to) the following:

- Being aware of the road and railway transport noise impacting the subject land, with an understanding that such noise cannot be completely eliminated.
- Consulting with the State government transport portfolio, Department of Planning, Lands and Heritage, and/or the local government in relation to strategic planning for the infrastructure
- Preparing noise level contour maps or a noise management plan in accordance with the Policy requirements, and in doing so, seeking advice from the Department of Water and Environmental Regulation on technical matters, as required.
- Ensuring the initial and ongoing implementation of any noise management plan applying to the subject land.

5.2 MONITORING AND EVALUATION

Monitoring and evaluation is an integral part of the Policy lifecycle and is vital for continuous improvement.

The Department of Planning, Lands and Heritage will, on behalf of the Western Australian Planning Commission, monitor the implementation of the Policy and the planning and development outcomes delivered, to determine if outcomes are being achieved as intended.

The mapped road and railway corridors to which the Policy applies will be regularly reviewed to ensure the planning of construction of new road and railway corridors or deletion of any road or railway reservations is reflected in the Policy's mapping. Mapping may also need to be updated to reflect movement per day increases.

Future policy review, amendment or changes to the policy's mapping will be subject to full consultation with relevant stakeholders

5.3 VIBRATION

The Policy does not address ground-borne vibration. Vibration is a common emission involving the same physical processes as air-borne noise and the two are interrelated in a complicated manner. Vibration is most commonly associated with freight and passenger railways and at close distances to rail corridors, can cause a loss of amenity to sensitive land uses.

Vibration levels are dependent on ground composition and groundwater levels, rail track and rolling stock condition, train speeds and other factors, making it difficult to predict and mitigate. Vibration is best and most cost-effectively addressed 'at-source' through measures including rail track grinding, wheel maintenance or speed restrictions in built up areas.

Vibration is challenging and costly to mitigate generally and mitigation options for single detached housing is generally cost prohibitive. Feasible mitigation options do exist for larger scale multi residential development. Industry leaders do assess and if required, mitigate vibration.

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19 APPENDIX 1: THE NOISE EXPOSURE FORECAST WORKSHEET AND STEP-BY-STEP GUIDE



Step 1	Identify the relevant noise source (road or rail) from SPP 5.4 policy mapping and list in the Noise Exposure Forecast worksheet. If subject site is near multiple mapped corridors, all need to be included in the worksheet. For road vehicle per day data and % heavy vehicle mix information, visit the Main Roads Western Australia Traffic Map website: https://mrapps.mainroads.wa.gov.au/TrafficMap . Locate the nearest site for which there is monitoring data and use the most recent vehicle per day and heavy vehicle mix information available. Round up to the nearest vehicle per day line or heavy vehicle mix line in the Noise Exposure Forecast.	Site description and summary of proposal				
Step 2	Measure the distance from relevant noise source(s) to receiver. The distance is defined as the three dimensional distance between the edge of the nearest road carriageway or the centreline of the nearest rail tracks to either: • if the position and extent of the noise sensitive building position can be reasonably determined, one metre outside the nearest external façade or opening to a normally occupied space; or • a point which reasonably represents where each future noise-sensitive development could be constructed nearest the transport asset and is within three (3) metres of the lot boundary. Insert measured distances into the Noise Exposure Forecast table.	list road / rail corridors (as mapped) and VPD/heavy vehicle mix	for each corridor, measure the distance to subject site/development	Noise Exposure Forecast noise level (dB)/ Exposure category		
Step 3	Locate the closest scenario in the Noise Exposure Forecast table (rounding up or down to the closest VPD/Heavy vehicle mix). Identify the forecast noise level (dB) and corresponding exposure category in the Noise Exposure Forecast table (rounding to the nearest noise level (dB) where measured distance is between intervals) and put this into the worksheet.					
Step 4	If the subject site is impacted upon by multiple noise sources, use the formula in table to arrive at a single noise level. Use Noise Exposure Forecast table to identify a single relevant noise exposure category and corresponding policy requirements (Noise Management Plan required, quiet house requirements or no further measures).	4) Where there are multiple roads/rail noise sourchighlighted column (3) above are: dB equal or within 1dB of each other = +3dB; different by 2 or 3dB = +2dB, different by 4-7dB= +1d				
Step 5	For scenarios with multiple noise sources, add the highest noise source value (column 3) to the correction.	5) Sum of the maximum LAeq value from column				
Step 6	If there is existing development between the subject site and the road or rail corridor (as defined), describe this in the worksheet. It is permissible to drop 4dB (approximately one noise exposure category) to account for screening effects.	6) Screening development? Drop 4dB (one Exposure Category if desired				
Step 7	Determine final noise level/exposure category and corresponding policy requirements in the Noise Exposure Forecast worksheet, which is to accompany your planning or development application.	7) Final noise level and Exposure Category				

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APPENDIX 2: EXAMPLE OF A NOISE EXPOSURE FORECAST WORKSHEET



A new residential development is proposed near the intersection of Marmion Avenue and Burns Beach Road. Being residential, it is noise-sensitive. Both roads are secondary roads (Category 2).



The closest carriageway edges of Marmion Avenue is approximately 44 metres, and approximately 80 metres for Burns Beach Road.

According to most recent traffic volume data, Marmion Avenue carries 46,393 vehicles a day, and Burns Beach Road carries 27,249 vehicles a day.

From the Noise Exposure Forecast table, the contribution from Burns Beach Road (secondary road, 25,000 vehicles, 80 metres distant) is estimated as $L_{Aeq,Day}$ 58dB. The Marmion Avenue contribution (secondary road, more than 35,000 vehicles per day, 44 metres distant) is estimated as $L_{Aeq,Day}$ 62dB. These two values are 4dBdifferent, so a cumulative correction of +1dB is added. Therefore the highest value of 62dB + 1dB in corrections is $L_{Aeq,Day}$ 63dB.

In this scenario, there is a single residential house which qualifies as screening development. If desired, a -4dB reduction (one exposure category) can be applied. After applying this reduction, the final noise level is 60dB and exposure category B.

list road/rail corridors (as mapped) and VPD/ heavy vehicle mix	2) for each corridor, measure the distance to subject site/development	3) Noise Exposure Forecast noise level (dB)/ Exposure category
Marmion Avenue 46,393 8%	45 metres	62dB Exposure Category B
Burns Beach Road 27,249 8%	80 metres	58 Exposure category B
 4) Where there are multiple roads/rail noise sources: (a highlighted column (3) above are: dB equal or within 1dB of each other = +3dB; different by 2 or 3dB = +2dB, different by 4-7dB= +1dB 	+1dB	
5) Sum of the maximum LAeq value from column 3) a	63dB Exposure Category C	
6) Screening development? Drop 4dB (one Exposure	Residential house -4dB	
7) Final noise level and Exposure Category	59 dB Exposure Category B	



APPENDIX 3: GUIDELINES FOR MEASUREMENTS AND ON-SITE VERIFICATION

Measurements and/or on-site verification may be required as part of any Noise Management Plan. Generally, these should be undertaken in accordance with relevant standards and the associated reporting must document:

- · equipment/instruments used
- measurement duration
- measurement locations
- · equipment settings
- calibration details
- ambient/background activities/ measurements (if indicated)
- relevant weather conditions (wind speed and direction)
- · uncertainty of measurement
- operational conditions of noise source(s)
- adjustments made to measured levels (e.g. facade correction if free field)

Several of these aspects are discussed in the following table.

EQUIPMENT DETAILS

Noise measurements should follow the procedures set by *Australian Standard 2702-1984 and Australian Standard 2377-2002* (Appendix 7). Variations to these standards may be acceptable, provided that: they are grounded by professional experience; are reasonably justified; and that any implications are addressed in the measurement report.

Sound-level meters need to be of the 'integrating averaging' type to measure the L_{Aeq} values for comparison with the Policy's criteria. The meter must have a Class 1 or Class 2 level of precision, in accordance with AS IEC 61672 (usually marked on the body of the instrument). Sound-level meters must be checked for accuracy in the field using a calibrator. This provides a known sound level for reference. The calibrator must be compliant with AS IEC 60942 for Class 1 and Class 2 calibrators. The meter must be checked before and after each measurement period, with a drift in sensitivity not to exceed + or - 0.5dB.

Instruments must be calibrated by a NATA-accredited laboratory within the previous two years.

Attended measurements are always preferable; however traffic volumes change on a daily and weekly basis. In such situations, unattended noise data loggers, or noise monitors, are often used with post-measurement analysis of the data used to verify the noise results.

Where a competent person considers that a recorded value from an unattended noise logger has been influenced by a noise source other than traffic, they are to exercise their professional judgment and adjust or omit the abnormal measurement value.

GENERAL PROCEDURES

Where a noise-sensitive building exists, for example, an existing residence adjoining a major transport corridor where a new major road or railway is proposed, the microphone is to be located one metre from the outside of the most exposed, habitable facade of that building.

The microphone shall be at least one metre from any corner of the building, and 1.4 metres (+/-0.2 metres) above ground floor level.

The microphone shall not be located in front of any door or window that can be opened, or, where this is not practicable, the door or window shall not be opened during the measurement period.

Where no building exists, the microphone shall be located at least 3.5 metres from a reflecting surface (other than the ground plane) and a +2.5dB correction should be added to the measured noise levels to account for facade reflection.

Where transport noise measurements are taken indoors, the microphone should be placed at least one metre from any window, door or wall surface and ideally in the centre of the room. All windows and doors must be closed during the measurement period. Indoor transport noise levels should be measured only in habitable spaces.

A photograph should be taken to show the location of measurement location for future, repeat measurements.

The monitoring equipment shall be capable of recording at least the L_{Aeq} parameter. It may also be useful for the equipment to be capable of measuring L_{Amax} , L_{A10} and L_{A90} parameters.

The monitoring equipment should be set to record using the slow time weighting.

The number of measurement locations is to be determined on a project-by-project basis by a competent person. Refer to Austroads *Modelling, Measuring and Mitigating Road Traffic Noise* for guidance on the minimum number of noise monitoring locations including:

- Sparsely settled rural areas: About 20% of the residence within 500m of the alignment.
- Rural townships: About 10% of the residences nearest the alignment.
- Built-up areas: At least one site at each major crossroad and at least one site between crossroads.

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MEASUREMENT DURATION

- The duration of the measurement needs to account for the likely change in noise levels in various time periods each week. Consider the possible change in peak hour traffic to evening periods, freight route schedules, and changes in patterns between weekdays and weekends or public holidays. A deployment period of one week is generally sufficient, so that if weather or other environmental behaviour affects the result, at least three representative measurements are usually obtained in each time period.
- The measurement period should not be less than 15 minutes and not more than one hour, to minimise data loss due to short-term noise events while capturing representative periods of transport activity.
- For major roads, a minimum of three 'valid' 24-hour weekday periods must be obtained for unattended measurements. This may require the monitoring equipment to be left for longer periods, depending on conditions. For railways, the measurement period should cover a sufficient number of train passes to obtain an acceptable level of repeatability.
- Noise measurements during school holidays, public holidays or weekends are generally not to be used for road and
 passenger rail traffic (freight rail may not change during these periods). Similarly, monitoring should be discarded during
 times of abnormal traffic flow (for example, during construction works).

WEATHER CONDITIONS

The validity of data is mainly dependent on weather conditions. Acceptable weather conditions are defined by Main Roads WA and have been adopted for the purpose of this guidance. They are as follows:

- Road or rail surface is to be dry.
- Source-receiver distance up to 20 metres:
- variable wind during a 24-hour period up to 19 kilometres per hour; or calm conditions, or continuous positive wind up to 19 kilometres per hour.
- Source-receiver distance greater than 20 metres:
- variable wind during a 24-hour period up to 19 kilometres per hour; or calm conditions, or continuous positive wind up to 11 kilometres per hour.
- Unacceptable weather conditions will not necessarily invalidate the measurements but will require comment.
- Where adjustments are made to hourly measured data, based on professional judgment, this must be highlighted.
 A reasonable estimate of an affected one-hour period can normally be obtained by taking the average of the hourly values on either side.
- Hourly and averaged data, where tabulated, can be shown to one decimal place (up to three significant figures); however, values for comparison with criteria are to be rounded to the nearest whole number.



APPENDIX 4: NOISE ASSESSMENT METHODOLOGY

The methodology for the assessment and stated assumptions must be reported as part of a Noise Management Plan.

MEASUREMENT AND MODELLING PREDICTION

Noise Management Plans are typically based on either noise measurement or noise modelling prediction. The level of transport noise at a particular point in relation to the noise source can be determined through a combination of field measurement and modelling prediction.

Noise measurements are required if the transport corridor already exists, as they are more representative of conditions specific to the site. Some corrections will still be needed to forecast future noise levels or assess the performance of any scheduled measures.

Noise prediction models are appropriate where transport corridors are not yet operating at their forecast capacity; for proposed new or upgraded road or railway infrastructure; or to predict noise levels across a proposed development area.

The Noise Management Plan must include details on:

- current traffic volumes and type of vehicles (that is, the percentage of heavy vehicles or locomotive class);
- · forecasted changes;
- traffic speeds; and
- road surface/track configuration and condition.

The Noise Management Plan must clearly state what assumptions are being used for the modelling predictions and outline any verification procedures or model calibration.

In relation to noise-sensitive land use and/or developments, noise predictions can delineate the areas likely to exceed the Policy's noise criteria, and evaluate various noise-mitigation options separately.

ACCEPTABLE METHODOLOGIES

The general acceptable methodologies for noise prediction models are as follows:

- Predicted traffic noise levels should be reported only to the nearest whole number.
- Various industry traffic noise prediction models produce overall single-number noise
 emission results, however where indoor noise levels are to be predicted, assessment
 should include octave band analysis of noise sources, diffraction/shielding effects and
 the varying sound reduction through building elements.
- Cadastral and topographical data inputs to a predictive noise model can be obtained from the Landgate website: www.landgate.wa.gov.au/
- Future traffic levels can be based upon a logarithmic relationship which assumes incoherent addition of sound pressures, that is Change (dB) = 10 log10 (future traffic/existing) or suitable modelling appropriate to Austroads traffic engineering guidelines.
- The cumulative impact from existing road and railway noise sources should be included in the assessment for new noise-sensitive land use and/or development, but not for new transport infrastructure.
- Under the Policy, the noise criteria for new and upgraded road or railway infrastructure proposals apply to first two floors; however for informative purposes, Noise Management Plans can include analysis for receivers at all anticipated floor levels.
- For the purpose of assessing freight trains only, day and night noise levels must be assessed on the basis of each period having a minimum of one train per hour or the actual number of train movements per day, whichever is the higher.
- Estimates of $L_{Aeq(night)}$ values may be made on the basis of a maximum train pass-by noise level (L_{AmaxS}) or average sound exposure level (L_{Aeq}).

The following table specific acceptable methodologies.



NUMERICAL CODES

Road traffic may be assessed using the UK Calculation of Road Traffic Noise (CoRTN) algorithm which yields LA10,18hour values, provided a suitable conversions to Australian conditions are made to obtain the appropriate $L_{Aeq,Day}$ ($L_{Aeq,16hour}$) or $L_{Aeq,Night}$ ($L_{Aeq,8hour}$) values as specified in the Policy.

It is preferable to undertake direct noise measurements of the roadway being investigated to determine the existing differences between relevant noise parameters. Where this is not possible, reference should be made to the DEFRA publication *Method for Converting the UK Road Traffic Noise Index LA10,18 hour to the EU Noise Indices for Road Noise Mapping*, which provides conversion formulae.

Also, where traffic noise measurement data are unavailable and the road traffic noise model cannot be calibrated against existing noise conditions, it is standard practice to apply a further correction of -1.7dB¹.

Rail traffic may be modelled using the *Nordic Rail Prediction Method (Kilde 130-1984)* algorithms with appropriate corrections for train class, speeds and local conditions. The algorithms have $L_{Aeq,24hour}$ noise prediction outputs, and they can be readily converted to an $L_{Aeq,16hour}$ or $L_{Aeq,8hour}$ noise level using a logarithmic relationship.

ISO9613-2, suitably corrected Harmonoise or Nord2000 algorithms may be used exclusively with neutral wind and stable temperature conditions for environmental attenuation effects for source to receiver distances up to 100 metres.

Beyond this distance or alternatively, variance due to environmental meteorological effects should be considered. Reference may be made to guidance on noise modelling provided by the Department of Water and Environmental Regulation.

SOURCE HEIGHTS AND RECEIVER LOCATIONS

Unless otherwise determined by a competent person for specific situations, the noise source heights should be as follows²:

 Passenger vehicles (Austroads Class 1 and 2) 	+0.5m
 Heavy vehicles (Austroads Class 3 and up) – Engine 	+1.5m
 Heavy vehicles (Austroads Class 3 and up) – Exhaust 	+3.6m
Passenger rail	0 m
Freight rail locomotive	+4.0m
Freight rail wagons	+0.8m

Receiver heights for predictions should be 1.4 metres above floor level.

For new or upgrade of road and railway infrastructure proposals, at the most exposed habitable façade³ of existing noise-sensitive premises, ground floor level only.

For new noise-sensitive land use and/or development proposals, at the most exposed habitable facade of the proposed buildings, at heights of 1.4 metres above all proposed floor levels.

SOURCE CORRECTIONS

For rail surface discontinuities or tight curves, the following corrections may be applied to segment exposure (LAe) or maximum L_{Amaxs} levels:

 Mechanical/uneven joint 	+3dB
• Curve radius less than 600m	+3dB
• Turnout	+6dB
• Curve radius less than 300m	+8dB
• Diamond crossing	+10dB

The above is a basic guide and other corrections for effects such as bridges, brake noise, car bunching, blowers, air compressors and wheel-rail components should be stated.

Accepted corrections for various road surfaces are:

 14mm chip seal 	+3.5dB
• 10mm chip seal	+2.5dB
• 5mm chip seal	+1.5dB
 Dense graded asphalt 	0.0dB
 Novachip 	-0.2dB
 Stone mastic asphalt 	-1.5dB
 Open graded asphalt 	-2.5dB

For the CoRTN algorithms, it is recommended to apply the 'three strings' approach, that is, use three road strings of different heights to represent traffic from passenger vehicles, heavy vehicle engines and exhausts.

For the passenger vehicle, the noise emissions are determined in accordance with the CoRTN algorithms.

For heavy vehicles, noise level corrections of -0.8dB and -8dB are recommended to be applied to the string of engines and exhausts respectively, relative to the source sound power level of heavy vehicles. As such, the noise model can reasonably reflect the difference of noise emissions from heavy vehicle engines and exhausts, and the overall noise emissions from the heavy vehicles in accordance with the CoRTN algorithms remain unchanged.

RECEIVER CORRECTIONS

When predicting transport noise levels immediately outside a facade, a +2.5dB facade correction is to be applied for both road and rail to account for the increase in noise caused by reflections from the facade. Similarly, for internal noise predictions based on a measurement immediately outside a facade, 2.5dB should first be deducted.

Notes

- This adjustment comes from a 1982 Australian Road Research Board study, An Evaluation of the U.K. DoE Traffic Noise Prediction (Report No 122, ARRB – NAASRA Planning Group) which found that the CoRTN calculations were over- predicting road traffic noise by this margin.
- 2. Rail noise source heights are relative to the wheel contact surface of the tracks.
- 3. The most exposed habitable facade would not include the wall or door of an enclosed carport or the like.



APPENDIX 5: ROAD TRAFFIC NOISE MODELLING CHECKLIST

Checklist item		Action
Road traffic inpu	t data	
Road name	[insert road name]	
	16-hr daytime road traffic volume	
	Percentage of heavy vehicles (daytime)	
	8-hr night-time road traffic volume	
	Percentage of heavy vehicles (night-time)	
Road pavement	[insert road pavement surface type]	
Road traffic heights	Have the road emissions sources been modelled at the following heights?	
	Light and heavy vehicle tyre-road height at +0.5 m	Y/N
	Heavy vehicle engine height at +1.5 m	Y/N
	Heavy vehicle exhaust height at +3.6 m	Y/N
Traffic speed	What is the modelled road traffic speed?	km/h

Noise prediction corrections				
Traffic emission	If using the Calculation of Roa algorithms, have the following been applied?			
	-0.8 dB correction to heavy ve emission?	-0.8 dB correction to heavy vehicle engine emission?		
	-8.0 dB correction to the heav emission?	-8.0 dB correction to the heavy vehicle exhaust emission?		
Road pavement	Has one of the following road pavement corrections been applied to the tyre/road emission?		Y/N	
	14 mm chip seal +3.5 dB		Y/N	
	10 mm chip seal +2.5 dB		Y/N	
	5 mm chip seal +1.5 dB		Y/N	
	Dense graded asphalt	Dense graded asphalt 0.0 dB		
	Novachip	-0.2 dB	Y/N	
	Stone mastic asphalt	-1.5 dB	Y/N	
	Open graded asphalt	Y/N		
Australian traffic	Has a -1.7 dB Australian Road Research Board study been applied?		Y/N	
Receptor façade	Has a +2.5 dB building façade correction been applied?		Y/N	

Checklist item		Action
Road noise barriers		
Noise barriers	Have noise barriers been modelled as being fully reflective?	Y/N
	If noise barriers have not been modelled as being fully reflective, have absorptive barrier designs been considered?	Y/N
Environmental ir	nputs	
Receivers	Were receiver heights modelled at 1.4 m above floor level?	Y/N
	Have noise levels been predicted at the most affected façade/s?	Y/N
Road traffic noise	e predictions	
Predicted noise levels	Have noise levels been predicted at all floors of the development?	Y/N
	Have the noise predictions considered the 20-year planning horizon?	Y/N
Rail traffic input	data	
Rail line name	[insert rail line name]	
	16-hr daytime passenger rail movements	
	16-hr daytime freight rail movements	
	8-hr daytime passenger rail movements	
	8-hr daytime freight rail movements	
Rail traffic heights	Have the rail noise sources been modelled at the following heights?	
	Passenger and freight trains at 0.5 m above rail height?	Y/N
	Freight train locomotives at 4.0 m above rail height?	Y/N
Rail line speed	What is the modelled rail traffic speed?	km/h

Checklist item			Action
Noise prediction	corrections		
Train noise emissions	Has the assessment described following have been calibrate calculations?		
	The various train classes in use	e on the rail line	
	Train speed		km/h
	Train length		m
Track features	Based on the localised track features have the following noise emission corrections been appropriately considered?		
	Mechanical/uneven joints	+3 dB	Y/N
	Curve radius less than 600 m	+3 dB	Y/N
	Turnout	+6 dB	Y/N
	Curve radius less than 300 m	+8 dB	Y/N
	Diamond crossing +10 dB		Y/N
	If appropriate has the assessment described how other noise sources such as bridges, brake noise, car bunching, blowers and air compressors been accounted for?		
Receptor façade	Has a +2.5 dB building façade correction been applied?		

Rail noise barriers		
Noise barriers Have noise barriers been modelled as being fully reflective?		Y/N
If noise barriers have not been modelled as being fully reflective, have absorptive barrier designs been considered?		Y/N

Environmental inputs				
Receivers Were receiver heights modelled at 1.4 m above floor level?		Y/N		
Have noise levels been predicted at the most affected façade/s?		Y/N		

Rail noise predictions			
Predicted noise levels	Predicted noise Have noise levels been predicted at all floors levels of the development?		
	Have the noise predictions considered the 20-year planning horizon?	Y/N	



APPENDIX 6: NOISE MANAGEMENT PLAN CONTENT

This is a guide for the preparation and/or assessment of Noise Management Plans. It is not intended to be a complete list of all issues that should be covered in a Noise Management Plan, as no guide can anticipate all issues that may be relevant to individual proposals.

NOISE MANAGEMENT PLAN TABLE OF CONTENTS

1.0 Executive summary

- · Scope of work
- · Criteria used in the assessment
- Statement about compliance
- Recommended noise mitigation measures (if required)
- Other recommendations (e.g. further assessment)

2.0 Introduction

3.0 Project description

- Background history or relevant previous studies
- Noise issues addressed and commissioned scope of work

4.0 Site details

- Location of major transport corridor(s)
- Noise receiver locations (i.e. existing and proposed future residential areas)
- Site information including natural and constructed, existing development and surrounding land uses that may affect noise propagation
- · Measurement or prediction locations
- Maps with site details including north point and scale

5.0 Noise criteria

- Outdoor noise criteria (Table 1) for proposed new or upgraded road and rail infrastructure or for outdoor living areas in proposed noise-sensitive land use and/ or developments
- Indoor noise criteria (Table 1) for noise-sensitive land use and/or development proposals (Reference AS/ NZS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors for non-residential developments)

6.0 Methodology

Acoustic assessments are typically based on either *noise* measurement or noise modelling prediction. The assessment must include details on all noise modelling input parameters (see below checklists) including the following transport factors:

- Current traffic volumes and type of vehicles (i.e. for road noise, percentage of heavy vehicles of locomotive class; for rail noise, rail car series type (currently A or B series for Perth passenger trains))
- Forecast traffic volumes (and basis for estimating future traffic volumes)
- · Horizon year for traffic projections
- Traffic speeds
- Road surface/ track configuration and condition (if relevant)

Methodology for noise measurement

Direct noise measurement is appropriate if the transport corridor already exists, as it is generally more representative of conditions specific to the site. Also for some cases, noise modelling prediction requires on-site verification based on measurements. The noise measurement methodology should detail:

- Equipment/instruments used
- Measurement duration
- Measurement locations
- Equipment settings
- Calibration details
- Ambient/background activities/measurements (if indicated)
- Relevant weather conditions (wind speed and direction, rainfalls)
- Operational conditions of noise source(s)
- Adjustments made to measured levels (e.g. façade correction if free field)



Methodology for noise modelling prediction

Noise modelling prediction is appropriate where transport corridors are not yet operating at their forecast capacity; for proposed new major road or rail infrastructure; for proposed major redevelopment of major road or rail infrastructure; or to predict noise levels across a proposed development area. The noise prediction methodology should detail:

- Type of computer noise modelling software used (e.g. SoundPlan, CadnaA, etc)
- Industry recognized prediction codes used (e.g. CoRTN for road noise, Nordic (Kilde Rep 130) for rail noise, etc)
- Model inputs in relation to noise emissions number of trains, length, speed, passby noise exposure level (SEL or LAE) at a specific distance (usually 15 metres from track centerline)
- Noise source heights and locations (where different from standards)
- Topographical settings
- Meteorological conditions a 'worst case' scenario based on suitable historical weather observations for the time periods of interest, or the following default conditions:

Parameter	Day	Night	Comments	
Wind speed, m/s	4.0	3.0	General direction is from source to receiver	
Temperature gradient / inversion lapse rate, °C/100m	Nil	2.0	Implementation dependent on specific software	
Pasquill Stability Criterion	Е	F	packages	
Temperature, °C	20	15	-	
Relative humidity, %	50	50	-	

- Receiver locations
- Any other relevant modelling parameters/assumptions (ground absorptions, for example)
- Details of adjustments made to predicted levels (façade correction, NAASRA correction, conversion from $L_{A10,18hour}$ to L_{Aer})
- Outline of any verification procedure or model calibration

7.0 Analysis/results

The traffic noise level results should be displayed clearly (normally in tabulated format for individual point calculations and/or noise contour format for grid point calculations) and should incorporate details of the following:

Results for noise measurement

- · Measurement duration, date, time
- Distance from the noise source and operating conditions, as relevant
- Ensure at least 3 full days of road traffic, or 60 train pass-bys unaffected by weather or school holidays is reported. For road traffic noise, the Screening Assessment Tool estimates may be used in lieu of field data only.
- Uncertainty of the measurement

Results for noise modelling prediction

- Individual receivers (point calculations) or contour maps (grid calculations) for modelling scenarios indicated
- · Uncertainty of the modelling predictions

8.0 Discussion, recommendations and conclusions

The discussion compares the relevant noise criteria with the measured/predicted results and carries out assessment for compliance. The following should also be addressed in the discussion:

- Assessment of compliance. Assessment should be made in terms of both L_{Aeq,day} and L_{Aeq,night}. For road traffic, L_{Aeq,night} may be assumed to be 5 dB below the LAeq,day value.
- Comparison of existing versus predicted future noise levels (if relevant)
- Comparison of predicted future noise levels versus a predicted no-build scenario (if relevant)
- Noise mitigation options to achieve compliance (noise control measures)
- Reasonable and practicable considerations relevant to the noise mitigation measures
- Predicted noise levels with/without reasonable and practicable noise mitigation measures in place
- Recommendations in sufficient detail to be turned into conditions of development

Overall, a suitable noise management strategy is to be clearly identified



9.0 Noise mitigation

- Recommended mitigation and control measures and relevant benefits
- Mitigation measures to be adopted
- Identification of the responsibilities of each party for construction and ongoing maintenance
- Timeframes for implementation of commitments made
- Other management measures to be included, such as post-construction monitoring and complaint response procedure for example
- Results of community stakeholder consultations (if relevant)

10.0 Summary

The summary of the plan may be presented as a brief version of the executive summary, outlining the projected level of compliance with applicable criteria.

11.0 Appendices (as required)

Documents or data often referred to in the text of the plan including:

- Photographs of measurement sites
- Details of measurement site conditions
- Detailed charts and data from noise measurements
- Wind and meteorological data
- Ambient noise data
- Noise level contour maps preferably using policy criteria for the categories mapped



APPENDIX 7: RECOMMENDED WORDING FOR NOTIFICATIONS ON TITLE

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations. A notification on title should be required as a condition of subdivision (including strata subdivision) or development approval for the purposes of noise-sensitive development as well as planning approval involving noise-sensitive development to advise that the site is located in a noise-affected area.

For subdivision approvals, use of notifications on title is guided by the WAPC's *Planning Bulletin 3 – Record of Information (Memorials) on Title and the Model Subdivision Conditions Schedule.*

The condition (including the Notification itself) should be worded as follows:

"A Notification, pursuant to Section 165 of the *Planning and Development Act 2005* is to be placed on the Certificate(s) of Title of the proposed lot(s) / subject lot(s) [DELETE AS APPLICABLE]. Notice of this Notification is to be included on the diagram or plan of survey (Deposited Plan). The Notification is to state as follows:

This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'
(Western Australian Planning Commission)

For development approvals, local governments use Section 70A of the *Transfer of Land Act 1893*.

It is strongly encouraged that proponents make prospective purchasers aware of the existence of the Notifications on Title on affected lots, such as through Contracts of Sale.

Prospective purchasers of land/lots/dwellings located within the area to which the Policy applies may wish to contact the relevant local government for further advice.



APPENDIX 8: MODEL SPECIAL CONTROL AREA PROVISIONS FOR LOCAL PLANNING SCHEMES

Provisions relating to Special Control Areas are included in Part 5 of Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the model provisions for Local Planning Schemes). The following is a model Special Control Area for land in the vicinity of a transport corridor:

Special Control Area – Road and Railway Noise

X.X SCA X – Land affected by road and rail noise

X.X.1 Purpose

The purpose of Special Control Area X is to ensure that the requirements of *State Planning Policy 5.4 – Road and Rail Noise* (SPP 5.4) are satisfied by all proposed development and land use.

X.X.2 Objectives

The objectives of Special Control Area X are to:

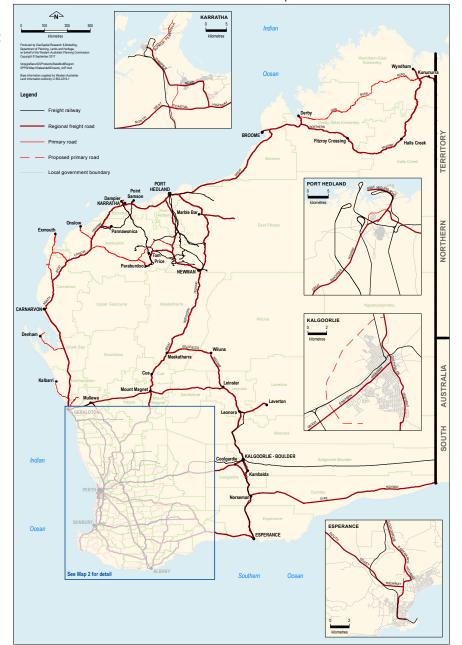
- a) Delineate land within which SPP 5.4 applies;
- b) Ensure that SPP 5.4 is properly considered and implemented where development or a change of use is proposed on land within which SPP 5.4 applies.

X.X.3 Planning Approval

- a) Notwithstanding any other provisions in this Scheme, planning approval is required for any development or change of use proposed for land within Special Control Area X.
- b) In considering an application lodged pursuant to Section X.X.3(a), the local government will have due regard to SPP 5.4.
- c) Approval of an application lodged pursuant to Section X.X.3(a) will only be forthcoming where the local government is satisfied that any applicable requirements of SPP 5.4 have been met, or can be met through the satisfaction of a condition of approval.
- d) In considering an application lodged pursuant to Section X.X.3(a), the local government may seek technical advice from the Department of Planning, Lands and Heritage and Department of Water and Environmental Regulation, as appropriate, and will have due regard to that advice when making its decision.



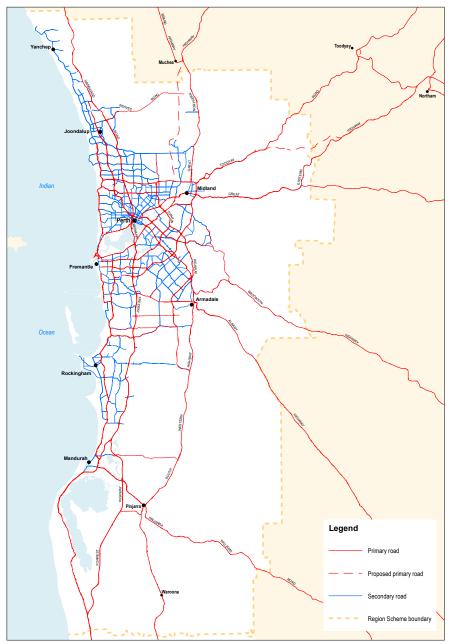
APPENDIX 9: MAPS



GERALDTON ALBANY

Map 1: Statewide Map 2: South West





\\dopgisfilesvr01\iProducts\StateMultiRe SPP54\Map3_Metro_A3L.mxd - Freight railway Proposed metropolitan passenger railway Region Scheme boundary

Map 3: Perth and Peel

How do I find out if SPP 5.4 applies to my proposal?

Refer to section 4 of the Policy. If your development proposal is within the trigger distance (as set out in Table 1 of the Policy) from any specified major road or rail corridor; and relates to a noise-sensitive land use/development, new or major upgrades to major roads and railways, then the Policy applies.

2. Where do I find out to which major road and rail the Policy applies?

Existing major roads and rail to which the Policy applies is identified on spatial maps in the Implementation Guidelines (Appendix 9 of the Guidelines). The major roads and rail, along with approximate trigger distances, can also be viewed on the Department of Planning, Lands and Heritage public map viewer at www.dplh.wa.gov.au.

3. Does SPP 5.4 apply to existing developments?

No. SPP 5.4 does not retrospectively impose noise mitigation measures over existing transport infrastructure or existing developments, however, home owners are encouraged to consider voluntary upgrades to their home to assist in managing noise where it may be beneficial to do so.

4. What are the key changes that have been made to the Policy?

The policy review has focused on:

- Improving implementation through the provision of clearer policy measures and guidance.
- Simplifying the noise criteria/assessment (refer to question 6 and 8 below).
- Enhancing deemed to comply options through quiet house design (refer to section 4.5 of the Guidelines).
- Providing standardised templates for Noise Management Plans, local planning scheme provisions and notification on title wording (Appendix 4 to 6 of the Guidelines).

5. What is a notification on title?

A notification on title is to advise prospective purchasers of the potential for noise impacts from major transport corridors. It's generally required as a condition of development and/or subdivision for when estimated and forecasted noise levels exceed the policy's outdoor noise criteria, following implementation of any noise mitigation measures. The WAPC's Planning Bulletin 3 – Notifications on Title provides further guidance when such a measure may be imposed.

6. What are the key changes to the screening assessment?

The Screening Noise Assessment table, now called the Noise Exposure Forecast table (Table 2 of the Guidelines), has been revised following comprehensive case testing of noise levels by an acoustic consultant. The Table has introduced noise exposure categories that correspond with quiet house design requirements.

7. What is quiet house design?

Quiet house design aims to ensure that that houses are built to ensure expected standards of living are upheld for development proposals that have predicted or measured outdoor noise levels that exceed the Policy's noise criteria. This is achieved through the design and internal layout of rooms, provision for at least one protected outdoor area, and use of specified materials for glazing and insulation. Refer to section 4.5 and Table 3 of the Guidelines.

8. What are the key changes to the noise criteria?

The dual target and limit noise criteria has been simplified into a single value for compliance and a new 'concession' to account for developments which occur behind existing screening and barriers such as housing, noise walls or bunding.

9. Can alternative noise metrics such as L_{Amax} be used?

The adoption of L_{Amax} metric was considered in the policy review but not recommended due to the likely significant implications for both developers and/or operators, including more stringent and costly building treatments, noise walls and larger physical separation distances. Short term noise events, which are well-captured by the L_{Amax} metric are more effectively controlled 'at source'.

10. What level of consultation has been undertaken in drafting SPP 5.4?

The policy review has been overseen by the Western Australian Planning Commission and supported by a government/industry technical working group comprising wide representation of relevant stakeholders. A technical acoustic analysis has been undertaken by a team of specialist consultants.

11. Does SPP 5.4 address ground borne vibration?

No. As part of the policy review, technical investigations were undertaken to consider vibration. The findings were that vibration is best and most cost effectively addressed 'at source' through measures like track design, track grinding, wheel maintenance or speed restrictions in built-up areas. Addressing vibration would add significant additional complexity and be challenging to model and mitigate, adding to time constraints and cost to proponents without a guarantee for success.

12. Who is responsible for assessing and determining noise impacts?

The management of road and railway transport noise is a responsibility shared among various stakeholders. The Department of Planning, Lands and Heritage is the lead agency for ensuring that Noise Level Contour Maps, Noise Management Plans and Noise Exposure Forecasts are consistent with the policy, with technical assistance provided by the Department of Water and Environmental Regulation. Refer to section 2 of the Guidelines for full implementation responsibilities.

15.3 Proposed amendment to the Anketell North Local Structure Plan - Lots 2 and 3 Anketell Road, Anketell - Consideration of submissions and recommendation to the Western Australian Planning Commission

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

A proposed amendment to the approved *Anketell North Local Structure Plan* (ANLSP) (Attachment A) has been lodged with the City of Kwinana (the City), in accordance with Schedule 2, Clause 16(3) of the *Planning and Development Regulations 2015* (P&D Regulations).

The proposed amendment encompasses approximately 3.5 hectares (ha) of land situated immediately south of Anketell Road and adjacent to the proposed Wandi District Centre (Attachment B). The amendment proposes that the northern portion of Lots 2 and 3 (approx. 2.56 ha) be identified in the ANLSP for *Residential* (R80) (43 dwellings) and *Commercial* (approx. 0.76ha) purposes (Attachment C). The northern portion of Lots 2 and 3 were excluded from the approved ANLSP (identified as Area 1 in Attachment D) by the Western Australian Planning Commission (WAPC) because this area is most likely to be affected by traffic noise from Anketell Road. The amendment also proposes minor modifications to the residential density and road layout over the southern portion of Lots 2 and 3 which are situated within the existing approved ANLSP area.

The City advertised the amendment for 26 days, between 29 May and 23 June 2017, in accordance with Schedule 2, Clause 18 of the P&D Regulations. Submissions were received from four State government agencies and a number of owners and occupants of properties abutting the amendment area. The submissions, and the City's comments on the submissions, are summarised in the *Schedule of Submissions* (Attachment E) in accordance with Schedule 2, Clause 20(2) of the P&D Regulations.

Due to conflicting points of view between City Officers and the proponent, the City sought independent town planning advice from Site Planning and Design (Site P&D), a consultancy that specialises in freight transport planning issues. Site P&D was asked to formulate appropriate land use options for the study area, to assist Council in its consideration of the proposed amendment to the ANLSP. Site P&D's advice is attached (Attachment F) and has been utilised in the City's assessment of the proposed amendment to the ANLSP.

Safe and Efficient Freight Transport Network

Anketell Road is identified by the State Government as a *Strategic Freight Route* in the *Perth Freight Transport Network Plan for Transport* @ 3.5 *million* (DoT, 2016) and will serve as one of the primary transport corridors to the future Outer Harbour.

Main Roads has adopted a *Vehicle Access Strategy* for Anketell Road in which the intersection at Treeby Road is identified as having full movement controlled access. All other intersections between Treeby Road and Kwinana Freeway will be required to operate as left in/left out access only, due to close proximity to the Kwinana Freeway on/off ramp. To over come this constraint on the level of vehicular access available to the amendment area, it is the City Officer's view that all of the land abutting Anketell Road (to the west of Treeby Road) should be planned in a coordinated and integrated manner, so that all of the lots have shared vehicular access to Treeby Road. However, contrary to this, the proposed amendment will result in Lots 2 and 3 being developed in isolation and in a manner that does not integrate vehicle access with adjoining sites and will constrain vehicle access to the adjoining properties

Land Use Compatibility

The concept plans (Attachments G and H) submitted with the proposed amendment to the ANLSP propose that the northern portion of Lot 2 be developed primarily for residential purposes.

Anketell Road has been identified as a *Strategic Freight Route* that will provide operations for heavy vehicles up to 36.5m in length; and vehicles carrying Over-Size Over-Mass and Heavy Wide Cargos. The future Outer Harbour will need to be capable of operating on a 24/7 basis, which is likely to result in night time noise and vibration exposure to properties in the vicinity of Anketell Road.

Main Roads has recently confirmed that the current traffic modelling for Anketell Road and wider region does not reflect significant changes to the strategic road network (including the decision not to proceed with Roe 8 and the Perth Freight Link). Accordingly the City does not have access to accurate traffic forecast data for a 20 year horizon to determine the suitability of noise sensitive land uses abutting Anketell Road.

On this basis, City Officers recommend that a precautionary approach be taken to ensure that Lots 2 and 3 are developed for land uses that will be compatible with the long term operation of Anketell Road as a *Strategic Freight Route*, and do not result in the encroachment of noise and vibration sensitive land uses which may restrict the long term use of Anketell Road as a 24/7 *Strategic Freight* Route.

City Officers are aware that there are engineering and design measures that can be implemented to ameliorate the impact of noise on residential properties, however, the City is of the view that where practicable potential land use conflicts should be avoided. City Officers consider that non-residential land uses, particularly those suited to a contiguous built form (such as bulky goods retail) would be a more compatible land use adjacent to the heavy vehicles travelling along Anketell Road 24/7 in the long term and will also provide a buffer to the residential area to the south of the amendment area.

Land Use Optimisation

The amendment to the ANLSP proposes that the northern portion of Lot 2 be developed primarily for residential purposes; and the northern portion of Lot 3 be developed for commercial purposes.

City Officers are of the view that Lots 2 and 3 have the following locational advantages making the lots suitable for commercial land uses (such as bulky goods retail) in the long term:

- i) direct frontage and exposure to Anketell Road and its future strategic freight road function:
- ii) located within close proximity to the future Wandi District Centre; and
- iii) located within close proximity to the Kwinana Freeway.

City Officers are of the view that the residential dwellings proposed along this section of Anketell Road should not be supported by Council and that Lots 2 and 3 be developed for non-sensitive land uses such as for commercial purposes (showrooms, warehouses and bulky goods), for the following reasons:

- i) Residential uses on Lots 2 and 3 may cause conflict with the use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour.
- ii) City Officers consider that residential development on Lots 2 and 3 will prevent the land fronting onto Anketell Road (between the Freeway and Treeby Road) from being developed in a manner that facilitates reciprocal vehicular access between landholdings to optimise access and egress to Anketell Road.
- iii) The proposed amendment is premature and any decision to permit residential land uses within the amendment area should await the outcome of the investigation by *Westport Taskforce* into Western Australia's freight transport needs.
- iv) A retail and commercial analysis should be undertaken prior to amending the ANLSP to assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.

Site P&D has prepared a concept plan option (Attachment I), that responds to the land use planning constraints and opportunities raised by the amendment (and the adjoining lots abutting Anketell Road west of Treeby Road). The concept plan design illustrates how commercial built form can buffer the residential uses within the amendment area from acoustic impacts associated with Anketell Road. The concept plan demonstrates how commercial uses could be designed to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking.

City Officers consider that the number of heavy vehicles travelling along Anketell Road each day will create an undesirable living environment. In addition, allowing residential dwellings to be developed alongside Anketell Road may restrict the long term use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour. City Officers are aware that there are engineering and design measures that can be implemented to ameliorate the impact of noise on residential properties, however, where practicable, potential land use conflicts should be avoided.

City Officers recommend that Council refuse the proposed amendment to the ANLSP and support a modified amendment that responds to the issues raised in the submissions and is based on the concept plan shown in Attachment I.

OFFICER RECOMMENDATION:

That Council take the following action in response to the proposed amendment to the Anketell North Local Structure Plan, Lots 2 and 3 Anketell Road, Anketell:

- 1. Endorse the *Schedule of Submissions* (Attachment E) pursuant to Schedule 2, Clause 19 of the *Planning and Development Regulations 2015;*
- 2. Refuse the proposed amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell for the following reasons:
 - i) Residential uses on Lots 2 and 3 may cause conflict with the use of Anketell Road as a 24/7 *Strategic Freight Route* to the future Outer Harbour.
 - ii) Residential development on Lots 2 and 3 will prevent the land fronting onto Anketell Road (between the Freeway and Treeby Road) from being developed in a manner that facilitates reciprocal vehicular access between landholdings to optimise access and egress to Anketell Road.
 - iii) The proposed amendment will result in ad hoc and fragmented development along Anketell Road and prevent proper and orderly planning in the area adjacent to the Wandi District Centre and Anketell Road (west of Treeby Road).
 - iv) The proposed amendment is premature and any decision to permit residential land uses within the amendment area should await the outcome of the investigation by the Westport Taskforce into Western Australia's freight transport needs.
 - v) A retail and commercial analysis should be undertaken prior to amending the ANLSP to assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.
- 3. Note that Main Roads has recently confirmed that the current traffic modelling for Anketell Road and wider region does not reflect significant changes to the strategic road network (including the decision not to proceed with Roe 8 and the Perth Freight Link). Accordingly the City does not have access to accurate traffic forecast data for a 20 year horizon to determine the suitability of noise sensitive land uses abutting Anketell Road.
- 4. Note and support the concept plan (Attachment I) that responds to issues raised in the submissions in accordance with Schedule 2, Clauses 19(1)(d) and 19(2) of the Planning and Development Regulations 2015. The concept plan demonstrates how commercial uses could be designed to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking.
- 5. Note that the *Bush Fire Management Plan* (BFMP) and *Significant Tree Survey* lodged with the proposed amendment have not been assessed by City Officers because it is recommended that the proposed amendment be refused. The City will require that a BFMP and a *Landscape Feature and Tree Retention Plan* be prepared for a proposal that is based on the concept plan shown in Attachment I.

BACKGROUND:

The City received a proposed amendment to the ANLSP for the northern portion of Lots 2 and 3 Anketell Road, Anketell (Attachment C) on 4 April 2017, in accordance with Schedule 2, Clause 16(3) of the P&D Regulations.

The proposed amendment covers approximately 7.4 ha of land situated immediately south of Anketell Road (west of Treeby Road) and adjacent to the proposed Wandi District Centre. The amendment proposes that the northern portion of Lot 2 (approx. 2.56 hectares) be identified as *Residential* (R80) (1,519 dwellings) and Lot 3 be identified as *Commercial* (approx. 0.76ha) respectively (Attachment C). The northern portion of Lots 2 and 3 were excluded from the approved ANLSP (identified as Area 1 in Attachment A) by the Western Australian Planning Commission (WAPC) because this area is most likely to be affected by traffic noise from Anketell Road. The amendment also proposes minor modifications to the residential density and road layout over the southern portion of Lots 2 and 3 which are situated within the existing approved ANLSP area.

The amendment area is zoned *Urban* under the *Metropolitan Region Scheme* and *Development* under the City of Kwinana *Town Planning Scheme No.* 2. The WAPC has approved the subdivision of the southern portion of Lots 2 and 3 (approximately 4.3ha) for residential lots (ref WAPC 153398).

The WAPC granted approval to the ANLSP on the 17 December 2015. The approved version of the ANLSP excludes land on the southern side of Anketell Road (including Lots 2 and 3) that had been identified as *Commercial* in the advertised version of the ANLSP. The WAPC advised that the following information would be required before the commercial area could be considered for inclusion in the ANSLP:

- a) Compliance with State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning including appropriate land uses and the necessary noise mitigation strategy via a noise management plan;
- b) The required type, extent and form of Commercial land uses that will provide for and support the needs of the ANLSP and complement the land uses and development envisaged for the Wandi District Centre; and
- c) Options to provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.

STRATEGIC PLANNING ISSUES

In September 2017, the State Government established the Westport Taskforce to investigate a total supply chain solution to Western Australia's growing freight volumes (including a new Outer Harbour) recognising the importance of providing high standard freight corridors to the future Outer Harbour.

The provision of freight corridors to connect the future Outer Harbour to the broader metropolitan transport network requires a number of east - west links across the south west metropolitan sub-region to be upgraded, including Anketell Road. For this reason Anketell Road is identified as a *Strategic Freight Route* in the *Perth Freight Transport Network Plan for Transport* @ 3.5 million (DoT, 2016).

It is anticipated that the future Outer Harbour will be capable of handling approximately three million containers per annum, which is approximately four times the volume that went through Fremantle Ports Inner Harbour in 2014/15. As a *Strategic Freight Route* to the future Outer Harbour, Anketell Road will provide operations for heavy vehicles up to 36.5m in length; and vehicles carrying Over-Size Over-Mass and Heavy Wide Cargos.

The future Outer Harbour will need to be capable of operating on a 24/7 basis, which is likely to result in night time noise and vibration exposure to properties in the vicinity of Anketell Road.

City Officers are of the view that orderly and proper planning and the determination of optimal long term land uses on Lots 2 and 3, should take the following matters into consideration:

- a) Controlled access and egress to Anketell Road;
- b) Land uses compatible with noise and vibration from Anketell Road; and
- c) Land use optimisation in the vicinity of Kwinana Freeway, Wandi District Centre and Anketell Road

The consideration of these long term issues in the context of the proposed amendment to the ANLSP, are discussed below:

a) Safe and Efficient Freight Transport Network – Controlled access and egress to Anketell Road

Main Roads has adopted a *Vehicle Access Strategy* for Anketell Road in which the intersection at Treeby Road is identified as having full movement controlled access. All other intersections between Treeby Road and the Kwinana Freeway (including the intersection with the amendment area) have supplementary roles and will only operate as left in/left out access due to the close proximity to the Kwinana Freeway on/off ramp.

A concept design submitted by the proponent, in support of the amendment, originally proposed that the main access to the amendment area will be via a four way intersection from Anketell Road (Attachment G). Main Roads did not support the proposed design and advised that the scale of development on Lots 2 and 3 should be reduced to suit left in/left out access to and from Anketell Road, or that shared connectivity be provided to Treeby Road. The Department of Transport (DoT) also advised that it does not support the location of proposed right turn into the amendment area because it was in close proximity to the Kwinana Freeway on/off ramp.

The proponent subsequently submitted an alternative design proposing left in/left out access only (Attachment H). However the proposed design will still result in Lots 2 and 3 being developed in a manner that does not integrate vehicle access with adjoining sites and will constrain vehicle access to the area abutting Anketell Road (west of Treeby Road).

Left in/left out controlled access, places a constraint on the level of vehicular access available to the lots west of Treeby Road. City Officers are of the view that the area abutting Anketell Road (to the west of Treeby Road) should be planned in a coordinated and integrated manner so that all of the lots have vehicular access to Treeby Road.

b) Land Use Compatibility - Traffic Noise from Anketell Road State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4) (WAPC, 2009) aims to minimise the adverse impact of transport noise on noise sensitive residential development by achieving:

- acceptable indoor noise levels in noise sensitive areas [LAeq(Day) 40dB(A) in living areas and LAeq(Night)35dB(A) in bedrooms]; and
- a reasonable degree of acoustic amenity in at least one outdoor living area [LAeq(Day) 55dB(A) and LAeq(Night)50dB(A)].

The *Implementation Guidelines for SPP 5.4* states that noise-compatible land use planning reduces the impact of transport noise by allocating and developing less sensitive uses as a spatial buffer by applying the following principles:

- prescribing building form to shield noise and sensitive development from transport noise; and
- using zoning mechanisms to permit only non-sensitive land uses within the area of influence

Main Roads has recently confirmed that the current traffic modelling for Anketell Road and wider region does not reflect significant changes to the strategic road network (including the decision not to proceed with Roe 8 and the Perth Freight Link). Accordingly the City does not have access to accurate traffic forecast data for a 20 year horizon to determine the suitability of noise sensitive land uses abutting Anketell Road.

The proponent submitted an *Acoustic Assessment* (Herring and Storer Acoustics, 2017) in support of the proposed amendment to the ANLSP. The noise modelling was based on 20,000 vehicles per day (19.6% heavy vehicles) travelling along Anketell Road. Main Roads advised that the *Acoustic Assessment* (Herring and Storer Acoustics, 2017) was inconsistent with SPP5.4 and does not have current traffic volume estimates. The proponent submitted a revised and updated *Acoustic Assessment*. The City has not referred this report to Main Roads for comment because the noise modelling is based on traffic volumes that cannot be confirmed by Main Roads.

The results of the revised acoustic assessment indicate that without noise amelioration, noise emissions from the traffic on Anketell Road would exceed the acceptable noise limits outlined in SPP5.4 at the nearest residential dwellings. For residential developments, the noise amelioration options that are normally utilised are noise bunds (or barriers) and Quiet House design measures applied to the first row of residences.

The multi-storey residential dwellings would require the highest noise amelioration measures required under SPP5.4 to ensure that the internal noise criteria can be met. The *Acoustic Assessment* states that the proposed multistorey residential dwellings facing Anketell Road would provide a significant noise barrier to the residential lots behind.

The proponent claims that if the northern portion of Lot 2 was developed for commercial purposes, any gaps between the buildings would reduce their shielding capacity and cause noise issues to dwellings behind.

The proponent also claims that if residential dwellings were on the southern part of Lot 2 before the construction of commercial buildings, the dwellings would need to be built to *Quiet House Design* standards and a noise wall would also be required. This would mitigate the need for commercial buildings to block road noise from Anketell Road.

Research by the *Freight and Logistics Council of WA* and the City of Cockburn (*City of Cockburn, Town Planning Scheme No 3 - Amendment 118*) demonstrates that varying residential densities and the resulting built form can assist in buffering transport noise, however, it does not provide any mitigation against ground and airborne vibration. The City is of the view that Clause 67 (Schedule 2) of the P&D Regs enables the City to have due regard to the potential risk to human health of vibration caused by heavy vehicles travelling along Anketell Road.

City Officers consider that the number of heavy vehicles travelling along Anketell Road each day will create an undesirable living environment in the vicinity of the road. Allowing residential dwellings to be developed alongside Anketell Road may restrict the long term use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour.

c) Land Use Optimisation in the vicinity of Kwinana Freeway, Wandi District Centre and Anketell Road

Lots 2 and 3 are adjacent to the proposed Wandi District Centre and Anketell Road, which is identified as a *Strategic Freight Route*. The proponent is proposing that the northern portion of Lot 2 be developed primarily for residential purposes.

In the interests of orderly and proper planning and determination of the long term optimal uses of Lots 2 and 3, consideration should be given to the site's close proximity to the Kwinana Freeway, Wandi District Centre and Anketell Road.

The State Planning Policy 4.2 – Activity Centre for Perth and Peel (SPP4.2) describes a district centre as a centre that focuses on providing services, facilities and job opportunities that reflect the particular needs of its catchment.

SPP4.2 states that health, welfare, community services, entertainment, recreation, commercial and cultural facilities likely to attract a significant number of employees or users and/or generate significant vehicle trips should generally be located in, or adjacent to, activity centres.

The City's Local Commercial and Activity Centres Strategy (LCACS) states that there is considerable potential for bulky goods retail floor space within the Wandi District Centre due to its accessibility to the Kwinana Freeway. City Officers are of the view that bulky goods retail situated on Lot 2 and 3 would benefit from the exposure to Anketell Road and provide a suitable barrier between residential dwellings and traffic noise from Anketell Road.

SPP4.2 states that bulky goods retail should be situated in close proximity to activity centres and the regional road and public transport networks. This should maximise the use of infrastructure, including the shared use of car parking; limit the number of car trips and support other businesses within the activity centre.

The proponent is of the view that:

- requiring Lot 2 to be developed for commercial purposes would delay development until it is commercially feasible to develop Lots 2 and 3 for commercial purposes. The proponent claims that commercial development on Lots 2 and 3 is not likely to occur until well into the future.
- the benefit of commercial exposure of Lots 2 and 3 to Anketell Road would be limited by the restriction on access from Anketell Road that is being imposed by Main Roads. Without a four way full movement intersection to provide access to Lots 2 and 3, the viability for commercial development on Lots 2 would be constrained.
- the viability for commercial development on Lots 2 is limited by the size of the catchment. There is no residential development west of the Kwinana Freeway and the area eastwards of Anketell North is predominantly rural. The main users would access the area via the Kwinana Freeway and the ability to turn right directly onto Lots 2 and 3 from Anketell Road will be restricted.
- commercial development on Lot 2 would not result in a balanced and reasonable planning outcome and that commercial development on Lot 3, as proposed, is suitable because it is more accessible to a neighbourhood connector road and will serve as an entry statement that can stimulate development.

It should be noted that the proponent has not lodged an independent retail commercial analysis to support the above points.

City Officers consider that a coordinated and integrated commercial area (showrooms, warehouses and bulky goods) would be the most appropriate land uses in the area fronting onto Anketell Road (west of Treeby Road) because these land uses would:

- utilise the exposure to Anketell Road and its future strategic freight road function:
- benefit from being situated adjacent to the Wandi District Centre;
- be located within close proximity to the Kwinana Freeway;
- complement the commercial function of the Wandi District Centre;
- enable vehicle access to Treeby Road and car parking to be coordinated in an efficient manner across all of the lots (situated west of Treeby Road);
 and
- minimise residential development in close proximity to a *Strategic Freight Route*.

City Officers are of the view that the commercial land uses proposed by the proponent (hairdresser, beauty salon, local shop, real estate agency and fast food outlet) are uses that would be better located within the Wandi District Centre and the establishment of these land uses on the southern side of Anketell Road may impede the development of the Wandi District Centre. However, City Officers consider that these commercial uses would be preferable to the proposed sensitive residential development, noting that a safe pedestrian linkage would need to be provided to link with the Wandi District Centre.

If the lots fronting Anketell Road are developed in an ad hoc and fragmented manner, this will prevent development fronting Anketell being coordinated in order to optimise land uses in the area. For example, the lot situated immediately west of the amendment area (Lot 652) would be isolated from Anketell and Treeby Roads if the proposal was to proceed. If Lot 652 could not be developed for commercial purposes due to limited vehicle access it would probably be developed for residential purposes, further exacerbating the number of sensitive land uses abutting Anketell Road.

City Officers suggest that there are a number of interim land uses that maybe suitable for the area, including boat sales, open air display, retail plant nursery, trade display and vehicle sales, until such time as other commercial uses are viable. City Officers recommend that a retail analysis be undertaken prior to amending the ANLSP to determine the type of non residential land uses that would complement the Wandi District Centre and benefit from being situated in close proximity to the Kwinana Freeway and Anketell Road.

Site P&D has prepared a concept plan option (Attachment I) in response to the land use planning constraints and opportunities raised by the amendment (and the adjoining lots abutting Anketell Road west of Treeby Road). The concept plan illustrates how commercial built form is the best option to buffer proposed residential uses within the amendment area from acoustic impacts associated with Anketell Road. The concept plan demonstrates how commercial uses could be designed to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking. The concept plan is consistent with SPP5.4 in that it:

- prescribes a building form to shield noise and sensitive development from transport noise: and
- utilises a non-sensitive land use (commercial) in an area likely to be exposed to unacceptable noise traffic levels.

LIVEABLE NEIGHBOURHOODS ASSESSMENT

The WAPC requires local structure plans to be prepared in accordance with the objectives and requirements of *Liveable Neighbourhoods* (WAPC, 2009). In the event that the proposal is approved by the WAPC, City Officers have assessed the proposed amendment to the ANLSP against the following elements of *Liveable Neighbourhoods*:

Element 1 - Community Design

The proposed developed will constrain vehicle access to the adjoining properties and limit their development. It is the view of City Officers that this will not result in optimal use of the land or produce the best community design outcome as discussed in detail earlier in this report.

Element 2 - Movement Network

The proposed amendment will result in Lots 2 and 3 being developed in a manner that does not integrate vehicle access with adjoining sites and will constrain vehicle access to these properties and limit their development.

These matters are discussed in detail earlier in this report.

Element 3 - Lot Layout

The proposed amendment provides for a transition from R80 density code in the north to R40 in the south. The amendment proposes a yield of approximately 43 dwellings. The densities proposed comply with the requirements of *Liveable Neighbourhoods*.

Element 4 - Public Parkland

The concept plans submitted with the proposed amendment to the ANLSP propose that the northern portion of Lot 2 be developed primarily for residential purposes (Attachments G and H).

The proponent's original concept plan (Attachment G) proposes two linear corridors of POS (approximately 60mx10m and 45mx10m).

The proponent's modified concept plan (Attachment H) proposes locating the POS adjacent to Anketell Road to serve as a noise buffer between Anketell and the proposed residential dwellings.

City Officers are of the view that the location and design of the POS in both concept plans will not serve as functional areas of passive or active open space and are not supported.

Element 5 - Urban Water Management

The following water management plans and strategies have been prepared for the amendment to ANLSP. These strategies include:

- Jandakot Drainage and Water Management Plan No.3 (JDWMP)- Peel Main Drain Catchment (Department of Water, 2009)
- Lots 2 and 3 Anketell Road, Anketell Urban Water Management Plan (Development Engineering Consultants, March 2017)

These plans address water management across the amendment area providing a greater level of detail at each successive stage of the planning process.

Element 6 - Utilities

Lots 2 and 3 are able to be connected to water, sewer, electricity, gas and telecommunications services. It is normal practice for the WAPC to impose subdivision conditions requiring that these services be provided to an urban standard. The servicing agencies did not raise concerns with the proposed LSP.

Element 7 - Activity Centres and Employment

Lots 2 and 3 are adjacent to the proposed Wandi District Centre and City Officers' views in relation to the optimal use of the area the subject of the amendment, are discussed earlier in this report.

OTHER MATTERS ASSESSED BY THE CITY

In addition to *Liveable Neighbourhoods*, the City has also assessed the LSP against the following matters:

Retention of Significant Trees

The proponent has undertaken a *Significant Tree Survey* (PGv Environmental, July 2017) over the amendment area. The survey identified 28 trees with a diameter greater then 500mm. The proponent advises that most of these trees will be located in cut and fill areas associated with the future commercial and residential lots contained within the amendment area.

City Officers propose that a condition be imposed on future subdivision applications requiring the preparation of a *Landscape Feature and Tree Retention Plan* in accordance with City's *Landscape Feature and Tree Retention Policy* to ensure that the retention of significant trees is optimised.

The Significant Tree Survey has not been assessed by City Officers because it is recommended that the proposed amendment be refused. It is recommended that a *Landscape Feature and Tree Retention Plan* is developed in consultation with the City at the detailed design stage, based on the concept plan shown in Attachment I.

Bushfire Management

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) states that local structure plans should be accompanied by a Bushfire Management Plan which includes a Bushfire Hazard Level assessment or BAL Contour Map for those areas identified as bushfire prone.

The LSP area is identified as a *Bushfire Prone Area* in the *Map of Bushfire Prone Areas* (2015), therefore, a Bushfire Management Plan is required to support the LSP.

The Guidelines state that the following matters should be addressed in the Bushfire Management Plan:

- a) Location of bushfire prone areas;
- b) Avoidance of land use and development intensification in extreme hazards areas;
- c) Existing fire fighting infrastructure; and
- d) Existing and proposed road network and its effectiveness in a bushfire emergency.
- e) Integration of biodiversity protection in a bush fire management plan

A Bush Fire Management Plan (BFMP) has been lodged with the proposed amendment to the ANLSP. The BFMP has not been assessed by City Officers because it is recommended that the proposed amendment be refused. The City will require that a BFMP be prepared for a proposal that is based on the concept plan shown in Attachment I.

RECOMMENDATION

City Officers consider that the number of heavy vehicles travelling along Anketell Road each day will create an undesirable living environment. In addition, allowing residential dwellings to be developed alongside Anketell Road may restrict the long term use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour. City Officers are aware that there are engineering and design measures that can be implemented to ameliorate the impact of noise on residential properties, however, where practicable, potential land use conflicts should be avoided.

City Officers recommend that Council refuse the proposed amendment to the ANLSP and support a modified amendment that responds to the issues raised in the submissions and is based on the concept plan shown in Attachment I.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent/owner is Terranovis.

Acts and Regulations

- Metropolitan Region Scheme
- Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

City of Kwinana Town Planning Scheme No. 2

Policies

- State Planning Policy 4.2 Activity Centre for Perth and Peel
- State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning
- Draft State palnning Policy 5.4 (2017) Road and Rail Noise
- Statement of Planning Policy Metropolitan Freight Network (Draft)
- Perth Freight Transport Network Plan Transport @ 3.5 million
- Liveable Neighbourhoods
- City of Kwinana Local Commercial and Activity Centres Strategy (2014
- Local Planning Policy No. 1 Landscape Feature and Tree Retention Policy
- Local Planning Policy No. 2 Streetscapes

FINANCIAL / BUDGET IMPLICATIONS:

The cost of preparing the amendment to the ANLSP and advertising has been borne by the applicant.

If development proceeds, Council will receive additional rates income.

ASSET MANAGEMENT IMPLICATIONS:

The City will be financially responsible for maintaining public open space, roads, verge trees and footpaths within the LSP area once the area has been developed.

ENVIRONMENTAL IMPLICATIONS:

City Officers are of the view that residential dwellings proposed along this section of Anketell Road should not be supported by Council and that Lots 2 and 3 be developed for non-sensitive land uses such as for commercial purposes.

Research by the *Freight and Logistics Council of WA* and the City of Cockburn (*City of Cockburn, Town Planning Scheme No 3 - Amendment 118*) demonstrates that varying residential densities and resulting built form can assist in buffering transport noise, however, it does not provide any mitigation against ground and airborne vibration. The City is of the view that Clause 67 (Schedule 2) of the P&D Regs enables the City to have due regard to the potential risk to human health of vibration heavy vehicles using Anketell Road.

There are no local or regionally significant areas of intact remnant vegetation in the amendment area. However, the proponent has undertaken a *Significant Tree Survey* (PGv Environmental, July 2017) over the amendment area. The survey identified 28 trees with a diameter greater then 500mm. The proponent advises that most of these trees will be located in cut and fill areas associated with the future commercial and residential lots contained within the amendment area.

The City will still request that a condition be imposed on future subdivision applications requiring the preparation of a *Landscape Feature and Tree Retention Plan* in accordance with the City's *Landscape Feature and Tree Retention Policy* to ensure that the retention of significant trees is optimised.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the *Strategic Community Plan* and *Corporate Business Plan 2016-2021*.

STRATEGIC COMMUNITY PLAN 2015-2025		CORPORATE BUSINESS PLAN 2016 – 2021	
OBJECTIVE	STRATEGY	ACTION	
3.2 Ensure high levels of environmental protection are achieved in new developments.	3.2.3 Ensure, where practicable, retention of remnant vegetation and natural systems within new residential subdivisions.	3.2.3.1 Ensure retention, where practicable, of remnant vegetation and encourage the retention of trees and other flora within new residential subdivisions above the 10% minimum required.	

3.5 Encourage and exercise best practice water management.	3.5.1 Implement the City of Kwinana Water Conservation Plan, the Peel and Cockburn Catchment Regional Water Program and adopt Water Sensitive Urban Design Technical Guidelines in order to maximise water quality, recovery and reuse.	3.5.1.6 Implement the Water Conservation Plan
4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities.	4.1.1 Implement the City of Kwinana's Community Infrastructure Plan that identifies the location, nature and anticipated construction date of new community and recreation facilities.	4.1.1.2 Ensure Developer Contribution Schemes are aligned with the Community Infrastructure Plan. 4.1.1.5 Reach a formal agreement with public and private education providers for shared use of facilities in accordance with the Community Infrastructure Plan.
4.2 The community has easy access to well equipped, quality parks and public open spaces.	4.2.1 In accordance with regulatory standards and the Community Infrastructure Plan, provide active recreation opportunities and develop public open space and infrastructure in new developments.	4.2.1.1 Implement the City's public open space development standards to ensure best practice standards are implemented and ongoing maintenance costs are minimised.
4.4 Create diverse places and spaces where people can enjoy a variety of	4.4.6 Ensure that an appropriate density of development is achieved that accommodates	4.4.2 Encourage and promote the design of places of activity and enjoyment
lifestyles with high levels of amenity.	projected population growth and is balanced against community expectations.	4.4.6 Ensure that an appropriate density of development is achieved that accommodates projected population growth and is balanced against community expectations
		4.4.9 Engage with developers on infrastructure and sustainability issues.

COMMUNITY ENGAGEMENT:

The City advertised the proposed amendment to the ANLSP for 26 days between 29 May and 23 June 2017 in accordance with Schedule 2, Clause 18 of the P&D Regulations. Public advertising was carried out in the following manner:

- Nearby land owners and State government agencies were notified of the proposal in writing and invited to comment;
- The proponent erected one sign on site;
- A notice was placed in the Weekend Courier for two weeks over the course of the advertising period; and
- Copies of the proposed LSP and relevant documents were made available for inspection at the City's Administration Office and placed on the City's website.

The following State government agencies were notified of the proposal in writing and invited to comment:

- Department of Transport
- Main Roads WA
- Department of Fire and Emergency Services
- Water Corporation
- Department of Water
- Western Power

Submissions were received from four State government agencies during the advertising period (Department of Transport, Main Roads WA, Department of Fire and Emergency Services and Water Corporation).

Submissions were also received from three planning consultancies on behalf on nearby landowner and property developers.

The submissions and City Officers comments are summarised in the *Schedule of Submissions* (Attachment E) in accordance with clause 20(2) of the P&D Regulations and have been considered in the assessment of strategic planning issues.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Analysis	Description
Risk Event	The WAPC may not adopt the City's advice to "refuse" the proposed amendment which may constrain 24/7 operation of the future Outer Harbour.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements

Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	The 60 day period in which the City is required to report to the WAPC, under Schedule 2 Clause 20 of the P&D Regulations, expired on the 22 August 2017 (60 days from close of advertising). The City has sought an extension until 15 December 2017 to report to the WAPC on the proposed amendment to the ANLSP.
Response to risk treatment required/in place	The City is to give due regard to the proposed amended ANLSP when providing advice to the WAPC in relation to subdivision applications and making decisions in relation to development applications.
Rating (after treatment)	Moderate

COUNCIL DECISION

045

MOVED CR D WOOD

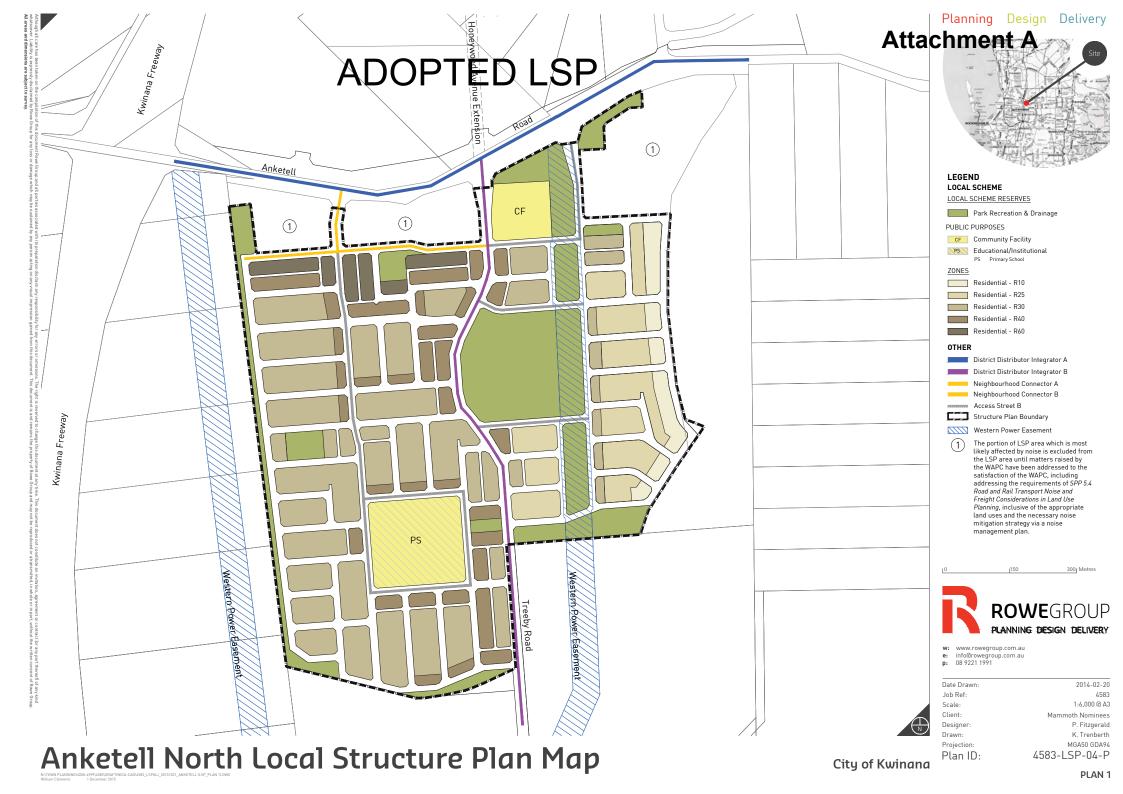
SECONDED CR W COOPER

That Council take the following action in response to the proposed amendment to the Anketell North Local Structure Plan, Lots 2 and 3 Anketell Road, Anketell:

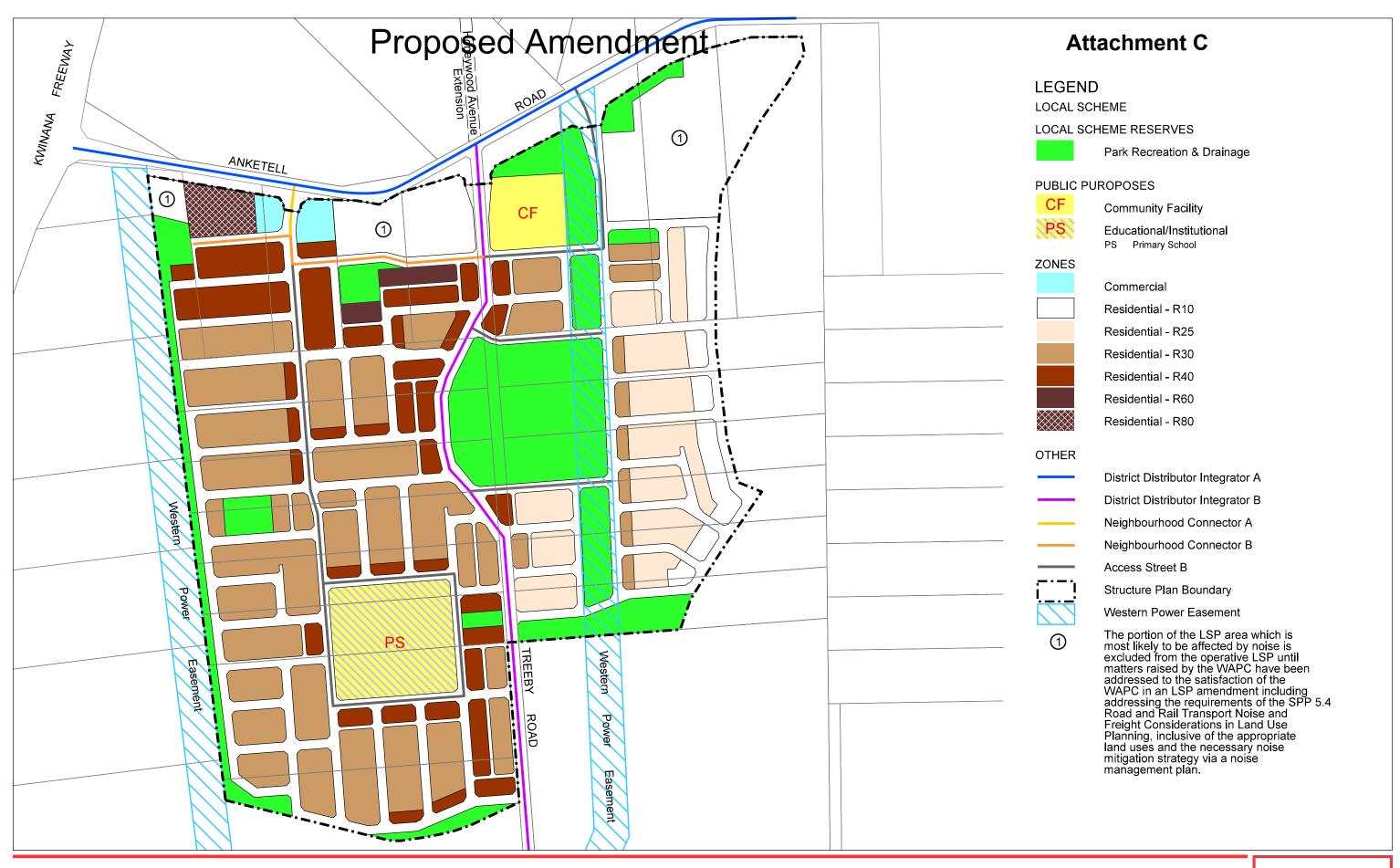
- 1. Endorse the *Schedule of Submissions* (Attachment E) pursuant to Schedule 2, Clause 19 of the *Planning and Development Regulations 2015;*
- 2. Refuse the proposed amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell for the following reasons:
 - i) Residential uses on Lots 2 and 3 may cause conflict with the use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour.
 - ii) Residential development on Lots 2 and 3 will prevent the land fronting onto Anketell Road (between the Freeway and Treeby Road) from being developed in a manner that facilitates reciprocal vehicular access between landholdings to optimise access and egress to Anketell Road.

- iii) The proposed amendment will result in ad hoc and fragmented development along Anketell Road and prevent proper and orderly planning in the area adjacent to the Wandi District Centre and Anketell Road (west of Treeby Road).
- iv) The proposed amendment is premature and any decision to permit residential land uses within the amendment area should await the outcome of the investigation by the Westport Taskforce into Western Australia's freight transport needs.
- v) A retail and commercial analysis should be undertaken prior to amending the ANLSP to assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.
- 3. Note that Main Roads has recently confirmed that the current traffic modelling for Anketell Road and wider region does not reflect significant changes to the strategic road network (including the decision not to proceed with Roe 8 and the Perth Freight Link). Accordingly the City does not have access to accurate traffic forecast data for a 20 year horizon to determine the suitability of noise sensitive land uses abutting Anketell Road.
- 4. Note and support the concept plan (Attachment I) that responds to issues raised in the submissions in accordance with Schedule 2, Clauses 19(1)(d) and 19(2) of the *Planning and Development Regulations 2015*. The concept plan demonstrates how commercial uses could be designed to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking.
- 5. Note that the Bush Fire Management Plan (BFMP) and Significant Tree Survey lodged with the proposed amendment have not been assessed by City Officers because it is recommended that the proposed amendment be refused. The City will require that a BFMP and a Landscape Feature and Tree Retention Plan be prepared for a proposal that is based on the concept plan shown in Attachment I.

CARRIED 7/0







Plan No. : 20932-7

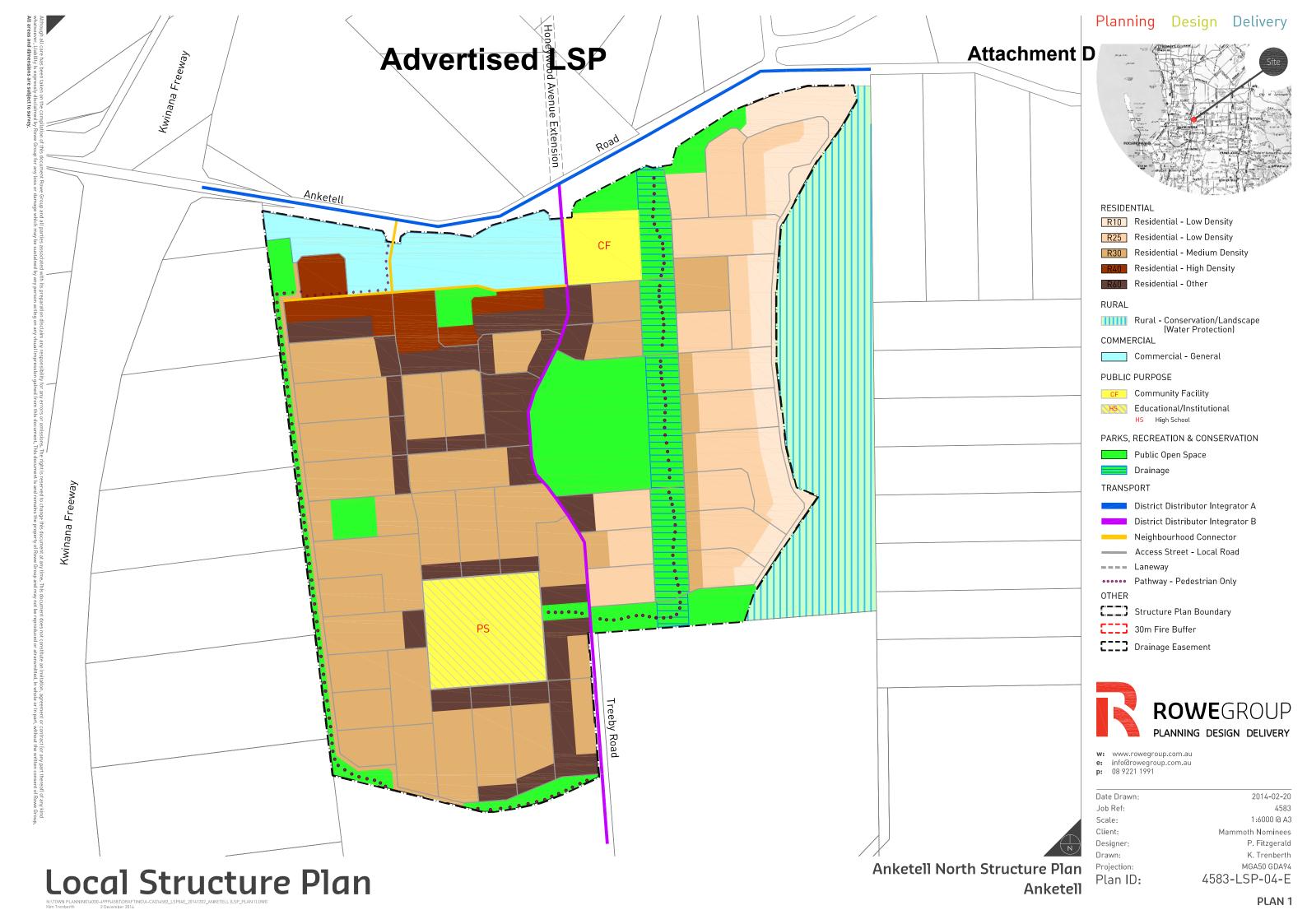
Revision : REV.5

Scale :1:6000@A3

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ANKETELL NORTH LOCAL STRUCTURE PLAN CITY OF KWINANA





SCHEDULE OF SUBMISSIONS Proposed Amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell

	SUBMITTER AND ADDRESS	NATURE AND SUMMARY OF SUBMISSION	CITY OF KWINANA COMMENT
1.	Department of Transport	COMMENTS PROVIDED	Noted
	140 Williams Street PERTH WA 6000	The subject site abuts Anketell Road which is an <i>Other Regional Road</i> in the MRS and a <i>Major Freight Road</i> in the <i>Metropolitan Freight Network</i> .	
	Contact: Michelle Prior A/Director	Anketell Road has also been identified as a <i>Strategic Freight Route</i> in the <i>Perth Freight Transport Network Plan</i> for <i>Transport</i> @ 3.5 <i>million</i> and will be in the control of Main Roads in the future.	
	Transport Planning, Major Urban Centres	Due to the close proximity of the requested right turn location to the Kwinana Freeway on/off ramp DoT is unable to support the proposal.	Noted
		DoP is currently undertaking design concept and land reservation planning works for the upgrading of Anketell Road. The proposed right turn facility from Anketell Road to Road B is not considered in this work and must be resolved with the DoP and MRWA.	
		The close proximity of the freight corridor may result in a future noise and vibration issue for nearby residents. It is important that the measures recommended in the submitted noise assessment report are implemented in accordance with <i>State Planning Policy 5.4</i> .	City officers consider that non-residential land uses, particularly those suited to a contiguous built form (such as bulky goods retail) would be a more compatible land use adjacent to the heavy vehicles travelling along Anketell Road 24/7 and will also provide a buffer to the residential area to the south of the amendment area.
		The LSP proposes a good level of accessibility to the Kwinana Principal Shared Path (PSP) and within the LSP area.	This matter will be considered for inclusion in the Kwinana Bike and Walk Plan being prepared by the City.
		Anketell Road will be upgraded into a four lane road in the future. As this road has been identified as a Strategic Freight Road, on road cycles will no longer be suitable from a safety perspective and a separated shared will be required.	
		A working group be established between DoP, DoT, MRWA and the City of Kwinana to address the issues raised and the LSP be amended to reflect the agreed access arrangement.	City officers discussed the proposed amendment to the ANLSP at a joint meeting with the DPLH, DoT and MRWA. City Officers also met with DPLH on a number of occasions to discuss the proposed amendment.
		The proponent incorporates notifications on titles to ensure that potential buyers are aware of the likely noise and vibration levels generated from the nearby freight road;	The matter will be considered at subdivision stage based on the land uses and design in the amended ANLSP once it has been approved by the WAPC.
2.	Main Roads WA	MRWA DOES NOT SUPPORT THE PROPOSED AMENDMENT TO THE ANLSP	A concept design submitted by the proponent originally proposed that the main access to the amendment area will be
	PO Box 6202 EAST PERTH WA 6892 Contact: Justin McKirdy	The applicant is requesting modification to Anketell Road by requesting a dedicated right turning pocket into Road B as part of the first stage of the subdivision. Roads B and A as per the attached Main Road Drawing C002 Rev F will operate as left in/left out access arrangements. These roads provide a supplementary role to Treeby Road (spine road) which shall operate as the full movement controlled access for the structure plan area.	via a four way intersection from Anketell Road (Attachment E). In response to MRWA's comments the proponent subsequently submitted an alternative design proposing left in/left out access only. However, the proposed design will still result in Lots 2 and 3 being developed in a manner that does not integrate
	Manager Statutory Road Planning	These access arrangements have been previously agreed to and forms part of the Vehicle Access Strategy for Anketell Road and have been communicated to the applicant on several occasions.	vehicle access with adjoining sites and will constrain vehicle access and limit development on the area abutting Anketell Road (west of Treeby Road).

Proposed Amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell

	LEEDERVILLE WA 6902		
	PO Box 100	The proposed zoning/density changes are not likely to compromise Watercorp's planning for the area.	
3.	Water Corporation	SUPPORTS THE PROPOSED AMENDMENTS TO THE LOCAL STRUCTURE PLAN	Noted
3.			
		If the applicant considers that there is insufficient capacity for the scale of the development being contemplated, then the scale of development should be reduced or alternatively the structure plan achieves connectivity to Treeby Road at inception. The emergency access should be constructed on the south-eastern boundary of the subdivision with connectivity to Treeby Road. Main Roads will not support the notion of another access (although temporary) being created on Anketell Road when there are sustainable alternatives to be explored.	The matter will be considered at subdivision stage based on the land uses and design in the amended ANLSP once it has been approved by the WAPC.

Proposed Amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell

	T= =		
	Brett Coombes		
	Senior Urban Planner		
	Assets Planning Group		
4	Dawa Craus	CURRORTS THE PROPOSED AMENDMENTS TO THE LOCAL STRUCTURE BLAN	Other officers are of the circumstate that the circumstate is
4.	Rowe Group	SUPPORTS THE PROPOSED AMENDMENTS TO THE LOCAL STRUCTURE PLAN	City officers are of the view that the residential dwellings
			proposed along this section of Anketell Road should not be
	Level 3, 369 Newcastle Street	Rowe lodged the submission on behalf of Denkey Pty Ltd and Anketell Holdings Pty Ltd who owner	supported by Council and that Lots 2 and 3 be developed for
	NORTHBRIDGE WA 6003	the future Wandi District Centre site.	non-sensitive land uses such as for commercial purposes
			(showrooms, warehouses and bulky goods), for the following
	Contact:	Denkey Pty Ltd support the proposed land use configuration. In particular the proposed residential	
	Rebecca Cumming	land uses abutting Anketell Road noting this will provide additional catchment for the proposed District	
	Rebeedd Garmining	Centre as well as being a more commercially viable outcome than additional commercial bulky goods	with the use of Anketell Road as a 24/7 Strategic
		floor space. Our client would also be supportive of any future additional residential development	Freight Route to the future Outer Harbour.
		proposed along this interface.	ii) City officers consider that residential development on
			Lots 2 and 3 will prevent the land fronting onto Anketell
		Given the commercial sensitivities of the relatively narrow catchment at this location, it is considered	Road (between the Freeway and Treeby Road) from
		appropriate that any commercial development proposed on the southern side of Anketell Road be	being developed in a manner that facilitates reciprocal
		limited to non-retail commercial. Additional retail floor space on the southern side of Anketell Road	vehicular access between landholdings to optimise
		may compete with the District Centre core to the north, which would not represent a desirable outcome	access and egress to Anketell Road.
		for the locality.	iii) The proposed amendment is premature and any
		Tor the locality.	decision to permit residential land uses within the
		In addition, given the andersed Anketell Deed design at this location and the intersection treatments	
		In addition, given the endorsed Anketell Road design at this location and the intersection treatments	amendment area should await the outcome of the
		detailed under that design, we suggest no additional access onto and from Anketell Road will be	investigation by Westport Taskforce into Western
		permitted. As such, in the event that non-retail commercial land uses are developed on the southern	Australia's freight transport needs.
		side of Anketell Road, it may be appropriate for a reciprocal access arrangement to be provided	iv) A retail analysis should be undertaken prior to
		across the northern boundary of the development. This would reduce undue additional traffic	amending the ANLSP.
		congestion from Treeby Road (or other such intersection), as well as remove the requirement for a	3
		service road, which would be considered to be inefficient use of land.	Site Planning and Design has prepared a concept plan option,
		Service road, which would be considered to be inclinically use of land.	that responds to the land use planning constraints and
			opportunities raised by the amendment (and the adjoining lots
			abutting Anketell Road west of Treeby Road). The concept
			plan design illustrates how commercial built form can buffer the
			residential uses within the amendment area from acoustic
			impacts associated with Anketell Road. The concept plan
			demonstrates how commercial uses could be designed to
			accommodate vehicle access, through appropriate intersection
			movements and reciprocal internal access circulation and
			•
			parking.
_			
5.	The Office of William Burrell	COMMENTS PROVIDED	The City has discussed this matter with the landowners and
			William Burrell on a number of occasions. The subject land is
	2 Gray Street	The caveat was not considered as a constraint in the preparation of the Anketell North LSP. William	not situated within the current amendment and will be
	SHENTON PARK WA 6008	Burrell requests that the structure plan be modified to retain Treeby Road adjacent to Lot 30 then	considered as part of a separate amendment to the ANLSP.
		deviate to the west to provide open space area number 6.	,
	Contact:	as that is the freshad open space and hamber of	
	William Burrell	The open space would be better located further south on more contle landform to avoid extensive out	
	vviillatti Duttell	The open space would be better located further south on more gentle landform to avoid extensive cut	
		and fill. The shift would be in the order of 60-70m and would be closer to the proposed primary school.	
	(William Burrell lodged the		
	submission on behalf of Mr and		
	•		

Proposed Amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell

	Mrs Volpi who reside on Lot 30 Treeby Road. The Volpi's sold the majority of Lot 30 to a developer, retaining 4,000m2 around their house. The contract of sale for Lot 30 has a caveat relating to the 4,000m2 containing the house. The contract predates the structure plan)			
6.	Creative Design & Planning	OBJECTS TO THE PROPOSED AMENDMENTS TO THE LOCAL STRUCTURE PLAN	Agree	
	Frank Arangio Managing Director 28 Brown Street EAST PERTH WA 6004	The LSP amendment denies adjoining landowners the ability to pursue an integrated urban design outcome over all land fronting Anketell Road as well as internal road networks, residential cells and POS configurations. The proposal modifies the street block/road configuration connecting with our client's Lot 652 from the approved Structure Plan without any consideration to the resultant design and access implications.	proposed supported non-sensi	ers are of the view that the residential dwellings along this section of Anketell Road should not be d by Council and that Lots 2 and 3 be developed for itive land uses such as for commercial purposes ms, warehouses and bulky goods), for the following
	(Creative Design & Planning lodged the submission on behalf of Buildex Construction, the owners of Lot 188 Treeby Road and Lot 652 Anketell Road)	The general internal access configuration into Lot 652 has been modified from the approved structure plan, with the proposed amended LSP proposal now effectively land locking our client's site. The proponents of the amended LSP proposal have not consulted with affected landowners prior to lodging the proposal amendment. There are proposed changes to third party landholdings which do not have any due regard to the impacts being generated. The proposed amendment significantly affects our clients land holding and limits potential development.	i)	Residential uses on Lots 2 and 3 may cause conflict with the use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour. City officers consider that residential development on Lots 2 and 3 will prevent the land fronting onto Anketell Road (between the Freeway and Treeby Road) from being developed in a manner that facilitates reciprocal vehicular access between
		The provision of a R80 residential development in lieu of the preferred non-residential land uses (i.e. Service-Commercial) fronting Anketell Road will significantly inhibit other landowners from developing non-residential land uses, particularly Lot 652 which will be essentially 'land-locked'. The proponent's lack of approach to co-ordinated land uses along Anketell Road effectively limits the commercial (non-residential) viability and access of adjoining properties.	iii)	Iandholdings to optimise access and egress to Anketell Road. The proposed amendment is premature and any decision to permit residential land uses within the amendment area should await the outcome of the investigation by Westport Taskforce into Western
		Within the context of the broader landholding fronting the southern side of Anketell Road, it is considered inappropriate for a Residential R80 land use to interface directly to Anketell Road due to the following reasons:	iv)	Australia's freight transport needs. A retail analysis should be undertaken prior to
		 The level of noise resultant will be undesirable for residential uses (and/or costly due to high level of quiet house design), particular for two plus storey development typical of the R80 		amending the ANLSP. Site Planning and Design has prepared a concept

Proposed Amendment to the Anketell North Local Structure Plan Lots 2 and 3 Anketell Road, Anketell

density coding.

- A poor level of residential amenity will therefore result given its location adjacent to a high order road, with long term freight traffic intentions.
- Whilst located within the walkable catchment of the future Wandi District Centre, the subject land is separated by the higher order Anketell Road, which will ultimately be ~35.6m wide. There is also a significant level difference between the land north and south of Anketell Road. It is considered that R80 densities located one cell back from Anketell Road would alleviate the noise issues whilst still contributing to the District Centre walkable catchments without compromising Liveable Neighbourhood principles.

The proponent's concepts or rationale are counter intuitive to a coordinated, integrated retail outcome given the nature of the development and land uses around and adjacent to the subject lots.

The Amended LSP proposal rightly assumes that "planned commercial development under the adopted Structure Plan would predominantly be showroom and bulky goods retail, maximising the exposure from passing traffic predominantly generated by customer trips to and from the Wandi District Centre."

These showroom and bulky goods retail uses are most likely to provide the range of activity to complement the Wandi District Centre immediately north of the site.

However, the Amended LSP proposal then suggests that "limited retail floor area could be provided only to service the local and daily needs of the community. Such retail uses may complement and/or provide for services not catered for sufficiently within the Wandi District Centre once ultimately developed, or provide daily convenient services to local residents. Such retail uses include hairdressers, beauty salon (or similar), local shop, real estate agency, 'drive-in takeaway food shop' etc."

The Wandi District Centre has the potential to attract two supermarkets and a discount department store and supporting specialty stores. All of the day to day convenience needs (including those listed in the amendment document such as veterinary and medical consulting rooms) of the local community will be intended to be met and more than physically capable of being met by the predominantly convenience nature of the retail floor space within the Wandi District Centre.

The proposal effectively suggests the creation of a local shopping precinct adjacent to the Wandi District Centre. This is neither favoured by the Local Commercial Strategy nor from a commercial view point as it would duplicate the offer provided for in the Wandi District Centre. It is noted that the proposal has not been supported by a Retail Sustainability Assessment.

There would be no reason – either planning nor commercially to suggest that a duplication of a small amount of local shopping could be sustained in the location proposed by the Amended LSP proposal. The introduction of 0.765ha of commercial land for local centre activity (non defined land uses) would allow for the introduction of up to 2,500m2 of retail floor space.

plan option, that responds to the land use planning constraints and opportunities raised by the amendment (and the adjoining lots abutting Anketell Road west of Treeby Road). The concept plan design illustrates how commercial built form can buffer the residential uses within the amendment area from acoustic impacts associated with Anketell Road. The concept plan demonstrates how commercial uses could be design to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking.

Attachment E

SCHEDULE OF SUBMISSIONS
Proposed Amendment to the Anketell North Local Structure Plan
Lots 2 and 3 Anketell Road, Anketell

The areas of POS within the R80 precinct is of insufficient size to be functional creditable POS, thus limiting landscaping and/or use for active recreation. Furthermore, the configuration results in a poor POS interface with adjoining properties, as it is proposed in front of the rear garages of laneway lots and the rear of commercial units.	Agree
The proposed cell configuration severely restricts the final Public Open Space (POS) design along the western boundary of the Structure Plan area and significantly limits the development potential of Lot 652.	Agree

Attachment F





22 November 2017

Our Ref: 17-044 ANK / 171122 17-044 ANK It CoKwinana Review of Amended LSP.docx

City of Kwinana PO Box 21 KWINANA WA 6966

Attention: Gary Williams

(sent via email to Gary.Williams@kwinana.wa.gov.au)

Dear Gary,

RE: ANKETELL ROAD FRONTAGE LAND USE AND DESIGN OPTIONS ANKETELL NORTH LOCAL STRUCTURE PLAN VARIOUS LOTS, ANKETELL ROAD, ANKETELL

Further to our recent meetings and email correspondence, we write to provide the City of Kwinana (the City) with professional town planning advice on appropriate land use and design options for land fronting the southern side of Anketell Road (the subject land) to inform the City's assessment and recommendations to the Western Australian Planning Commission (WAPC) on a proposed amendment to the adopted *Anketell North Local Structure Plan* (ANLSP).

In preparing the following advice, we are mindful of the City's view that the ultimate use, subdivision and development of the subject land should address the following broad issues:

- Support the needs of the residents within the ANLSP area;
- Compliments long term land uses within the Wandi District Centre and proposed uses that will not detract from the function of the centre;
- Appropriate land uses that will be compatible with the role of Anketell Road as a strategic freight route;
- Urban design considerations to mitigate noise emissions from Anketell Road (noise and vibration emissions);
- Recognise the constraints to Anketell Road in relation to access and egress; and
- Provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.

The following letter outlines:

- a brief overview of the ANLSP background;
- the current and future strategic and statutory planning and transport framework that guides land use, subdivision and development on land fronting Anketell Road;
- context to the current and future role of Anketell Road as a part of Perth's strategic freight network;
- key issues for consideration; and
- options and recommendations for the City's consideration.



A summary of the key points made in the following letter are outlined below.

- The international container task (imports and exports through Perth) is forecast to triple, from 740,000 tonne equivalent units (TEUs i.e a 20 foot container) per annum in 2014/15 to about 2 million TEUs per annum in 2050, in addition to continued growth in bulk and general cargo imports and exports.
- New container handling facilities within the Outer Harbour will aim to handle approximately 3 million TUE's per annum, which is a four-fold increase on the 2014/15 volumes through Fremantle Ports Inner Harbour.
- New freight container handling facilities within the Outer Harbour and growth in the Western Trade Coast need to be supported by a well-protected and high productivity freight road network.
- Transport @ 3.5 Million: Perth and Peel Transport Plan outlines that Anketell Rod will:
 - be classified as a strategic freight road, provide RAV 7 access (allowing for heavy vehicles up to 36.5m in length) and will function as the key route for transporting Over-Size Over-Mass and High Wide Load cargos.
 - need to be upgraded to a four (4) lane median divided road in advance of the Perth and Peel population reaching 3.5 million.
- The Kwinana Local Commercial and Activity Centre Strategy (KLCACS) outlines that there is considerable potential for Other Retail and bulky goods floor space in the Wandi District Centre. It is estimated that the district centre could support 5,000m² of this floor space by 2021, increasing to 10,000m² by 2026. This potential relies primarily on freeway exposure and accessibility, rather than on local population.
- The City of Kwinana's Local Planning Scheme No. 2 Table I Zoning and Use Classes permits a variety of land uses on land zoned "Commercial" which are considered suitable for the land fronting Anketell Road on the basis that they will not detract from the primacy of the Wandi District Centre, will capitalise on exposure to the movement economy and will result in a contiguous built form outcome that will act as a buffer to noise-sensitive land uses to the south.
- Acknowledging the forecast growth in the freight task and growing pressures on infrastructure from competing urban and economic objectives, Federal, State and local government organisations and industry are highlighting:
 - Concerns over urban growth pressures and the encroachment of noise-sensitive land uses on freight routes that may lead to operational restrictions and ultimately reduce the efficiency and productivity of the freight network; and
 - The need to identify and protect port freight transport corridors well in advance of residential development.
- To remain competitive, any new freight handling facilities within the Outer Harbour and the associated freight transport corridors and network need to be capable of 24/7 operations, which has implications for night time (10 pm to 6am) road noise exposure and may result in political pressure to limit the operation of freight transport corridors, and ultimately the productivity and commerciality of a sea port.
- In the absence of strategic and integrated transport and land use planning that reflects recent and substantial changes to the freight transport network and associated updated traffic forecast data, it is considered inappropriate and premature to consider the residential use of the land fronting Anketell Road.



- Non-residential land uses, particularly those suited to a contiguous built form such as bulky goods retail, remain the best land use interface option for the protection of urban amenity and freight efficiency and productivity.
- On the basis that the subject land is a largely vacant greenfield site and is not constrained by established patterns of land use and development, residential land use is not considered to be "unavoidable".
- The site is considered suitable for non-residential land uses, such as commercial, in consideration of its locational advantages, including:
 - direct frontage and exposure to the movement economy afforded by Anketell Road and its future strategic freight road function, which provides a direct connection between Tonkin Highway and the Kwinana Freeway;
 - being located within close proximity to the future Wandi District Centre, to the north of Anketell Road; and
 - being within close proximity to the Kwinana Freeway.
- Given the locational advantages and forecast traffic volumes (passing trade) there is substantial merit for commercial and/or service commercial land uses, and this should be explored further through a Retail and Commercial Needs Assessment and/or an activity centre structure plan for the Wandi District Centre.
- If the subject land pursues a residential land use fronting Anketell Road (proposed to be R80 by the modified ANLSP) it will fragment and isolate the commercial land to the east and west. This eliminates the opportunity to achieve an integrated development outcome that responds to the restrictions on direct access (crossovers and road intersections) to Anketell Road, and fails to address the need to coordinate access across all landowners fronting Anketell Road between the Kwinana Freeway and Treeby Road and the Honeywood Avenue extension.
- Anketell Road and new freight container and general cargo handling facilities within the Outer Harbour form part of an integrated strategy to meet freight and trade logistics requirements for Perth and surrounding regions for the next 50 - 100 years.
- Our economic prosperity and global competitiveness relies on strong leadership from all tiers of government to identify, protect and defend strategic economic infrastructure, such as sea port and freight transport corridors, from encroachment by noise sensitive land use and/or development that threatens to jeopardise high productivity 24/7 operations, and in turn maintain urban amenity.

1. BACKGROUND

On 19 June 2015 the WAPC adopted the Anketell North Local Structure Plan (ANLSP) subject to the following modifications:

- The requirements of State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning have been met, inclusive of the appropriate land uses and the necessary noise mitigation strategy via a noise management plan;
- The required type, extent and form of Commercial land uses that will provide for, and support, the needs of the Anketell North LSP and complement the land uses and development envisaged for the Wandi District Centre; and
- Options for provide for safe pedestrian/cycle connectivity between the Anketell North LSP area and the Wandi District Centre.

On 17 December 2015 the WAPC granted final approval to the ANLSP, following



modifications in accordance with the WAPC's determination on 19 June 2015. The modified ANLSP excluded the proposed commercial land along the southern side of Anketell Road, where the future use and development of the land would be guided by a noise management plan addressing the requirements of *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning*, prepared to the satisfaction of the WAPC. Refer to **Attachment 1 - Adopted ANLSP**.

On 4 April 2017 Veris lodged an amendment to the ANLSP, proposing "Residential R80" and limited "Commercial" land uses fronting Anketell Road.

The City's technical staff consider that the landholdings situated to the south of Anketell Road and east of Treeby Road should be developed for commercial purposes on the basis that:

- the City of Kwinana Local Commercial and Activity Centres Strategy (KLCACS) states
 that there is considerable potential for bulky goods and other retail floorspace within
 the Wandi District Centre;
- commercial land uses will support the needs of the future ANLSP residential community and complement the land uses envisaged within the Wandi District Centre;
- noise-sensitive land uses, such as residential, are inappropriate for land abutting Anketell Road, in consideration of its future role in the freight network;
- bulky goods retail, situated on the southern side of Anketell Road, will provide a suitable barrier to current and future traffic noise from Anketell Road; and
- bulky goods retail will benefit from the exposure to Anketell Road.

We understand that the Department of Planning has also commented on the need for coordinated planning within the Wandi District Centre.

In consideration of the future role of Anketell Road, which is discussed in detail in following sections of this letter, the City is seeking independent town planning advice to formulate appropriate land use and design options for the study area to assist Council in its consideration of the proposed amendment to the ANLSP.

2. THE PLANNING AND TRANSPORT FRAMEWORK

2.1. STRATEGIC PLANNING FRAMEWORK

2.1.1. Transport @ 3.5 Million (2016)

Transport @ 3.5 Million: Perth and Peel Transport Plan (Transport @ 3.5 Million), released by the WA Department of Transport in 2016, identifies Anketell Road as a "Primary Freight Network" road that will be required to be constructed to a 4 lane divided standard between Rockingham Road (Fremantle Rockingham Controlled Access Highway) and Tonkin Highway in advance of the Perth and Peel population reaching 3.5 million.

The designation of Anketell Road within the primary freight network acknowledges its future role in the context of the forecast freight task volumes and traffic growth and its location in proximity to the Western Trade Coast (comprising Fremantle Ports Outer Harbour, the Australian Marine Complex, the Kwinana and Rockingham industrial areas) and the future development of a new container and general cargo port at the Outer Harbour.

In addition to specific comments in relation to the future role of Anketell Road, Transport @ 3.5 Million outlines five (5) principles that underpin planning for the freight network, where principle five (5) states:



"Protect transport infrastructure critical to economic prosperity."

Perth Freight Transport Network Plan: Transport @ 3.5 Million (2016)

In relation to the future freight network and the role of Anketell Road, Transport @ 3.5 Million was informed by a series of technical reports, including the *Perth Freight Transport Network Plan: Transport* @ 3.5 Million (Freight Plan).

The Freight Transport Network Plan acknowledges that the scale and scope of any future new port development along with further industrial lands within the Western Trade Coast will profoundly influence the broader metropolitan road freight network and will underpin the need for a number of new or upgraded east-west links, including the upgrade of Anketell Road.

In regard to the Inner and Outer Harbours, both of which have implications for forecast traffic volumes along Anketell Road, the Freight Plan outlines that the international container task is forecast to increase from:

- around 740,000 TEUs in 2014 15 to;
- 1.25 million TEUs per annum by around 2030; and
- 2.2 million TEUs per annum by around 2050;

equating to a tripling of the freight task from 2014 to 2050.

In addition, the Freight Plan outlines that:

- Fremantle Ports Inner Harbour is expected to have capacity in the vicinity of 2 million TEUs per annum with the potential for greater capacity through further efficiency measures; and
- the aim for the future container port facilities at the Outer Harbour is for it to be capable of handling 3 million TEU's per annum;

which is sufficient to accommodate the long term container trade demands of Western Australia well beyond 2050.

In recognition of the need for the development of a high productivity freight road network spanning the south-west and inner south-east regions to support container port facilities in the Outer Harbour (ultimately handling up to 3 million TEU's per annum) and continued growth in the Western Trade Coast, the Freight Plan states that Anketell Road will:

- be classified as a strategic freight road;
- provide RAV 7 access (allowing for heavy vehicles up to 36.5m in length); and
- function as the key route for transporting Over-Size Over-Mass and High Wide Load cargos.

The protection of the transport infrastructure is critical to economic prosperity including the existing and future network of freight corridors, such as Anketell Road. Freight activity centres is outlined as a key priority within the Freight Plan, which articulates the need for the network to accommodate the projected growth of the freight task and to ensure that sensitive land uses are not exposed to unacceptable amenity impacts.

The Freight Plan does not outline forecast of traffic volumes for Anketell Road in the short, medium or long term.



It is important to note that both Transport @ 3.5 Million and the Freight Plan were prepared under the previous Liberal Government, who were committed to the construction of Perth Freight Link, comprising Roe 8, Fremantle Tunnel and Fremantle Port Connect. The intent of the Perth Freight Link road project was to support increased container trade capacity at Fremantle Ports Inner Harbour, thereby delaying the need for new container port facilities within the Outer Harbour and the associated freight network upgrades, including Anketell Road.

In summary, the Freight Plan highlights the importance of Anketell Road within the primary freight network, its future role as a strategic freight road (of equal standing with Roe Highway, Tonkin Highway, Kwinana Freeway and Rowley Road) within a high productivity road network connecting sea, air, intermodal and inland freight hubs and the need to protect the network from encroachment by inappropriate land use.

2.1.2. City of Kwinana Local Commercial and Activity Centres Strategy (2014)

The City of Kwinana Local Commercial and Activity Centres Strategy (KLCACS) reaffirms the demand for, and location of, a future Wandi District Centre comprising up to 20,000m² in the longer term (post 2026) on the northern side of Anketell Road, opposite the subject land and within proximity to the Kwinana Freeway intersection.

In regard to other land uses that may support and complement the Wandi District Centre, under Section 7.4.2 the KLCACS outlines:

"There is also considerable potential for Other Retail and bulky goods floorspace in the Wandi district centre. It is estimated that the centre could support 5,000 sqm of this floorspace by 2021, increasing to 10,000 sqm by 2026. This potential relies more on freeway exposure and accessibility and much less on local population. The centre's location is such that, if a high profile region-serving tenant wished to establish in the centre, then the amount of supportable Other Retail floorspace could, if required, be increased well beyond these calculated levels."

2.2. STATUTORY PLANNING FRAMEWORK

2.2.1. Draft State Planning Policy 5.4 Road and Rail Noise (2017)

Draft State Planning Policy 5.4 Road and Rail Noise (Draft SSP 5.4) was released for public comment in September 2017, and accordingly is considered a seriously entertained planning proposal to be given due regard in land use planning decisions.

Draft SPP 5.4 seeks to achieve two objectives:

- Minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development; and
- Protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development;

and encourages the application of the precautionary principle of avoidance where there is a risk of future land use conflict.

Draft SPP 5.4 applies to noise-sensitive land use and/or development within the Policy's trigger distance of a transport corridor (as per Table 1) and new or major upgrades to certain types of road and rail infrastructure.

In the case of freight roads (Perth and Peel) the trigger distance for the application of the policy is 300m measured from the edge of the road carriageway.



The policy requires that consideration be given to increases in traffic anticipated on a 20 year horizon, and includes transport corridors where there is sufficient certainty on the corridor's alignment and function. In this case, it is argued that there is sufficient certainty on both the alignment and function of Anketell Road, as per *Transport* @ 3.5 Million, however there is some uncertainty over forecast traffic volumes to 2037, in consideration of recent changes to the freight transport network.

Despite the absence of accurate and current traffic forecast data, it is recommended that the City maintain a precautionary principle approach and avoid residential land use and development fronting Anketell Road.

2.2.2. Metropolitan Region Scheme

On 28 October 2015 the Minister for Planning granted approval to the declaration of a planning control area over Anketell Road, Kwinana (section between Kwinana Freeway and Rockingham Road) for the continued protection of the proposed road freight transport access corridor along Anketell Road, between the Kwinana Freeway and Rockingham Road.

In 2016 a portion of Anketell Road abutting the subject land, between the Kwinana Freeway and Lyon Road, was reserved for "Primary Regional Road" (MRS Amendment 1297/57).

2.2.3. City of Kwinana Local Planning Scheme No.2

In considering non-noise sensitive, land use options for the subject land, the City of Kwinana Local Planning Scheme No. 2 (LPS2) outlines a number of alternative zones, where the most appropriate zones in the context of supporting and complementing the Wandi District Centre and acknowledging the interface with Anketell Road are considered to be "Commercial" and "Service Commercial".

The "Commercial" and "Service Commercial" zones permit a variety of land uses that are considered to be supportive and complementary to the Wandi District Centre and are able to respond to the challenges and opportunities of fronting Anketell Road. This is discussed in further detail under Section 3.4 Land Use, Type, Form and Extent.

3. KEY ISSUES

3.1. PROTECTION OF STRATEGIC FREIGHT TRANSPORT CORRIDORS

Urban encroachment on freight infrastructure (such as ports, airports, intermodal terminals, freight rail and road corridors) is rapidly becoming a key challenge facing the freight and logistics industry and urban communities as local and state government try to find a balance between the often-competing objectives of freight efficiency, urban amenity, urban consolidation and affordable housing.

The protection of strategic freight corridors from urban encroachment by noise-sensitive land uses, such as residential dwellings, and conversely the protection of urban amenity for urban communities, is therefore a priority for both industry and Government across Australia.

Infrastructure Australia's National Freight and Supply Chain Inquiry discussion paper and submissions made by leading industry advocates, freight transport organisations and the WA State Government highlight:

 Concerns over urban growth pressures and the encroachment of noise-sensitive land uses on freight routes that may lead to operational restrictions and ultimately reduce the efficiency and productivity of the freight network; and



• The need to identify and protect port freight transport corridors well in advance of residential development.

This sentiment is echoed in the Transport @ 3.5 Million: Perth and Peel Transport Plan.

The March 2017 election of a new WA Labour Government, the decision not to pursue the construction of Perth Freight Link (comprising Roe 8, Fremantle Tunnel and Fremantle Port Connect) and the establishment of the Westport Taskforce to investigate a total supply chain solution to the State's growing freight task (including a new Outer Harbour facility), provides clear indication of the importance of integrated land use and transport planning for the State's key supply chain infrastructure.

In that context, and in light of the Westport Taskforce investigations, it is considered that decisions on the use, subdivision and development of land abutting key access corridors connecting to new freight handling facilities in the Outer Harbour, such as Anketell Road, are premature.

Given the future role of Anketell Road in the context of new freight handling facilities in the Outer Harbour, a conservative approach should be taken to avoid long term land use conflicts that threaten the preservation of urban amenity and freight efficiency along this corridor.

Recent research by the City of Cockburn, the Public Transport Authority and Lloyd George Acoustics demonstrates how varying residential densities and resulting built form can assist in buffering the second row of development from transport noise in established brownfields areas, however it does not provide any mitigation against ground-borne vibration and relies on the first row of development to be constructed to higher standards to achieve minimum levels of noise amenity within dwellings.

Non-residential land uses, particularly those suited to a contiguous built form such as bulky goods retail, remain the best land use interface option for the protection of urban amenity and freight efficiency and productivity. It should be noted that this was not an option in the City of Cockburn's research, as they were exclusively investigating options within brownfields residential areas.

At a national level, Ports Australia and the Australian Logistics Council have recognised the challenge, it's implications for the freight and logistics industry and economic growth and are actively engaging with Federal and State Governments to advocate for better outcomes for the freight and logistics industry, which in turn benefits the national economy.

Ports Australia's reports, Leading Practice: Port Master Planning, Approaches and Future Opportunities, 2013 and Leading Practice: Port and Supply Chain Protection, Current Practice and Future Opportunities, 2014 provide guidance to industry and government to address the need for greater protection of strategic freight infrastructure and in particular highlights the importance of identifying and protecting land transport corridors that support port operations.

Here in Western Australia, SITE planning and design (SITE) has been working with the Freight and Logistics Council of WA (FLCWA), Lloyd George Acoustics and Responsive Environments to explore the issue and the regulatory framework; and has been advocating for policy changes that deliver a greater level of protection for freight infrastructure and place a greater emphasis on land use conflict avoidance through the separation of transport infrastructure and noise-sensitive land uses.



At present the statutory and regulatory frameworks in Western Australia rely on the current and draft *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning* (SPP 5.4) to guide land use planning decisions. The objectives of SPP 5.4 aim to afford protection to both freight transport infrastructure (including sea ports and transport corridors) and urban safety/amenity.

However, the effective implementation of these policies has been limited due to:

- the technical and complex nature of acoustic and vibration modelling;
- the absence of a clear understanding of the forecast growth of freight movements through intermodal terminals (such as sea ports) and the associated transport movements on road and rail;
- the level of expertise and experience within land use planning and transport decisionmaking authorities; and
- land use planning and transport decision-making authorities trying to balance the competing objectives of unfettered freight productivity, urban amenity and housing affordability.

3.2. STRATEGIC SEA PORT FREIGHT HANDLING FACILITIES + TRANSPORT NETWORKS

With the election of Labour to power in the March 2017 State Government elections, previous Liberal Government commitments for the construction of Perth Freight Link and increasing the capacity, and therefore lifespan, of Fremantle Ports Inner Harbour came under review.

Perth Freight Link (encompassing Roe 8) is no longer proceeding, which will impact forecast traffic movements on the wider regional freight road and rail networks, including Anketell Road.

The Westport Taskforce has commenced work on the preparation of a Port and Environs Strategy with the objective to:

"...deliver an integrated strategy to meet freight and trade logistics for Perth and surrounding regions for the next 50 - 100 years.

...to guide the planning, development and growth of the Port of Fremantle at the Inner and Outer Harbour, the required rail and road networks, and the opportunities for the Port of Bunbury to handle trade expansion."

The work of the Taskforce will be supported by the following technical reports:

- Ports Master Plan
- Transport Plan
- Environmental Plan
- Land-use Plan
- Staging and Finance Plan

As with the decision to not proceed with Perth Freight Link, the outcomes and recommendations of the Port and Environs Strategy will have implications for traffic movements on the wider regional freight road and rail network, including Anketell Road.

In addition the Westport Taskforce Independent Chair, Nicole Lockwood, has highlighted the need for greater protection for freight transport corridors from urban encroachment that threaten the productivity and efficiency of the network, and ultimately freight hubs such as sea ports.



For West Australian exports to remain competitive in the global market place and for our quality of life to be maintained though access to international imports, any new freight handling facilities within the Outer Harbour and the associated freight transport corridors and network need to be capable of operating on a 24/7 basis.

Night time (10 pm to 6am) road and rail noise exposure can result in significant impacts on sleep disturbance and quality, and run the risk of jeopardising both urban amenity and the unfettered operation of freight transport corridors, and therefore the productivity and commerciality of a sea port.

In the absence of strategic and integrated transport and land use planning that reflect recent and substantial changes to the freight transport network across the Perth and Peel region, it is considered inappropriate and premature to consider the residential use of land fronting Anketell Road.

3.3. ACOUSTIC AND VIBRATION IMPACTS

SPP 5.4 Road and Rail Noise, both current and draft policies, rely on access to accurate traffic forecast data for a 20 year horizon to inform noise modelling, which ultimately determines the suitability of the land for noise-sensitive land use and the extent of architectural treatments to be implemented during construction.

Main Roads WA (MRWA) confirmed that current traffic modelling for Anketell Road and the wider region does not reflect significant changes to the strategic road network (including the decision to not proceed with Roe 8 and Perth Freight Link). According, we do not have access to accurate traffic forecast data for a 20 year horizon to determine the suitability of noise-sensitive land uses abutting Anketell Road, in accordance with SPP 5.4.

As previously stated, in the absence of strategic and integrated transport and land use planning, that reflects recent and substantial changes to the freight transport network across the Perth and Peel region, and updated traffic forecast data it is considered inappropriate and premature to consider the residential use of land fronting Anketell Road.

Whilst SPP 5.4 acknowledges the potential impact of ground-borne vibration on residential amenity resulting from road and rail transport, it does not require the impacts to be monitored, modelled or mitigated.

Despite the policy position, the City of Cockburn have initiated an Amendment No. 118 to their local planning scheme to amend the scheme text and maps to declare a Freight Rail Noise Special Control Area 300m either side of the freight rail corridor, which triggers the requirement to obtain planning approval for all residential development (including single houses and ancillary dwellings) and in turn require that development mitigate against both transport noise and vibration impacts through pre-determined construction standards.

3.4. LAND USE, TYPE, FORM AND EXTENT

3.4.1. Land Use

Draft SPP 5.4 asks applicants and decision makers to consider whether the proposed residential land use is "unavoidable", but provides no guidance on what constitutes unavoidable development.

On the basis that the subject land is a largely vacant greenfield site and is not constrained by established patterns of land use and development, residential land use is not considered to



be unavoidable.

In contrast, the site is considered suitable for non-residential land uses, such as commercial, in consideration of its locational advantages, including:

- direct frontage and exposure to the movement economy afforded by Anketell Road and its future strategic freight road function, providing a direct connection between Tonkin Highway and the Kwinana;
- being located within close proximity to the future Wandi District Centre, to the north of Anketell Road; and
- being within close proximity to the Kwinana Freeway.

3.4.2. Type, Extent and Form

The KLCACS outlined that the Wandi District Centre could support 5,000m² of bulky goods and other retail floor space by 2021, increasing to 10,000m² by 2026, and that the potential relies primarily on freeway exposure and accessibility and less on local population. In addition if a high profile region-serving tenant wished to establish in the centre, the amount of supportable Other Retail floor space could, if required, be increased well beyond these calculated levels.

The "Commercial" and "Service Commercial" zones of LPS2 permit a variety of land uses that are considered suitable along the southern frontage of Anketell Road on the basis that:

- they will not detract from the primacy of the Wandi District Centre in providing for the daily and weekly household shopping needs of the local and wider community;
- they will benefit from excellent access and exposure to the movement economy and passing trade through large volumes of traffic travelling along Anketell Road; and
- the nature of large format commercial and service commercial land uses generally result in a large and contiguous built form, which will act as a noise buffer between Anketell Road and noise-sensitive land use to the immediate south.

Whilst Veris highlight that their Client's subject land has the potential to absorb all of the forecast demand for bulky goods and other retail floorspace, consideration should be given to other permissible land uses within the "Commercial" and "Service Commercial" zones, and to large format bulky goods and other retail uses that are better suited to being located along a major road and/or on the fringe of a district centre.

A review of the Zoning Table revealed the following land uses are considered suitable in consideration of the three points above, subject to detailed planning and design.

Bulky goods showroom and other retail uses include:

- Liquor Store such as Dan Murphy's.
- Showrooms such as Bunnings Warehouse, Freedom, Bedshed, Harvey Norman, Good Guys, Rebel Sports, Officeworks and Anaconda.

Other non-retail uses include:

- Amusement Centre such as Timezone or AMF Bowling.
- Boat sales considered suitable if the development includes a substantial building for showroom purposes. It is unclear if Boat Sales is included in the KLCACS definition of "other retail".
- Consulting rooms considered suitable if development comprises a building of at least 2 floors.
- Drive-in Takeaway Food Shop less suitable as it results in setbacks between buildings to enable vehicle access.



- Dry Cleaning Premises
- Funeral Parlour
- Health Centre such as a Pathwest, SKG Radiology, Clinipath facility or Bigfoot Massage. Considered suitable if development comprises a building of at least 2 floors.
- Health Studio such as F45, JETTS 24 Hr Fitness or Snap Fitness.
- Licensed Restaurant it is unclear if food and beverage is included in the KLCACS definition of "other retail".
- Medical Clinic considered suitable if development comprises a building of at least 2 floors.
- Motor Repair Station such as Bob Jane T Marts or Bridgestone Tyres.
- Museum
- Office such as local accountants, lawyers, real estate agents, professional consultants and banking institutions. Considered suitable if development comprises a building of at least 2 floors.
- Petrol Filling Station less suitable if it results in setbacks between buildings to enable vehicle access.
- Private Recreation / Recreational Facilities such as BOUNCEinc (indoor trampoline parks), Q-Zar Laser Tag, indoor paintball courses, yoga / mediation studios, SquashWorld Mirrabooka, dance studios and Lords Recreation Centre.
- Professional Office considered suitable if development comprises a building of at least 2 floors.
- Place of Public Assembly considered suitable if development has nil side setbacks.
- Place of Public Worship considered suitable if development has nil side setbacks.
- Service Station less suitable if it results in setbacks between buildings to enable vehicle access.
- Tavern unclear if food and beverage is included in the KLCACS definition of "other retail".
- Vehicle Sales considered suitable if the development includes a substantial building for showroom purposes. Unclear if included in the KLCACS definition of "other retail".
- Veterinary Clinic

Given the locational advantages and forecast traffic volumes (passing trade) there is substantial merit for commercial and/or service commercial land uses. This should be explored further through a Retail and Commercial Needs Assessment and/or an activity centre structure plan for the Wandi District Centre to identify the forecast floor space demand, define the boundary of the district centre and outline principles to guide the location of retail and commercial floor space.

3.4.3. Fragmentation of Commercial Land

It is understood that the adjoining landowner, to the east and west, has indicated a desire to pursue commercial and service commercial land use fronting Anketell Road.

Preliminary concepts illustrate reciprocal rights of access arrangements abutting Anketell Road across all lots, including the land subject of this advice.

If the subject land pursues a residential land use fronting Anketell Road (proposed R80) it will fragment and isolate the commercial land to the east and west, eliminating the opportunity to achieve an integrated development outcome that responds to the restrictions on direct access (crossovers and road intersections) to Anketell Road. It will also fail to address the need to coordinate access across all landowners fronting Anketell Road between the Kwinana Freeway and Treeby Road.



3.4.4. Interim Land Uses

In the event that further detailed planning concludes that commercial or service commercial is the most appropriate land use to front Anketell Road, and in light of the timeframe for the land to become viable for development, consideration should be given to interim land uses that the City may consider approving on a temporary or time limited basis so that the land is not sterilised for use and development.

Suitable land uses are considered to be land uses that:

- require minimal infrastructure and built form (i.e. minimal investment to amortise shorter lease periods);
- are inappropriate as long term land uses due to the limited noise buffering they
 provide to noise-sensitive land uses to the south from road noise, but are appropriate
 in the short term when traffic volumes and noise exposure is low; and
- are complementary to the needs of an establishing urban community (i.e garden centre).

Examples of such uses include Boat sales, Open Air Display, Retail Plant Nursery, Trade Display and Vehicle Sales.

3.5. DESIGN OPTION

The enclosed Commercial Design Option Plan illustrates the land use and design principles outlined above, which are summarised as:

- Commercial and/or service commercial land use fronting the southern verge of Anketell Road;
- Encourage large format commercial and service commercial land use and typical large and contiguous built form, which will act as a noise buffer between Anketell Road and noise-sensitive land use to the immediate south;
- Built form oriented towards Anketell Road to maximise exposure to passing trade and the movement economy;
- Reciprocal rights of access across adjoining lots to facilitate a safe and efficient movement network and car parking, acknowledging the limitations on direct access to Anketell Road and turning movement at road intersections; and
- The intersection of Anketell Road and Treeby Road/Honeywood Avenue designed to facilitate u-turn movements, to improve access to development fronting the southern frontage of Anketell Road. U-turn permissible intersections currently operate on Great Eastern Highway (between Orrong Road and Tonkin Highway) and Albany Highway (at Manning Road), supporting businesses fronting major roads and minimising traffic on local roads.

The design option respects the land use, road and lot configuration illustrated on the adopted ANLSP, suggesting minimal amendments to facilitate the commercial/service commercial frontage to Anketell Road.

4. OPTIONS

In consideration of the preceding information, the City have the following options with respect to addressing the previously highlighted concerns, relative to the proposal to amend the ANLSP.

The options are as follows:



- 1. Oppose residential land use and declare a moratorium on amendments to the ANLSP:
 - a. Declare a moratorium on amendments to the ANLSP for land fronting Anketell Road, pending:
 - the Westport Taskforce's Port and Environs Strategy (including a Port Master Plan, Transport Plan and Land Use Plan) and updated traffic forecasts are prepared by MRWA;
 - ii. the adoption of an Activity Centre Structure Plan for the Wandi District Centre, which encompasses supporting and complementary land uses for land fronting the southern side of Anketell Road; and
 - b. If the outcome of 1(b)(ii) above results in commercial land uses fronting Anketell Road, the City should consider developing guidance and a framework for the assessment and determination of applications for interim and temporary land uses.
- 2. Support residential and other noise sensitive land use, subdivision and development, subject to the provision, and implementation, of a detailed acoustic assessment/noise management plan and mitigation measures (as per Draft SPP 5.4), informed by updated road traffic forecast data that reflect the future role of Anketell Road in the context of new container and general cargo handling facilities within the Outer Harbour and the wider freight transport network.

5. SUMMARY

We commend the City in taking a proactive and strategic approach to the consideration of an appropriate land use interface with Anketell Road, which is identified as a strategic freight road that forms a part of the high productivity freight network that will ultimately support the efficient and productive operations of existing and new freight handling facilities within the Outer Harbour.

Anketell Road is identified as a strategic freight road within the primary freight network, will provide for RAV 7 access (allowing for heavy vehicles up to 36.5m in length) and function as the key route for transporting Over-Size Over-Mass and High Wide Load cargos between the Western Trade Coast and metropolitan and regional destinations.

In this context, Anketell Road will play a critical and essential role in supporting established and new industries, new container and general cargo handling facilities within the Western Trade Coast and the metropolitan wider supply chain, a role that requires protection from the encroachment of inappropriate noise-sensitive land use.

It is not considered that residential land use is "unavoidable" and, in contrast, there is substantial merit for the use and development of the land abutting the south side of Anketell Road for commercial and service commercial purposes, which in turn would provide a built form outcome that buffers residential development to the south from road noise.

We recommend that the City pursue Option 1 outlined in Section 4 above, and subsequently actively support research and investigations that provide greater certainty on the long term forecast traffic volumes for Anketell Road and the long term forecast demand for commercial floor space.

Anketell Road and new freight container and general cargo handling facilities within the Outer Harbour form part of an integrated strategy to meet freight and trade logistics for



Perth and surrounding regions for the next 50 - 100 years.

Our economic prosperity and global competitiveness relies on strong leadership from all tiers of government to identify, protect and defend strategic economic infrastructure, such as sea port and freight transport corridors, from urban encroachment that threatens to jeopardise high productivity 24/7 operations, and in turn maintain urban amenity.

Should you wish to discuss the enclosed application or require additional information, please do not hesitate to contact the undersigned on 0411 1103 198 or by email at kareena@site.com.au.

Yours sincerely

KAREENA MAY

MANAGING DIRECTOR + PRINCIPAL TOWN PLANNER

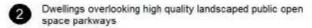
ENC

- Adopted Anketell North Local Structure Plan
- Draft Modified Anketell North Local Structure Plan
- Commercial Design Option: Lots 652, 2, 3, 4 and 188 Anketell Road, Anketell (171114 17-044 ANK Design Option 17-044-1-001)

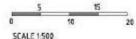
OVERALL SITE MASTERPLAN GREEN TITLE LOTS

SCALE 1 500 @ A3

widening by Lot 652 to create future road access



"Zippered lots" where necessary to increase housing product diversity and efficient use of space





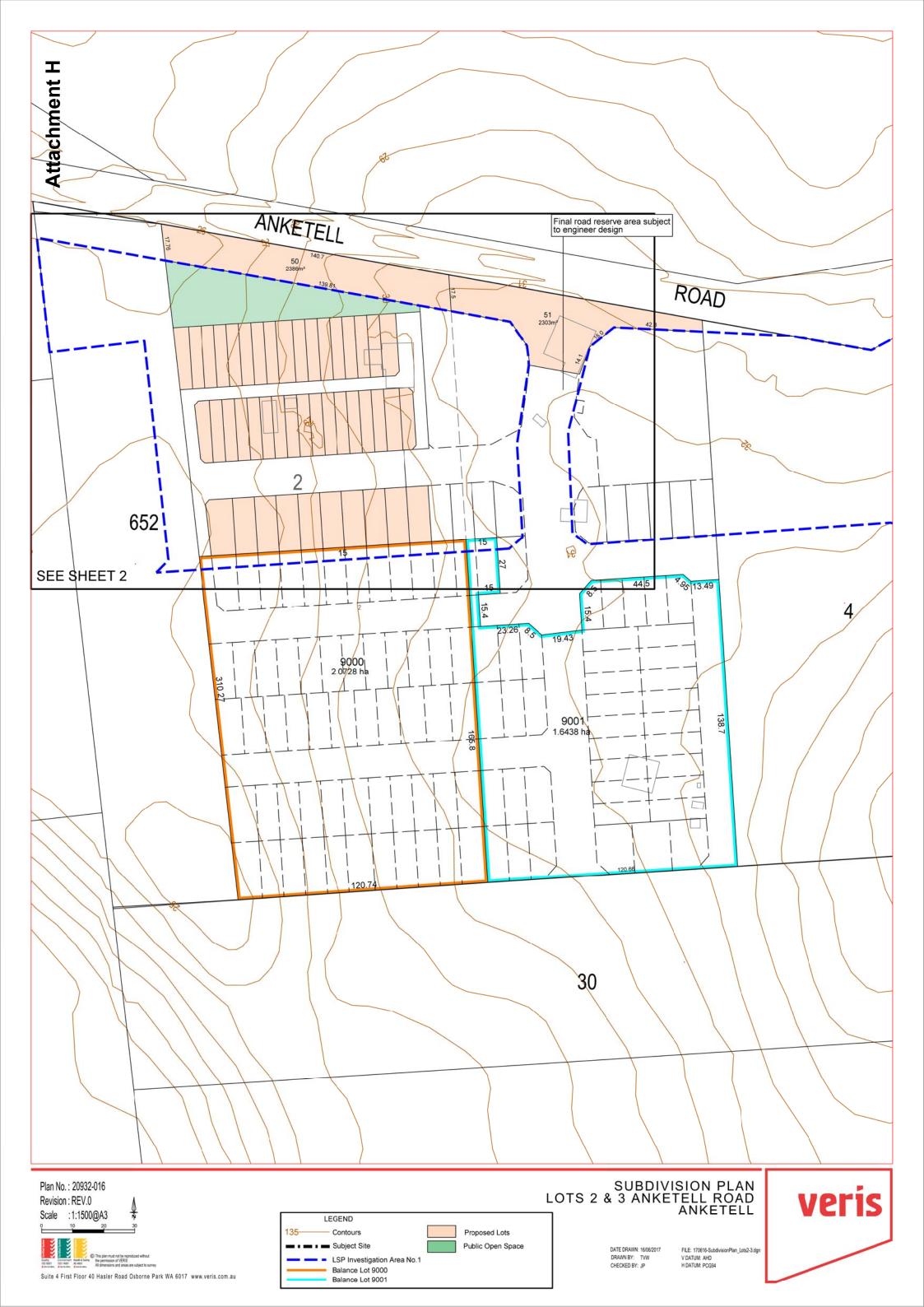
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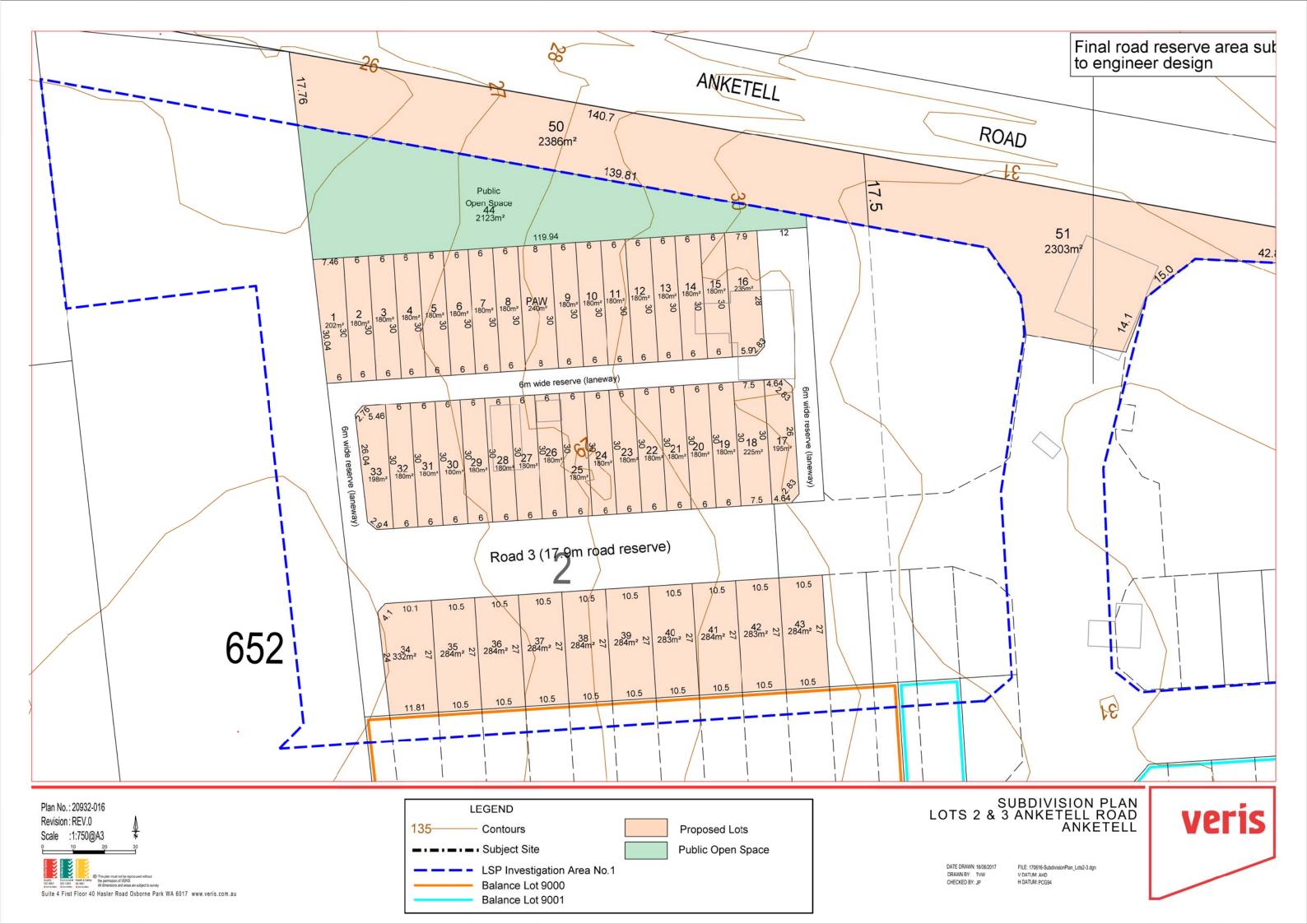
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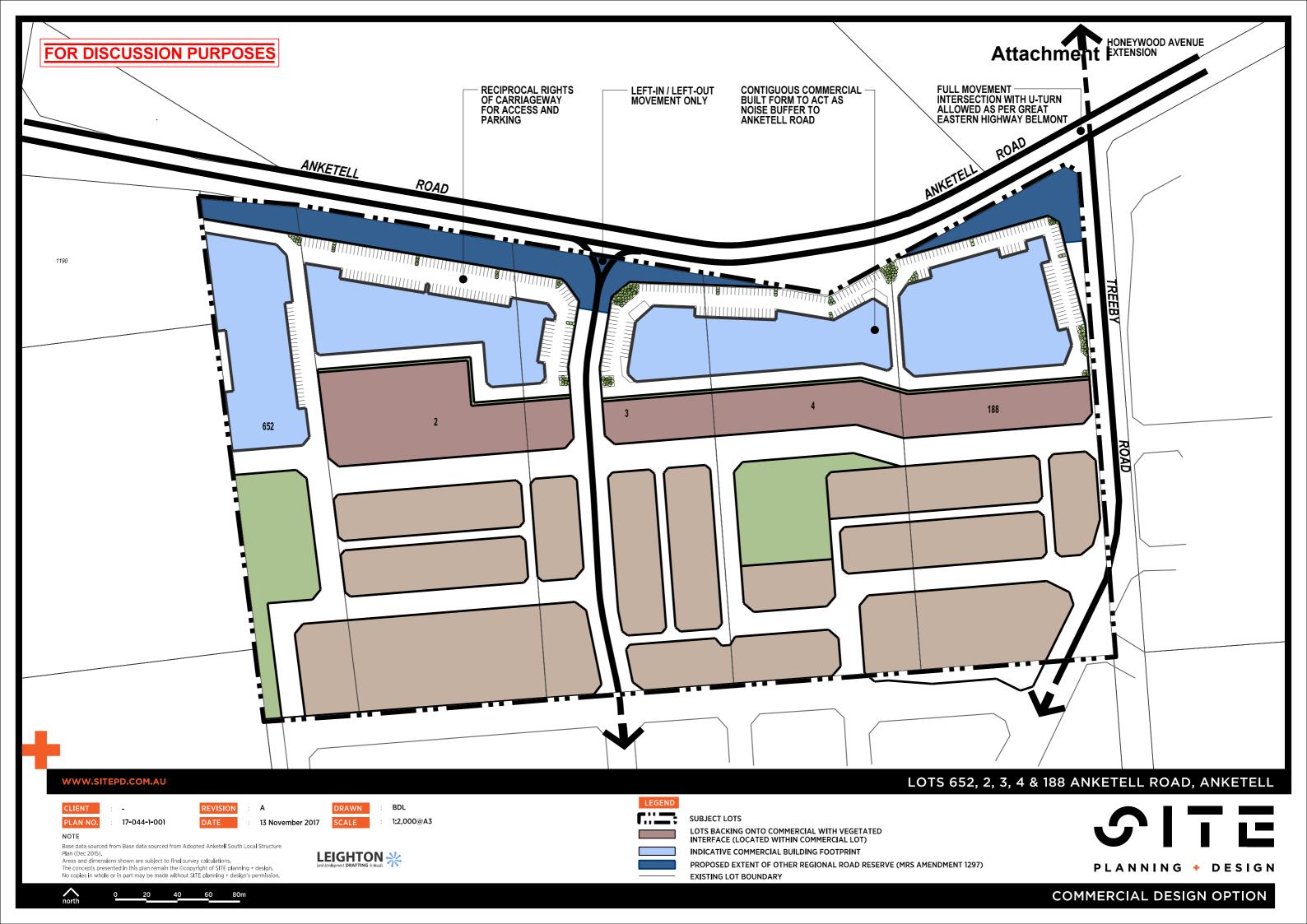
LOT.1 OVERALL SITE MASTERPLAN

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15.4 Refusal of a Planning Application – Outbuilding outside the Building Envelope – Lot 320 (7) Kaber Court, Wellard

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

A development application has been received for an outbuilding outside the building envelope on Lot 320 (7) Kaber Court, Wellard ("Subject site") (Refer Attachment A Location Plan). The development comprises a shed proposed outside the building envelope within the Tree Preservation Area (TPA) and Bushfire Protection Zone (BPZ) specified on the Local Development Plan - Homestead Lots, Wellard Village (LDP) (Refer Attachments B-F). The Shed is to be setback from the northern and eastern boundaries by 2.5m in lieu of 14m and 4m respectively. It is noted there is space within the approved building envelope to accommodate the proposed shed (Refer Attachment D).

The applicant stated they are seeking approval for this shed outside the building envelope as a result of discussions regarding the original shed location with their neighbour on Lot 319 Kaber Court (who is yet to build). The neighbour advised the applicant that he was hoping to maintain a portion of the views to the west over the back of the subject site. The applicant advised that the neighbour was designing his dwelling to take advantage of the views and as such the proposed location will not result in any obstruction to these views.

City Officers understand that the applicant is attempting to assist the neighbour by not obstructing the views. However the City's Town Planning Scheme No 2 (TPS2) Special Provisions for Wellard Village and the LDP (Refer Attachments B and C) have been developed to maintain an appropriate level of amenity for the residents of the Homestead Lots and surrounding Wellard Village Estate. In this respect, the location of the shed does not meet these requirements. The LDP imposes a 14m setback to the rear of the property for a TPA and no development is permitted within this setback.

Schedule IV – Development Area 2 Clauses 8b(ii) and 8b(iii) of TPS2 respectively state:

- (ii) "All buildings and development shall be constructed within the confines of the building envelope"
- (iii) "The area outside the building envelope and behind the 5 metre setback is designed as a Tree Preservation Area. No development (including driveways, sheds and outbuildings or storage of materials and or disposal of wastes) is to be undertaken within the Tree Preservation Area".

No development of this nature has been supported within the rear TPA of any Homestead Lot. While footings for retaining along the rear boundary of building envelopes may have encroached into the rear setback, this has been accepted consistent with part 6 (f) of the LDP, when no existing vegetation has been impacted and revegetation of the TPA has been imposed as a condition of approval.

The applicant previously had a planning application for retaining walls within the TPA approved in November 2014 (DA8124-02). This was permitted based on the merits of the application and a condition for revegetation was included. City Officers discussed revegetation with the applicant to ensure understanding of the TPA requirements.

Consequently, as this shed is proposed within the area required to be revegetated, City Officers have reviewed the revegetation undertaken on the property. City Officers do not consider the revegetation that has been undertaken to be of an acceptable standard and therefore, the construction of a shed within the TPA is also not considered appropriate as it contravenes the conditions of the previous approval requiring revegetation of the TPA.

In addition, this particular TPA is also identified as a BPZ on the LDP (refer to Attachments B and C). The purpose of a BPZ is to reduce the fuel load for the property and provide a setback from areas that pose a bushfire threat. The threat in this case is the Bush Forever Site to the rear of the property. There is to be no buildings constructed within the BPZ and while the BPZ requires the reduction of the fuel load within this zone, it does not negate the requirement for appropriate revegetation to be undertaken.

The proposed shed within the TPA will set a precedent for the Homestead Lots and erode the purpose of the TPA on these lots. The officer recommendation aims to ensure the bushfire protection measures imposed by the LDP are enforced helping ensure a sufficient level of bushfire protection is provided. The recommendation will also help preserve the amenity of the area for surrounding residents and recommends that the application be refused.

OFFICER RECOMMENDATION:

That Council refuse the application for an Outbuilding outside the Building Envelope on Lot 320 (No.7) Kaber Court, Wellard on the following grounds;

- 1. The proposal does not comply with the Special Provisions for Wellard Village set out in Clauses 8b (ii) and 8b (iii) of Schedule IV Development Area 2 in Town Planning Scheme No 2, and, the requirements of the Local Development Plan Homestead Lots, The Village at Wellard.
- 2. The proposed development is not considered to be consistent with the orderly and proper planning of the locality or the preservation of amenity of the locality.

Advice notes

1. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.

DISCUSSION:

Land Use Classification

Metropolitan Region Scheme: Urban

Town Planning Scheme No. 2: Residential R10

Proposal

The application proposes a shed to be constructed within the TPA and BPZ on Lot 320 (7) Kaber Court, Wellard. The shed is 3.75m x 6m with a floor space of approximately 22.5m² and a wall height of 2.4m. The shed is proposed to be setback from the northern and eastern boundaries at 2.5m in lieu of 14m and 4m respectively.

Assessment

The TPA is outlined on the approved LDP and extends 4m from the side boundaries of the lot and 12-14m from the rear of the lot. The purpose of the TPA is to provide an interface with Homestead Ridge to the east and conserve the native vegetation and amenity of the Wellard area.

The LDP has an indicative building envelope identified and this is approved at the building permit stage. The building envelope in this instance is approximately 750m² and all development is to be undertaken within its boundaries.

The applicant stated they are seeking approval to build this shed outside the building envelope as a result of discussions with their neighbour on Lot 319 Kaber Court (who is yet to build). The neighbour advised the applicant that he was hoping to maintain a portion of the views to the west over the back of the subject site. The applicant advised that the neighbour was designing his dwelling to take advantage of the views and as such, the proposed location of the shed would not result in any obstruction to these views.

With regard to the TPA, Schedule IV – Development Area 2 Clauses 8b(ii) and 8b(iii) of TPS2 respectively state:

- (ii) "All buildings and development shall be constructed within the confines of the building envelope"
- (iii) "The area outside the building envelope and behind the 5 metre setback is designed as a Tree Preservation Area. No development (including driveways, sheds and outbuildings or storage of materials and or disposal of wastes) is to be undertaken within the Tree Preservation Area".

With regard to development outside the building envelope, the LDP states the following: "Retaining walls are permitted outside the building envelope for side boundaries, subject to the preservation of existing vegetation. The City may request the landowner undertake a planting program within the tree preservation area if identified by the City as being deficient in vegetation cover, resulting from retaining wall construction."

Other than retaining walls, no development has been supported within the TPA of any Homestead Lot. Further to this, no development within the rear setbacks has been supported. As discussed, while footings for retaining along the rear boundary of building envelopes may have encroached into the rear setback, this has been accepted when no existing vegetation has been impacted and revegetation of the TPA has been imposed as a condition of approval. This has generally been undertaken on properties with steep inclines trying to produce a useable outdoor living area within the building envelope.

In this regard, the applicant is required to revegetate the TPA as a condition from a previous planning approval. Given the severe natural incline of the property at the time of subdivision, the TPA was cleared by the developer to allow the erection of a retaining wall to provide a more level block. The retaining wall reduced the incline on this property and provided a more level block.

Therefore, there is no mature vegetation within the TPA at this time, but this does not negate the requirement for the compliance with the TPA and the provision of no development occurring within this area. It is considered by City Officers that the difficulty to develop the block was reduced by the construction of the retaining wall and therefore all development can be accommodated within the building envelope. The applicant acknowledges this, however, is proposing the location of the shed to avoid impacting on the neighbour's potential views.

City Officers do not consider that there is any difficulty in locating the proposed shed within the building envelope (refer to Attachment D). Locating the shed within the approved building envelope would negate the requirement for planning approval as the development would comply with the LDP.

As stated above, the applicant previously had a planning application for retaining walls within the TPA along the eastern boundary which was approved in November 2014 (DA8124-02). This was permitted based on the merits of the application and a condition for revegetation was included. At the time of this approval, City Officers discussed revegetation with the applicant to ensure understanding of the TPA requirements.

In this regard, City Officers have reviewed the revegetation undertaken on the property and do not consider the revegetation to be appropriate or to an acceptable standard. Consequently, as this shed is proposed in a location which is required to be revegetated, the location of the proposal is not considered appropriate as it contravenes the condition of approval of the previous application.

As also noted, this particular TPA is identified as a BPZ on the LDP (refer to Attachments B and C). The BPZ extends 14m from the rear of the property and its purpose is to provide a low fuel zone and setback between structures on the property and the Bush Forever Site located to the rear of the property.

State Planning Policy 3.7 Planning in Bushfire Prone Areas, states that development of land should "avoid any increase in the threat of bushfire to people, property and infrastructure". It is the view of the City's Chief Bush Fire Control Officer that the construction of the shed within the BPZ increases the risk of fire to the property. It should be noted that the restriction on the building of a shed in the BPZ does not remove the need for revegetation as detailed above.

Conclusion

City Officers understand that the applicant is seeking to assist the neighbour. However, the City's TPS2 Special Provisions for Wellard Village and the LDP have been developed and approved to maintain an appropriate level of amenity for the residents of the Homestead Lots and surrounding Wellard Village Estate and the location of the shed does not meet these requirements. Furthermore, the BPZ excludes structures from being built within 14m of the rear of the property.

In considering the application in the context of the LDP requirements and in the context of the Homestead Lots, City Officers do not recommend approval of the proposal. The officer recommendation aims to ensure the Scheme provisions are enforced. The recommendation will help preserve the amenity of the area for surrounding residents and acceptance of the variation may set a precedent which is contrary to the objectives of TPS2.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the applicant and owner is Shamir Sirois.

- Planning and Development Act, 2005;
- Metropolitan Region Scheme;
- Local Development Plan Homestead Lots, The Village at Wellard
- City of Kwinana Local Planning Scheme No. 2
- State Planning Policy 3.7 Planning in Bushfire Prone Areas 2015
- Guidelines For Planning in Bushfire Prone Areas 2015; and
- Residential Design Codes of Western Australia (2013).

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications as a result of this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

Approval of the shed within the TPA contradicts the intent and purpose of these areas within the Homestead Lots as stipulated in the Scheme and LDP and reduces the conservation potential within Wellard.

STRATEGIC/SOCIAL IMPLICATIONS:

Approving the application may well set an undesirable precedent for future applications with buildings proposed outside building envelopes.

Plan	Objective	Strategy
Corporate Business Plan	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

RISK IMPLICATIONS:

Risk Event	Appeal of Council's decision on Development Application
Risk Theme	Failure to fulfil statutory regulations or compliance requirements. Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	 Work instructions in place and checklists used when assessing the application. Consideration of the application within the Statutory timeframes. Compliance of the proposal with Town Planning Scheme No. 2, R-Codes, Bushfire Guidelines and relevant Policies. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

046

MOVED CR M ROWSE

SECONDED CR M KEARNEY

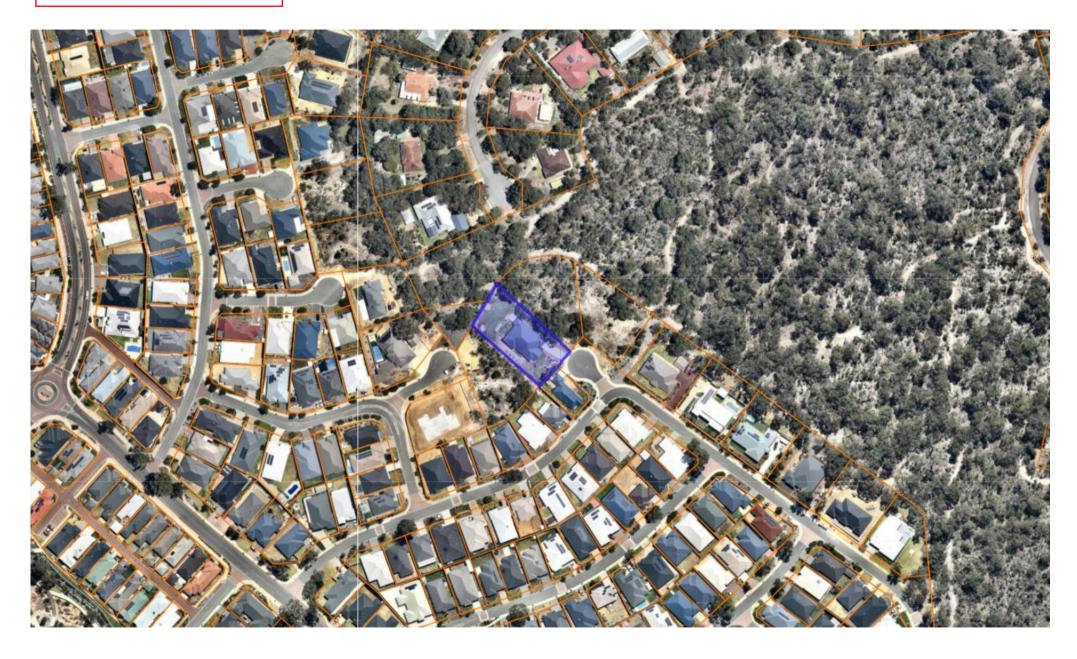
That Council refuse the application for an Outbuilding outside the Building Envelope on Lot 320 (No.7) Kaber Court, Wellard on the following grounds;

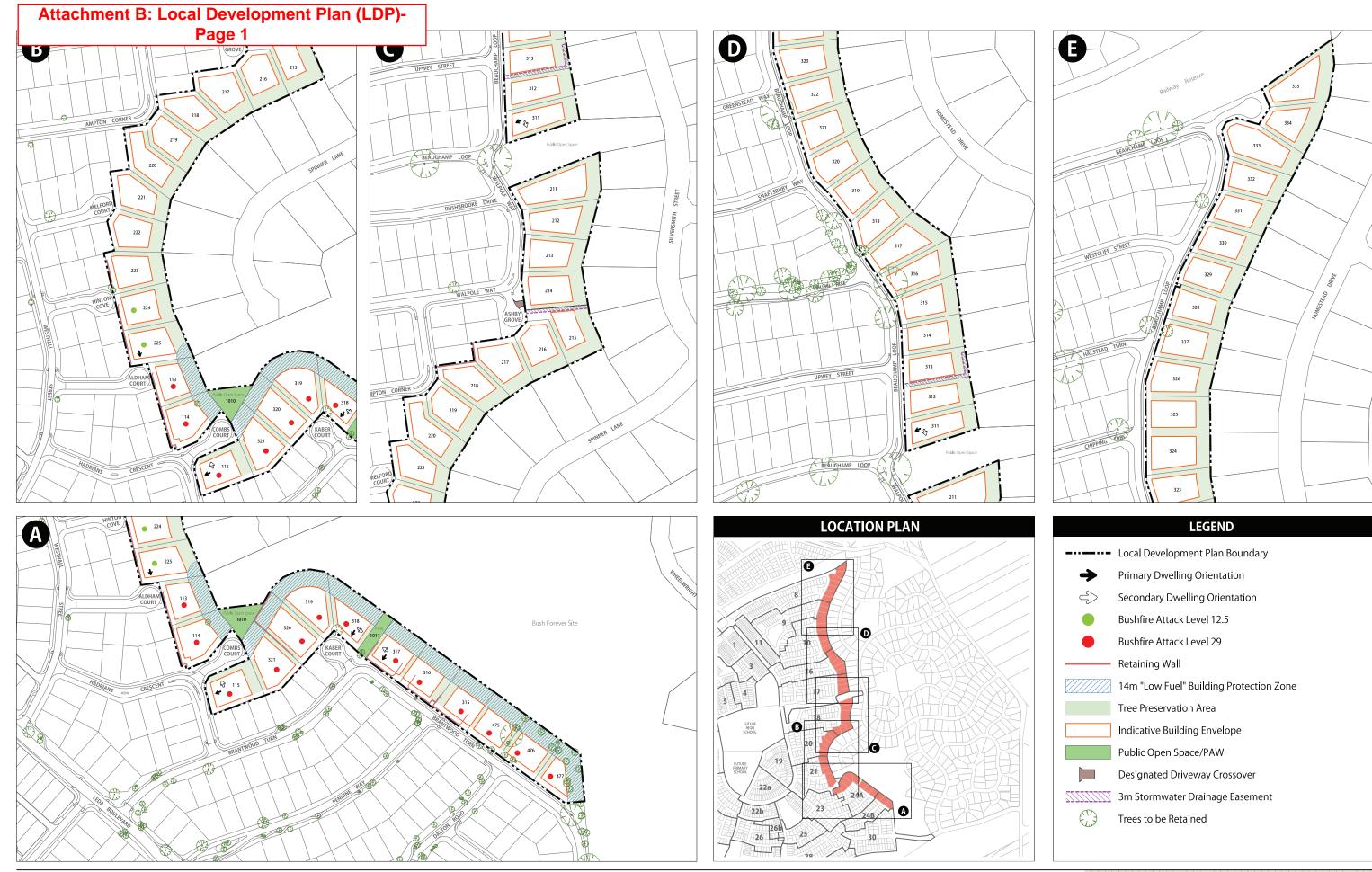
- 1. The proposal does not comply with the Special Provisions for Wellard Village set out in Clauses 8b (ii) and 8b (iii) of Schedule IV Development Area 2 in Town Planning Scheme No 2, and, the requirements of the Local Development Plan Homestead Lots, The Village at Wellard.
- 2. The proposed development is not considered to be consistent with the orderly and proper planning of the locality or the preservation of amenity of the locality.

Advice notes

2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.

CARRIED 5/2



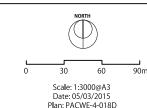


LOCAL DEVELOPMENT PLAN

Homestead Lots, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project







Attachment C: Local Development Plan (LDP) - Page 2

LDP PROVISIONS - VILLAGE AT WELLARD HOMESTEAD LOTS

The provisions addressed below and on the reverse plan relate to various lots within The Village at Wellard.

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standard represents variations to the Residential Design Codes and constitutes 'Deemed to Comply' requirements pursuant to the Codes.

1. SETBACK PROVISIONS for Lots 113, 115, 211-214, 216-225, 311-335, 475-477 & 318-320 Kaber Court		
	Minimum	
a) Dwelling – Primary Street	5.0m	
b) Side Setback	4.0m	
c) Rear Setback*	12.0m/14.0m	

NOTES

* Buildings will be setback a minimum of 12.0m from the rear boundary with the exception of Lots 475-477, 318-320 Kaber Court &113, which shall be setback a minimum of 14.0m from the rear boundary in accordance with the Building Protection Zone imposed by the Wellard Village Fire Management Plan.

2. SETBACK PROVISIONS for Lots 114 Combs Court		
	Minimum	
a) Dwelling – Primary Street	5.0m	
b) Side Setback		
Eastern Boundary	14.0m	
Western Boundary	4.0m	
c) Rear Setback	4.0m	

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn		
	Minimum	
a) Dwelling – Primary Street	5.0m	
b) Side Setback Lot 315 Northern Boundary Southern Boundary Lot 316 Northern Boundary Southern Boundary	8.0m Nil Nil 8.0m	

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn cont.		
b) Side Setback		
Lot 317		
Northern / Southern Boundary	4.0m	
c) Rear Setback	14.0m	

4. SET	4. SETBACK PROVISIONS for Lot 321 Combs Court		
		Minimum	
a)	Dwelling – Primary Street	5.0m	
b)	Side Setback		
	Northern Boundary	14.0m	
	Eastern / Western Boundary	4.0m	
c)	Rear Setback	4.0m	

5. SETBACK PROVISIONS for Lot 215 Ashby Grove		
		Minimum
a)	Dwelling – Primary Street	N/A
b)	Side Setback	
	Eastern Boundary	12.0m
	Western Boundary	4.0m
c)	Rear Setback	12.0m

6. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the Local Development Plan. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Dwelling Orientation or POS, whichever applies.
- b) The design of dwellings on applicable lots shall include a side elevation which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the Local Development Plan. The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- c) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- d) Indicative Building Envelopes are identified on the Local Development Plan. Actual building envelopes will range from approximately 600m² 750m² and will be defined at Building Permit stage.
- e) Development shall take into account the TPS 2 requirements as detailed in Schedule IV Development Area 2 Clause 8 (b) with regard to construction materials.
- f) Retaining walls are permitted outside the building envelope for side boundaries, subject to the preservation of existing vegetation. The City may request the landowner undertake a tree planting programme within the tree preservation area if identified by the City as being deficient in vegetation cover, resulting from retaining wall construction.

g) Development of swimming pools and outdoor living areas within the Primary Street Setback is permitted, where the front of the lot is retained by a minimum 1.8m from the verge height.

7. VEHICULAR ACCESS and GARAGES/CARPORTS

- a) All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.
- b) Designated crossover locations apply to lots identified on the Local Development Plan.
- c) All garages are to have doors to enclose them.

8. UNIFORM ESTATE BOUNDARY FENCING

a) 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.

9. INCIDENTAL DEVELOPMENT

a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

10. TREES

- a) Vegetation shall not be removed from the Tree Preservation Area without the written approval of Council, except where necessary to maintain an appropriate BPZ, or if vegetation is considered not worthy of retention as determined by the City of Kwinana.
- b) Trees identified on the Local Development Plan located within road reserves are the property of Council, and are not to be removed.

11. FIRE MANAGEMENT

- a) Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8, the requirements of the Fire Management Plan for the Village at Wellard, this Local Development Plan and the City of Kwinana Fire Breaks Notice.
- b) Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m from any bushland, greater than 1 ha in area, shall be constructed to the appropriate BAL rating, in accordance with Australian Standard 3959.
- c) A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The submission is to include the detailed method for determining bushfire attack level – Method 2 from AS 3959 supporting the lower rating demonstrating compliance with AS 3959, WAPC Guidelines Planning for Bushfire Protection Policy.

12. NOTIFICATION TO PROSPECTIVE PURCHASES

 a) The Developer is required to give prospective purchases a complete copy of all the requirements of this Local Development Plan prior to Offer and Acceptance being made.

ENDORSEMENT OF REGISTERED TOWN PLANNER This Local Development Plan has been adopted by Council and signed by the Principal Planner. SIGNATURE: DATE: 10 April 2015

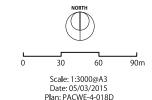
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (including lots with a land area less than 260m') except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Homestead Lots, The Village at Wellard Page 2 of 2

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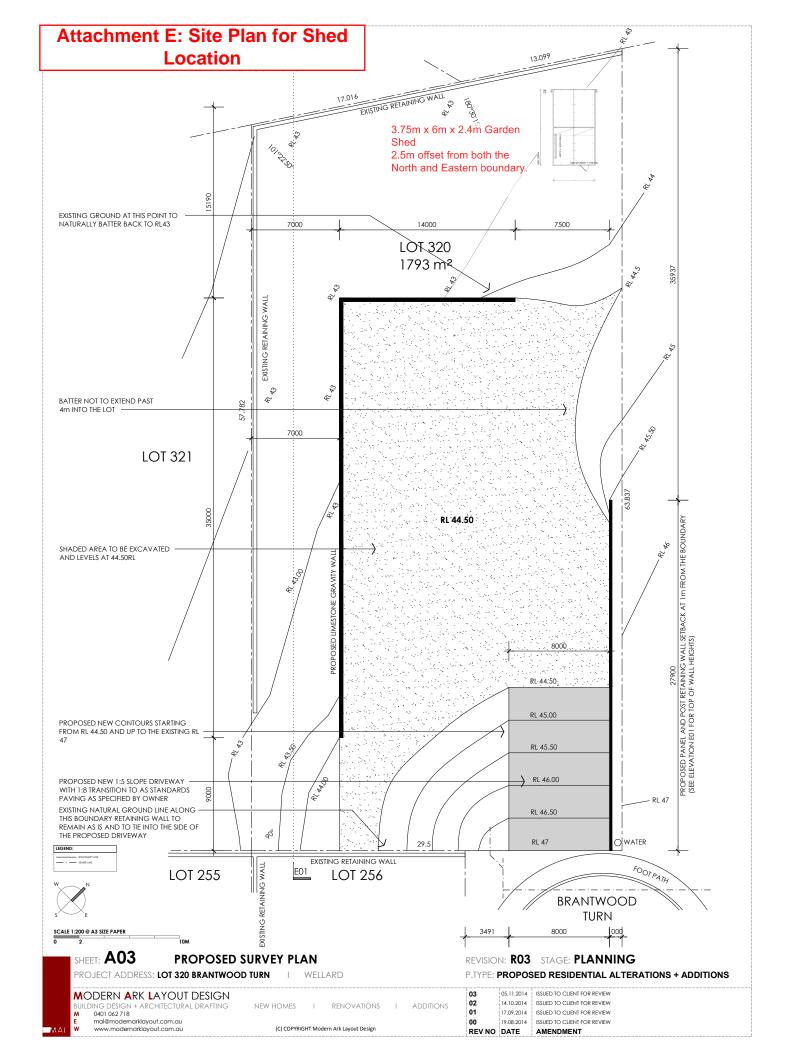


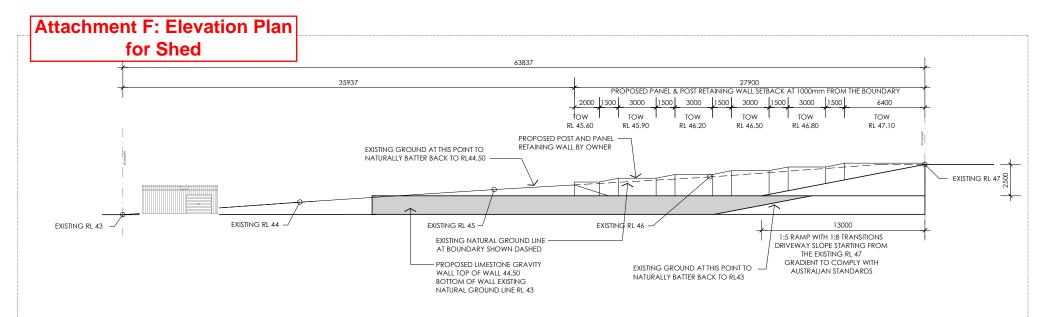
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E01 ELEVATION SCALE 1:200



15.5 Proposed Telecommunications Infrastructure (Mobile Phone Tower), Lot 52 (28) McDowell Lane, 'The Spectacles'

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

An application has been received for proposed telecommunications infrastructure (mobile phone tower) on Lot 52 (28) McDowell Lane, 'The Spectacles'. The proposed tower is approximately 25 metres in height with antennas above, resulting in a total height of approximately 28.30 metres (refer Attachments A - D). The proposed facility is intended to improve telecommunication services for 'The Spectacles' and to the surrounding emerging residential neighbourhoods of Wandi, Anketell and Casuarina.

The subject site is zoned 'Rural A' under the City's Town Planning Scheme No.2 (TPS2). Telecommunications Infrastructure is listed as an 'SA' use under Table 1 of TPS2 and it is a use which Council has the discretion to approve after notice of the application has been given in accordance with Clause 2.3 of TPS2.

The application was advertised to neighbouring properties and one submission objecting to the proposal was received. The key concerns raised in the objection were the potential impacts on health due to electromagnetic radiation and impacts on the recreational activity of pigeon racing.

The submission and application as a whole, should be considered against the relevant state government and local policies which address telecommunications infrastructure.

State Planning Policy (SPP) 5.2 – Telecommunications Infrastructure
State Planning Policy 5.2 – Telecommunications Infrastructure (SPP 5.2) provides
guidance to the siting, location and design of telecommunications infrastructure. This
includes amenity impacts of towers on significant viewing locations such as scenic routes
and recreational sites, heritage places and vistas, areas of environmental or cultural
values, and, requires sympathetic design features in the context of the site.

City Officers have considered the application against the criteria and are satisfied that it addresses these criteria.

In regards to potential impacts on health as raised in the submission, SPP 5.2 states that all telecommunication carriers must comply with the Australian Communications and Media Authority (ACMA) Radiocommunications Licence Conditions. The licence conditions make mandatory the limits set in the Commonwealth's Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) Radiofrequency (RF) Standard for human exposure to RF electromagnetic fields from all sources, including telecommunications. ARPANSA is the primary Commonwealth agency responsible for protecting the health and safety of people and the environment from the harmful effects of radiation.

These licence conditions effectively govern providers to ensure community health is a priority and met. As such, SPP 5.2 makes it clear that health and safety standards should not be addressed in local planning schemes or local planning policies (and hence, part of planning assessments) but are addressed via these Standards.

It is worth noting that SPP 5.2 does note that "Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low". The ARPANSA surveys report that "it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".

In regards to recreational uses, the reference in SPP 5.2 to the impacts of telecommunications infrastructure on recreation is focused primarily on public recreational activities in open space or reserves and/or potentially significant private recreational facilities or activities. It is not intended to apply to individual private recreational pursuits such as pigeon racing, a concern raised by the submitter. Nonetheless, City Officers have investigated the matter to understand the potential impact. Vodafone Hutchinson Australia (VHA) advise that there is no demonstrated evidence to suggest that the infrastructure impacts on pigeon navigation. City Officers have also liaised independently with ARPANSA who advise that there is no conclusive evidence on this matter.

<u>Local Planning Policy - Telecommunications Installations</u>

The proposal is also subject to assessment under the City's Telecommunications Installations Policy.

This Local Planning Policy (LPP) provides for the location of towers within industrial, commercial and rural areas. It also states that towers shall not be located within 300 metres of residential zoned land, child care facilities or other land used for children's activities. The application complies with both requirements.

The LPP seeks to minimise, amongst other things, landscape impacts, visual impacts, visual clutter and impact on amenity of the area. City Officers do not consider there to be significant adverse visual impacts associated with the proposal particularly for the surrounding local landholdings and there are no broader cultural, heritage, social or important landscape impacts affected. The tower will be visible from the Kwinana Freeway, railway line and further afield but it is not considered that it will be a significant impact on the landscape. The location within a 'Rural A' area assists in this regard as this allows for reasonable separation from dwellings and existing screening from mature vegetation will reduce the impact.

The LPP requires towers to be of monopole construction to be least visually obstructive and to have an external colour to blend with the background landscape. The proposed monopole is to remain unpainted (galvanised steel), which the applicant stated has been demonstrated to most successfully blend with lighter backgrounds such as the sky.

Conclusion

City Officers have examined the application against TPS2 and relevant policies and recommend that the application should be conditionally approved. City Officers are aware that mobile phone coverage in the area is patchy and poor in a number of locations and that improvement is required in the locality.

OFFICER RECOMMENDATION:

That Council takes the following action:-

Approves the Telecommunications Infrastructure (Mobile Phone Tower) on Lot 52
 (28) McDowell Lane, 'The Spectacles' subject to the following conditions and advice notes:

CONDITIONS

- (1) The premises being kept in a neat/tidy condition and free from graffiti at all times by the owner/occupier to the satisfaction of the City of Kwinana.
- (2) Stormwater drainage from roofed and paved areas to be disposed of on site.
- (3) The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
- (4) The monopole tower shall be constructed of galvanised steel.
- (5) This approval is valid for 24 months only. If development is not completed within this period a fresh approval must be obtained before commencing or continuing with the development.

ADVICE NOTES:

- (1) The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- (2) Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
- (3) The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
- (4) The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health (Miscellaneous Provisions) Act 1911 and Regulations, Contaminated Sites Act 2003 and the National Construction Code.

DISCUSSION:

Land Status

Metropolitan Region Scheme: Rural Town Planning Scheme No.2: Rural A

An application has been received to construct Telecommunications Infrastructure on Lot 52 (28) McDowell Lane, 'The Spectacles' (refer to Attachments A, B, C & D).

Proposal Description

The proposed mobile phone base station facility is intended to be used by Vodafone Hutchinson Australia (VHA) in order to improve telecommunication services for the area known as 'The Spectacles' and the surrounding emerging residential neighbourhoods of Wandi, Anketell and Casuarina. It will also improve service for people travelling along the railway line.

The structure is to be situated on private property. The application will incorporate a 25m monopole with an overall height of 28.3m for the telecommunication infrastructure. Three (3) antennas will be mounted on a headframe at a height of 26.8m along with 15 remote radio units mounted to the monopole at a height of 26.3m and 27.3m, with a microwave dish, 600mm in diameter at a height of 24.3m. A Vodafone 2-Bay Outdoor Unit will be installed along with ancillary equipment associated with operation of the facility including; cabling, ladders, safe access methods, bird proofing, earthing, electrical works and airconditioning equipment.

Telecommunications Installations are covered by the *Telecommunications Act* 1997 (Commonwealth). Under the Act, the proposal is classed as a High Impact Facility which requires planning approval.

Planning Scheme Implications

Pursuant to TPS2, a Telecommunications Infrastructure use is described in Appendix IV (Interpretations) as: "land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or use in or in connection with, a telecommunications network."

Telecommunications Infrastructure is listed as an 'SA' use under Table 1 of TPS2, which means it is a use which Council has the discretion to approve after notice of the application has been given in accordance with Clause 2.3 of the Scheme.

TPS2 requires a 2m setback from side boundaries and 7.5m from the front boundary for all buildings where there is not an approved building envelope on site. The ground level infrastructure is proposed to be setback 22m from the front boundary and 12m from the side boundary. The proposal meets the setback requirements outlined in TPS2.

Assessment of the Application Against Local and State Policy Requirements

SPP 5.2 – Telecommunications Infrastructure (SPP 5.2)

SPP 5.2 was gazetted in September 2015. The intent of SPP 5.2 is to provide guidance pertaining to the siting, location and design of telecommunications Infrastructure. The *Planning and Development (Local Planning Schemes) Regulations 2015*, Clause 67: *Matters to be considered by Local Government* states that Local Governments are to have due regard to any approved State Planning Policy when assessing an application.

Clause 5.1.1 of SPP 5.2 states that 'the benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area'.

Officers assessed the proposal against the requirements of the SPP:

SPP 5.2 Policy measures	Planning Assessment
a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;	There are no identified scenic routes, lookouts or recreation sites near the proposed tower site.

b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land	There is not considered to be significant views impacted as a result of the proposal. It is noted however that there would be an impact on adjoining landowners and patrons of the Kwinana Freeway, the railway line and persons travelling along Thomas Road. But these visual impacts should not be significant. City Officers consider that the existing screening at ground level is sufficient and that the tower will blend with existing structures on site.
c) not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised, and;	The proposed location is on a cleared area on the lot and may require some minimal additional clearing of vegetation. City Environmental Officers have visited and reviewed the site and are supportive of the proposed location. There are no social or wider landscape values impacted.
d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape;	City Officers note that monopoles are seen to be the least visually intrusive structure to support antennas at the minimum height able to achieve coverage objectives. City Officers are supportive of the proposal to leave the monopole unpainted (galvanised steel), to best blend with the lighter sky background.

The benefit of the telecommunication infrastructure is that mobile and wireless coverage in an area that typically has poor reception, will be improved. When balanced against the visual impacts, City Officers take the view that the impacts of the proposal are acceptable.

<u>Local Planning Policy - Telecommunications Installations</u>

Council's Telecommunications Installations Policy (LPP) defines various criteria against which telecommunications infrastructure are to be assessed.

Local Planning Policy Provisions	Officer assessment against proposal
Towers shall not be located within 300 metres of residential zoned land (whether subdivided, developed or not, or land that has been identified by Council as having urban potential), or schools (including ovals & playgrounds), child care facilities or other land used for children's activities.	Complies - Infrastructure is proposed on a Rural zoned Lot (Rural A) which is over 300 metres away from residential zoned land, schools or other sensitive uses.

Towers shall generally be located in Industrial, Commercial and Rural areas.	Complies - The subject site is zoned 'Rural' under the Metropolitan Region Scheme (MRS) and 'Rural A' under TPS2.
Co-location of Antennae Facilities on single towers will be required except where technical impediments preclude such co-location or where in the opinion of Council, the visual impact of two or more towers less than that of co-located facilities is.	Complies - There are no other facilities in the area available for colocation. A single, monopole tower is proposed.
Towers shall not be located within areas designated for Landscape Protection under Council's operative Town Planning Scheme.	Complies - Property is not located in an area of landscape protection under TPS2.
Towers shall be sited so to not intrude, encroach, obscure or detract from significant landscape features, vistas or views identified under Council's Rural Strategy.	Complies - There are no significant landscape features, vistas or views identified. As discussed, there would be an impact on adjoining landowners and patrons of the Kwinana Freeway and railway line and persons travelling along Thomas Road. But these visual impacts should not be significant.
Towers shall be of mono-pole construction, although lattice or other towers may be supported by Council where the proponent demonstrates to the satisfaction of Council the technical necessity of such a tower, in terms of achieving the necessary elevation of antennas.	Complies - Proposed tower is of monopole construction.
The external colour and texture of towers shall be so as to harmonise and blend with the background landscape and this will be dependent of the siting of the facility and the surrounding topography	Complies -Tower has a proposed galvanised steel finish. This colour is seen to blend best with the sky background.
The base of the tower and associated installations shall be screened by established vegetation.	Complies -Screening vegetation is established around the base of the tower, along the eastern and western boundaries.
Council will not support towers where antennae can be established on existing structure/buildings with the concurrence of the landowner.	N/A – There are no established structures in the area where the facility can be co-located.

The City Officer's assessment confirms that the proposal complies with the LPP requirements.

<u>Advertising</u>

The application was advertised to neighbouring properties as it is an 'SA' use within the 'Rural A' zone. The application was advertised to property owners within a 300 metre radius for 21 days.

One submission was received from the neighbouring property located immediately to the south. The submission commented that the tower would pose a health risk and adversely impact on the recreational activity of pigeon racing.

The following responses are made to the objections raised:

Health Impacts

The submitter noted that the proposal would pose a radiation threat to health.

Officer Response

The question of health and safety impacts associated with telecommunications infrastructure is an important one for the community and City alike.

As discussed however, SPP 5.2 makes it clear that health impacts associated with such infrastructure are matters of separate assessment by the ACMA based on standards established by the Australian Government Agency ARPANSA (as the foremost authority) rather than planning assessments undertaken at Local or State Government levels. Licences are required and compliance must be demonstrated.

To provide reassurance to the submitter on this matter, the following provision in relation to electromagnetic emissions is included in SPP 5.2:

"The use of mobile telephones has raised public concern about possible health issues associated with exposure to electromagnetic emissions. However, telecommunications carriers must comply with the Australian Communications and Media Authority (ACMA) Radiocommunications Licence Conditions (Apparatus Licence) Determination 2003. These licence conditions make mandatory the limits in the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) Radiofrequency (RF) Standard which sets limits for human exposure to RF electromagnetic fields from all sources, including telecommunications infrastructure.

ARPANSA is the primary Commonwealth agency responsible for protecting the health and safety of people and the environment from the harmful effects of radiation. Measurement surveys undertaken by ARPANSA demonstrate that environmental radiofrequency levels near base stations for the mobile telephone network are extremely low. The ARPANSA surveys reported that typical exposures to radiofrequency fields were well below one per cent of the Standard's public exposure limits. It concluded that "given the very low levels recorded and the relatively low power of these types of transmitters, it is unlikely that the radiofrequency radiation from base stations would cause any adverse health effects, based on current medical research".

The EME report submitted by the applicant with this application indicated that the maximum exposure (using worst case conditions) is likely to be 1.0% of the public exposure limit specified in the ARPANSA radiation protection standard No.3 "Maximum Exposure Levels to Radio Frequency Fields – 3KHz to 300 GHz".

Impacts on Recreational Activities

The submitter raised concerns regarding the impacts of the tower on the recreational activity of pigeon racing.

Officer Comment

The submitter states that telecommunication infrastructure may impact on the ability of the pigeons to navigate and return to their loft. There was no supporting evidence submitted to support this view.

Neither SPP 5.2 nor the City's LPP address recreational uses as criteria for assessment to which Council should have due regard in considering applications. Therefore in this regard, it is not viewed as a relevant planning consideration.

Nonetheless, as the issue was raised City Officers have investigated the matter to understand the impact. VHA advises that there is no demonstrated evidence to suggest that the infrastructure impacts on pigeon navigation. City Officers have liaised separately with the ARPANSA, the key Commonwealth agency for radiation and nuclear safety protection, which advises that there is no conclusive evidence on this matter.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a declaration of interest only, the landowner is Mr Lloyd Herold and the applicant is CommPlan on behalf of Vodafone Hutchinson Australia.

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

- City of Kwinana Town Planning Scheme
- City of Kwinana Telecommunications Installation Policy
- State Planning Policy 5.2 Telecommunications Infrastructure

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications as a result of this report.

ENVIRONMENTAL IMPLICATIONS:

The tower is to be located within private property in a rural area. The property is not considered to be an area of Landscape Protection and no significant vegetation is proposed to be removed as part of this application.

STRATEGIC/SOCIAL IMPLICATIONS:

The provision of high quality telecommunications services to the community is important. This proposal seeks to improve telecommunication services for The Spectacles and surrounding areas.

Plan	Objective	Strategy
Corporate Business Plan	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

RISK IMPLICATIONS:

Risk Event	Appeal of Council's decision on Development Application	
Risk Theme	Failure to fulfil statutory regulations or compliance requirements. Providing inaccurate advice/ information.	
Risk Effect/Impact	Reputation Compliance	
Risk Assessment Context	Strategic	
Consequence	Minor	
Likelihood	Possible	
Rating (before treatment)	Low	
Risk Treatment in place	Reduce - mitigate risk	
Response to risk treatment required/in place	 Work instructions in place and checklists used when assessing the application. Consideration of the application within the Statutory timeframes. Compliance of the proposal with Town Planning Scheme No. 2, R-Codes, Bushfire Guidelines and relevant Policies. Liaising with the applicant throughout the application process. 	
Rating (after treatment)	Low	

COUNCIL DECISION

047

MOVED CR S LEE

SECONDED CR M KEARNEY

That Council takes the following action:-

1. Approves the Telecommunications Infrastructure (Mobile Phone Tower) on Lot 52 (28) McDowell Lane, 'The Spectacles' subject to the following conditions and advice notes:

CONDITIONS

- (1) The premises being kept in a neat/tidy condition and free from graffiti at all times by the owner/occupier to the satisfaction of the City of Kwinana.
- (2) Stormwater drainage from roofed and paved areas to be disposed of on site.
- (3) The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
- (4) The monopole tower shall be constructed of galvanised steel.
- (5) This approval is valid for 24 months only. If development is not completed within this period a fresh approval must be obtained before commencing or continuing with the development.

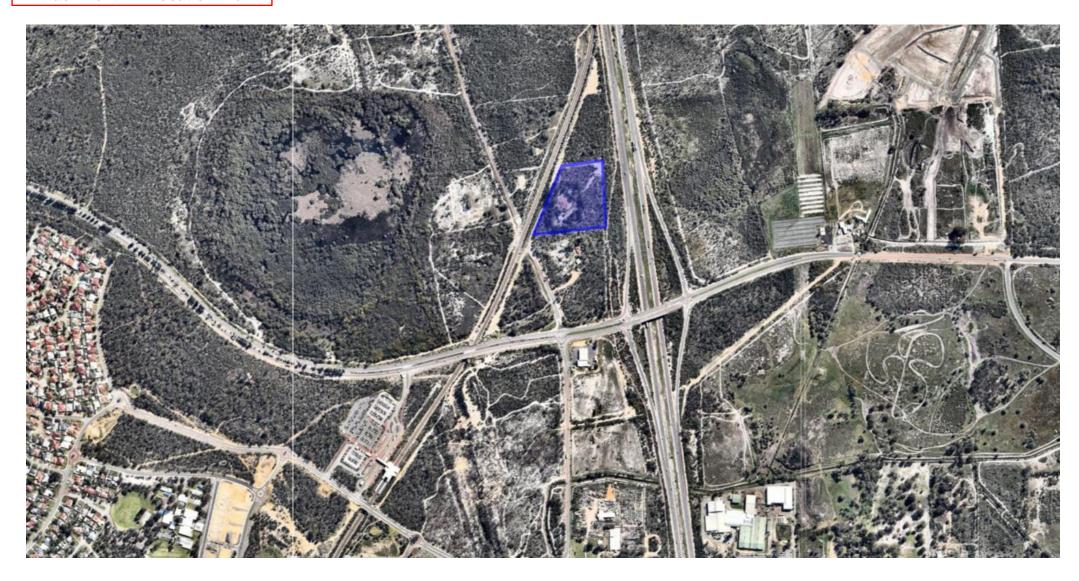
ADVICE NOTES:

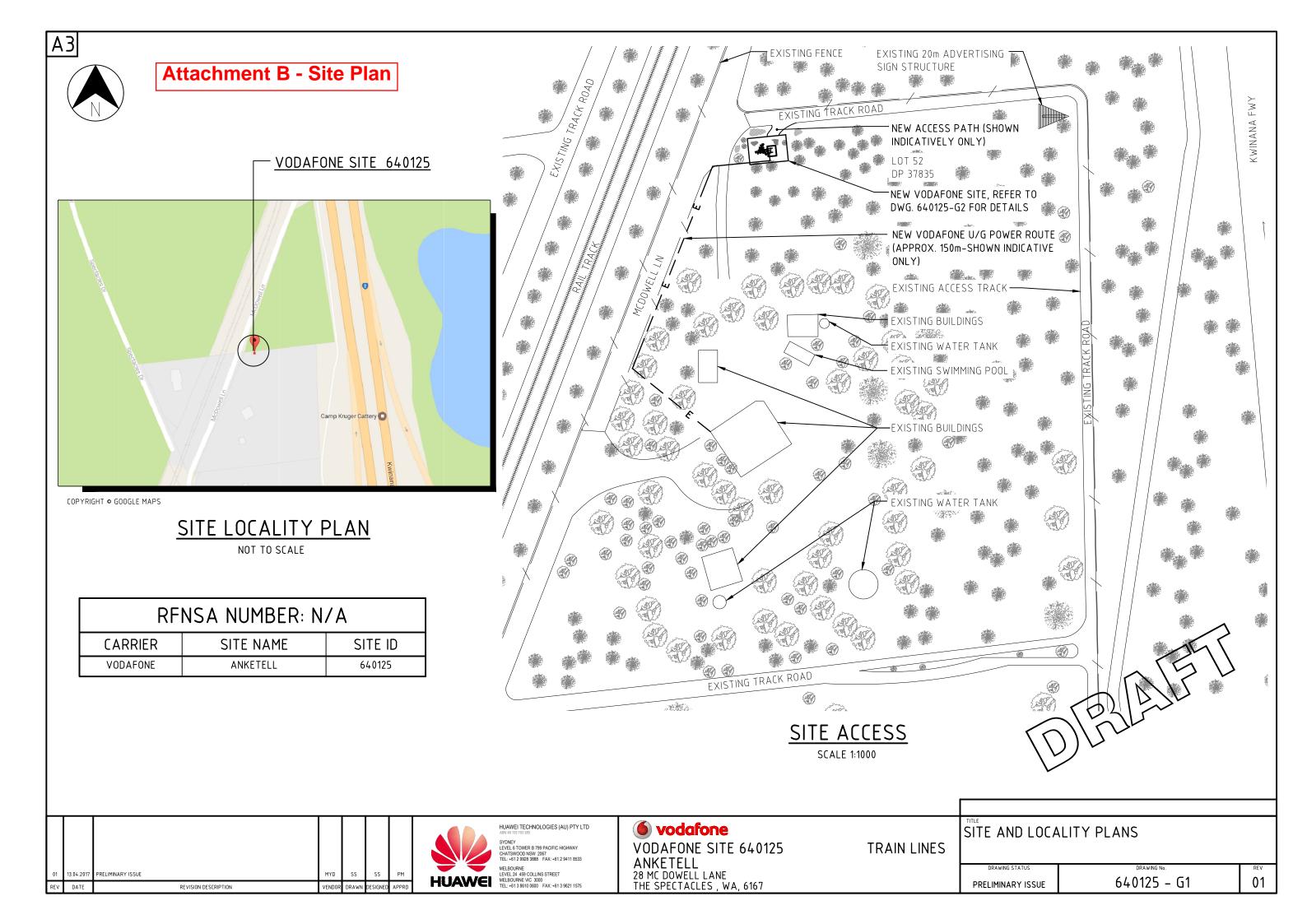
- (1) The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- (2) Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
- (3) The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
- (4) The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health (Miscellaneous Provisions) Act 1911 and Regulations, Contaminated Sites Act 2003 and the National Construction Code.

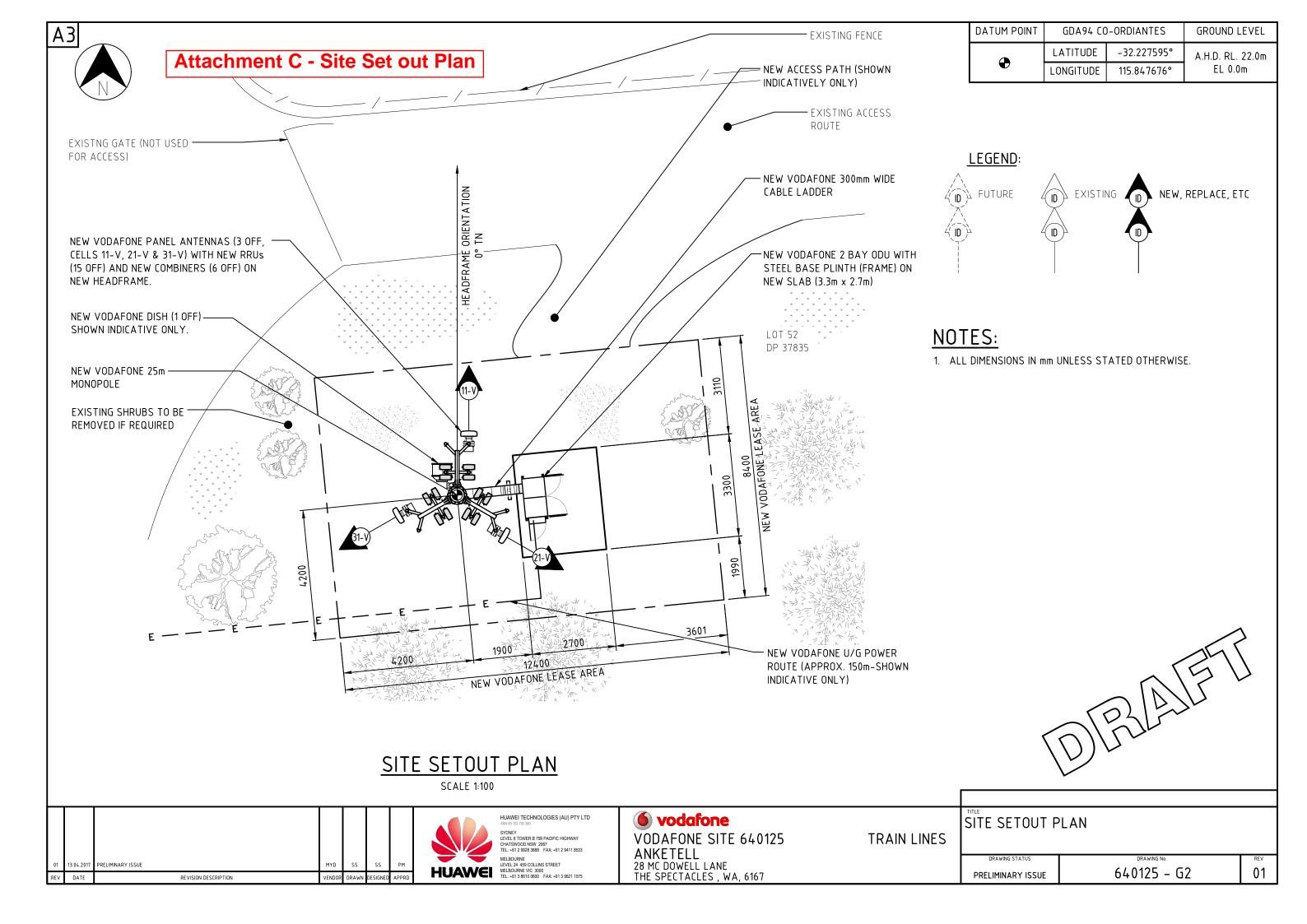
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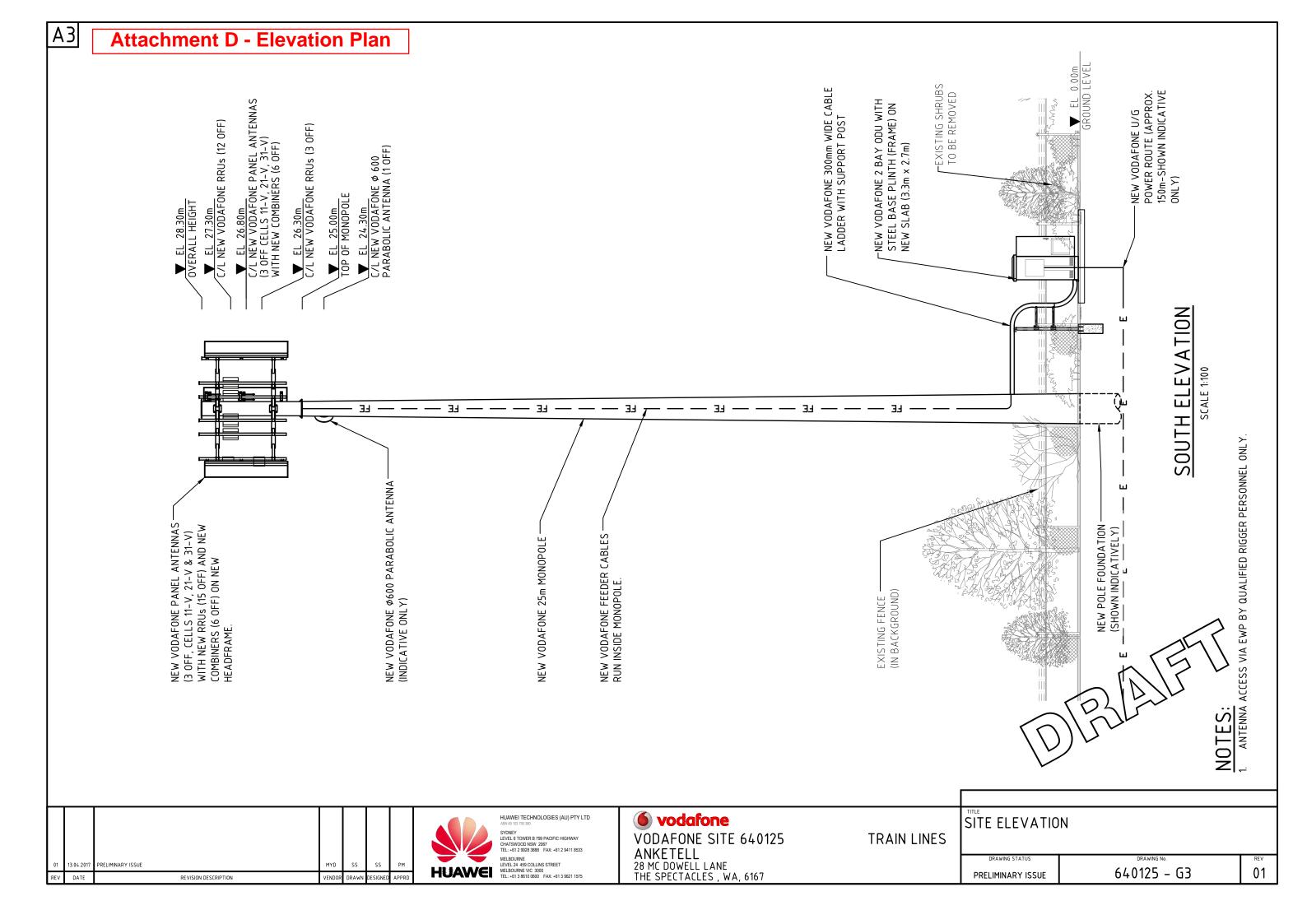
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Attachment A - Location Plan









15.6 Endorsement of Minister's Modifications to Scheme Amendment 146 to Modify Subdivision Guide Plan No. 2 within Special Rural Zone No. 2 – Lot 21 (160) Robinson Road, Wandi, & Scheme Amendment 154 Recoding of Lot 501 Varris Way, Orelia from "R30" to "R40"

DECLARATION OF INTEREST:

Councillor Sandra Lee declared a proximity interest as her property abuts onto Varris Way

Councillor Sandra Lee left the Council Chambers at 7:56pm and returned at 7:58pm.

SUMMARY:

Further to Council's adoption of Scheme Amendments 146 and 154, the City received advice on the 19 and 27 October 2017 advising that the Minister for Planning, Lands and Heritage (Minister) requires a number of modifications to the Amendment text before final approval is given (Refer Attachments A and B).

Amendment 146 was adopted at the Ordinary Council Meeting of 26 April 2017 (refer Attachment C), and seeks to amend the adopted Subdivision Guide Plan (SGP) for Special Rural Zone No. 2 (SRZ2) to allow Lot 21 (160) Robinson Road, Wandi to be subdivided into two 2 hectare (ha) lots in a similar manner to other properties within the Special Rural zone.

Amendment 154 was adopted at the Ordinary Council Meeting of 9 August 2017 (refer Attachment D), and seeks to recode the land from "R30" to "R40" under the Scheme. Lot 501 Varris Way, Orelia is a site which was re-classified from a surplus Public Open Space (POS) reserve identified under the City's Land Rationalisation process to Residential "R30" in May 2011, which also included the adjoining Lot 412 Nathaniel Way.

Following Council's final consideration of the proposed Amendments in April and August 2017, City Officers referred the Amendment documentation to the Western Australian Planning Commission (WAPC) for its consideration and recommendation to the Minister. In this regard, pursuant to clause 87(2) of the *Planning and Development Act 2005*, the Minister requires that Council modify the scheme amendment documents as outlined in Attachments A and B.

It must be noted that Section 87(2) of the Town Planning and Development Act 2005 (Act) and Regulation 62(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Regulations) impose a statutory obligation on the City to comply with the Minister's requirements. Notwithstanding, should Council wish to make a submission to the Minister with respect to the requirements stipulated, and ask that the submission is considered when the modified Amendment documentation is returned to the Minister for final approval, then that option is available to Council.

City Officers have considered the modifications to both Scheme Amendments required by the Minister for Planning, and have determined that the intent of the Amendments are not altered. In this regard, City Officers recommend that Council note the Minister's modifications to Amendment 146 and 154, such that the Amendments can progress towards gazettal.

OFFICER RECOMMENDATION:

That Council notes and carries out the Minister for Planning's direction, pursuant to Section 87(2) of the Planning and Development Act 2005 ("Act"), to modify Amendment 146 and 154 to the City of Kwinana Town Planning Scheme No. 2 ("Scheme") as follows:

- 1. Amendment 146 -
 - (a) Replace the Subdivision Guide Plan No.2 dated December 2016 with Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017 (Attachment 7 Modified Subdivision Guide Plan); and
 - (b) Modify Point 2 of the amendment resolution to replace 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated December 2016' with 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017'.
- 2. Replace the Amendment 154 resolution as follows:
 - (a) Transferring the portion of Lot 501 Varris Way, Orelia reserved for Parks, Recreation and Drainage to the Residential Zone;
 - (b) Applying an R40 density coding to Lot 501 Varris Way, Orelia; and
 - (c) Updating the scheme maps accordingly.

DISCUSSION:

Background

Amendment 146 was initiated by Council for advertising in October 2016, and as noted earlier in this report, Council resolved to approve Amendment 146 in April 2017. In addition, Amendment 154 was initiated by Council for advertising in April 2017 and as noted previously in this report, Council resolved to approve Amendment 154 in August 2017.

Following Council's resolution to adopt, the Amendments were forwarded to the WAPC for its final consideration.

On 19 and 27 October 2017, the City received correspondence that the Minister requires Council to modify both Scheme Amendment documents before final approval is given (Refer Attachments A & B).

Amendment 146

The Minister's required modifications for Amendment 146 are as follows:-

(a) Replace the Subdivision Guide Plan No.2 dated December 2016 with Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017 (Attachment 7 – Modified Subdivision Guide Plan); and

(b) Modify Point 2 of the Amendment resolution to replace 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated December 2016' with 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017'.

Response to Minister's required modifications Amendment 146

Amendment 146 was initiated at the same time as Amendment 147 which also sought to amend Subdivision Guide Plan No.2 for Special Rural Zone No.2. In this regard, the intent was to process both Amendments at the same time to allow for one update to the subdivision guide plan thus removing the need to update the plan (and plan date) twice. However, Amendment 147 was able to progress sooner and was granted final approval ahead of Amendment 146. Subsequently, upon final approval of Amendment 146 the plan date on the subdivision guide plan had changed (as a result of the Minister's approval of Amendment 147). The resultant implication is that the date of the Subdivision Guide Plan, as referenced in Council's resolution to adopt Amendment 146, is now incorrect and needs to be updated to reflect the changes as a result of Amendment 147. City Officer's consider the Minister's required changes as a minor administrative update and has no effect on the intent of the Amendment.

Amendment 154

The required modifications for amendment 154 are as follows:-

Replace the Amendment resolution with the following:

- (a) Transferring the portion of Lot 501 Varris Way, Orelia reserved for Parks, Recreation and Drainage to the Residential Zone;
- (b) Applying an R40 density coding to Lot 501 Varris Way, Orelia; and
- (c) Updating the scheme maps accordingly.

Response to Minister's required modifications Amendment 154

As previously mentioned Lot 501 Varris Way Orelia is a site which was re-classified from a surplus POS reserve identified under the City's Land Rationalisation process to Residential "R30" in May 2011. Under this previous amendment to re-classify the surplus POS, the entire area of Lot 501 Varris Way was coded Residential 'R30'. It appears however, that an administrative error occurred with the WAPC mapping and a portion of the lot consequently remained as POS. In this respect, upon referral of Amendment 154 to the WAPC, the City highlighted the mapping error to the WAPC and recommended that the error be corrected as part of the updating of the Scheme maps by the WAPC. This is not possible as the Minister requires the modification to the Amendment resolution to rectify the mapping error. In this regard, the intent of Amendment 154 was to re-code the entirety of Lot 501 Varris Way from Residential 'R30' to 'R40", as such the Minister's required modifications do not change this intent and are supported by City Officers.

Discussion on the Minister's Directives

Given Council has been directed to make the alterations by the Minister, no appeal right exists if Council is aggrieved by the changes required. Council is able to consider political advocacy if the changes are inconsistent with Council's position on this matter. In this regard, the City has sought general legal advice on the options available to Council should it not wish to progress the modifications to the Amendments as per the Minister's requirements. Whilst it is open to the Council to let the Amendments 'lie on the table', this would mean the City would have to work with its existing Scheme and forego the benefits of the Amendments. The legal advice notes that compliance with the Minister's requirements is a 'mechanical' exercise and to refuse to comply with the Minister's requirements would be a direct breach of a statutory obligation. Should Council wish to make a submission to the Minister with respect to the requirements stipulated and ask that the submission is considered when the modified Amendment documentation is returned to the Minister for final approval, then that option is available to Council.

City Officers have assessed the required modifications and as the changes are generally administrative in nature and the intent of the Amendments remain unchanged, no further action is recommended by City Officers.

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations:

Planning and Development Act, 2005; Section 87 (2) states:

- (2) The Minister may, in relation to a local planning scheme or amendment submitted to the Minister under subsection (1)
 - (a) approve of that local planning scheme or amendment; or
 - (b) require the local government concerned to modify that local planning scheme or amendment in such manner as the Minister specifies before the local planning scheme or amendment is resubmitted for the Minister's approval under this subsection; or
 - (c) refuse to approve of that local planning scheme or amendment.

Planning and Development (Local Planning Schemes) Regulations, 2015; Regulation 62 (2) states:

- (2) Within 42 days, or such longer period as allowed by the Commission, of being notified that, under section 87(2)(b) of the Act, the Minister requires the local government to modify the amendment to the local planning scheme, the local government must
 - (a) modify the amendment as required; and
 - (b) execute the modified amendment; and
 - (c) submit to the Minister a copy of the executed documents.

Schemes:

Metropolitan Region Scheme; Town of Kwinana Town Planning Scheme No. 2;

Policies:

City of Kwinana Development within Special Rural Zones; Residential Development Local Planning Policy

FINANCIAL/BUDGET IMPLICATIONS:

The costs associated with the progression and assessment of these amendments will be met by the applicants.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

In terms of strategic and social implications, the proposed amendments accord with the broader objectives of the preservation of amenity within the City's scheme.

Plan	Objective	Strategy
Corporate Business Plan	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City.

RISK IMPLICATIONS:

Council approves development 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 Community 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.

Risk Event	Further direction from the Minister for Planning Lands and Heritage to modify the Amendment documents
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance Reputational
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce – mitigate risk
Response to risk treatment required/in place	This report to seeks to reduce the risk of the City receiving any further direction from the Minister for Planning Lands and Heritage in regards to Scheme Amendments 146 and 154.
Rating (after treatment)	Low

COUNCIL DECISION

048

MOVED CR W COOPER

SECONDED CR D WOOD

That Council notes and carries out the Minister for Planning's direction, pursuant to Section 87(2) of the Planning and Development Act 2005 ("Act"), to modify Amendment 146 and 154 to the City of Kwinana Town Planning Scheme No. 2 ("Scheme") as follows:

- 1. Amendment 146 -
 - (a) Replace the Subdivision Guide Plan No.2 dated December 2016 with Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017 (Attachment 7 Modified Subdivision Guide Plan); and
 - (b) Modify Point 2 of the amendment resolution to replace 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated December 2016' with 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017'.
- 2. Replace the Amendment 154 resolution as follows:
 - (a) Transferring the portion of Lot 501 Varris Way, Orelia reserved for Parks, Recreation and Drainage to the Residential Zone;

- (b) Applying an R40 density coding to Lot 501 Varris Way, Orelia; and
- (c) Updating the scheme maps accordingly.

CARRIED 6/0

ATTACHMENT A



Your ref: SA146 Our ref: TPS/2087

Enquiries: Robert Cull (6551 9267

Chief Executive Officer City of Kwinana PO Box 21 Kwinana WA 6966

Transmission via electronic mail to: admin@kwinana.wa.gov.au Dear Madam

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 146

The WAPC has considered Amendment No 146 and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has required the amendment to be modified in the following manner in accordance with section 87(2)(b) of the Act, before it is resubmitted under section 87(1):

- (a) replace the Subdivision Guide Plan No.2 dated December 2016 with Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017 (Attachment 7 Modified Subdivision Guide Plan); and
- (b) Modify Point 2 of the amendment resolution to replace 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated December 2016' with 'Subdivision Guide Plan No.2 for Special Rural Zone No.2 dated June 2017'

Council is advised that it is noted that the accompanying Bushfire Management Plan was prepared in accordance with Planning for Bushfire Protection Guidelines (May 2010). Council is recommended to consider amending the Bushfire Management Plan in future stages of planning to reflect State Planning Policy 3.7 - Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas.

In order for the amendment documents to be finalised in a timely manner, please ensure the following:

- the maps in the modified document accurately reflect the intentions of the amendment as detailed in the amending text; and
- in carrying out modification to the amendment document, previous Council resolutions pursuant to clauses 35(1), 41(3) and/or 50(3) are not to be modified.

Please forward two copies of the modified amendment document directly to the Perth office and email a modified text of the amendment, in word format, to <u>schemes@planning.wa.gov.au</u> to assist in limiting Government Gazette publishing costs.

Please direct any queries about this matter to Rob Cull on 6551 9267 or Rob.Cull@planning.wa.gov.au.

Yours sincerely

Kerrine Blenkinsop

HM Blakings

Secretary

Western Australian Planning Commission

19/10/2017



Your ref: Ame

Amendment 154

DA17/52333 Our ref: TPS/2083

Enquiries: Andrew Thomas (6551 9615)

Chief Executive Officer City of Kwinana PO Box 21 Kwinana WA 6966

Transmission via electronic mail to: admin@kwinana.wa.gov.au

Dear Madam

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 154

The WAPC has considered Amendment No 154 and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has required the amendment to be modified in the following manner in accordance with section 87(2)(b) of the Act, before it is resubmitted under section 87(1):

Replace the amendment resolution with the following:

- 1. Transferring the portion of Lot 501 Varris Way, Orelia reserved for Parks, Recreation and Drainage to the Residential zone;
- 2. Applying an R40 density coding to Lot 501 Varris Way, Orelia; and
- 3. Updating the scheme maps accordingly.

In order for the amendment documents to be finalised in a timely manner, please ensure the following:

- the maps in the modified document accurately reflect the intentions of the amendment as detailed in the amending text; and
- in carrying out modification to the amendment document, previous Council resolutions pursuant to clauses 35(1), 41(3) and/or 50(3) are not to be modified.

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Please direct any queries about this matter to Andrew Thomas on 6551 9615 or Andrew.Thomas@planning.wa.gov.au.

Yours sincerely

Kerrine Blenkinsop

HM Blekings

Secretary

Western Australian Planning Commission

27/10/2017



Proposed Amendment to

Town Planning Scheme No. 2

Subdivision Guide Plan No. 2: Amendment to allow subdivision of Lot 21 (No. 160) Robinson Road, Wandi



Prepared by



April 2015

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This report has been prepared by Altus Planning & Appeals solely for the benefit and use of the client.

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Prepared for: Leslie & Stewart Eddy

Prepared by: Altus Planning & Appeals

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		Document Version Control		
Version	Date	Description	Author	Review
1	29/04/15	Draft	BL	JA
2	30/04/15	As lodged	BL	JA

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 21 (No. 160) Robinson Road, Wandi ('the subject land' or 'land').

This report has been prepared by Altus Planning & Appeals and was commissioned by the owners of the subject land, Leslie and Stewart Eddy. 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, 4.6287ha lot zoned 'Special Rural No. 2' under the City's Town Planning Scheme No. 2 ('TPS2') – see **Image 1.**

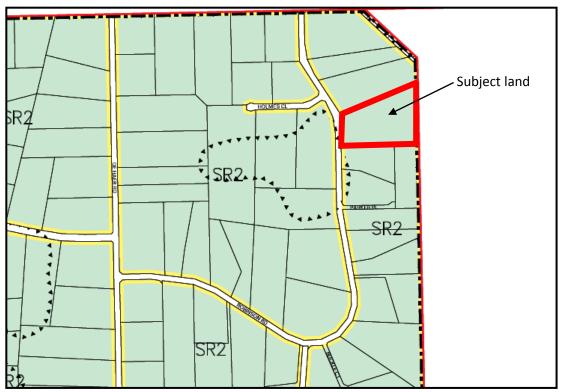


Image 1: Excerpt from City's Scheme Map – subject property identified in red

The owners of the subject land seek 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.

It is our understanding that 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, provided that the amendment addresses the wetland on the southern boundary and that the necessary setbacks can also be achieved. Accordingly, this amendment to SGP2 is considered to be minor in nature.

1.0 Site Description

The subject land exists as a freehold lot with frontage to Robinson Road, Wandi. The site area of the property measures approximately 4.6287ha, with an existing single dwelling and numerous outbuildings located to the north of the land. A wetland also exists along the southern boundary.

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 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 Robinson Road.

2.0 Planning Matters

2.1 Existing Zoning

The subject land is zoned 'Rural' pursuant to the Metropolitan Region Scheme ('MRS') (refer to **Image 3** overleaf) and correspondingly zoned 'Special Rural No. 2' under the City's TPS2.

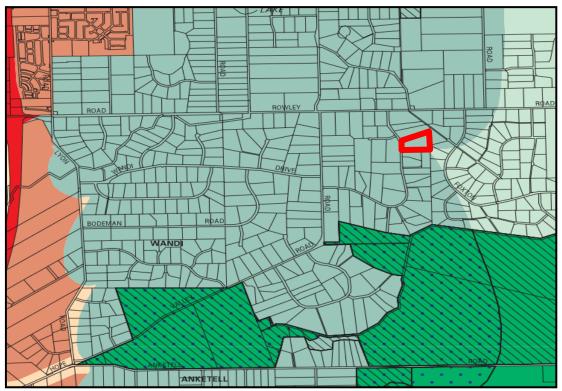


Image 3: Excerpt from MRS – subject property identified in red

2.2 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 narrowly intercepts the subject land, existing along the southern boundary. The proposed amendment and resulting development would not interfere with the wetland.

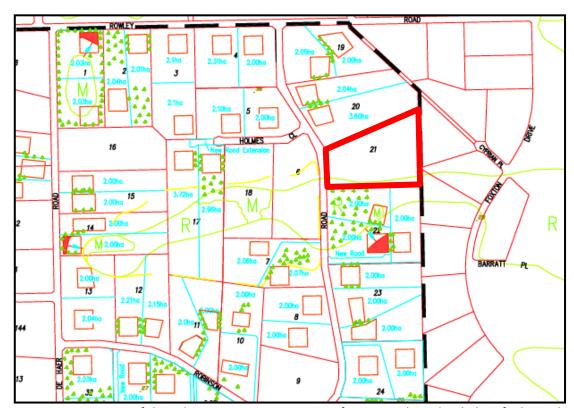


Image 4: Location of the subject property in context of SGP2 – subject land identified in red

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 south of the existing dwelling (refer to proposed subdivision concept 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 lot measuring approximately 2.6287 hectares with a new lot being created to the south and measuring approximately 2.00 hectares. The dividing boundary between the lots would be along the existing horse paddock fencing.

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

2.2.1 Resource Enhancement Wetland

As mentioned above, SGP2 indicates that a portion of a 'Resource Enhancement' Wetland narrowly exists along the southern boundary of the subject land (refer to **Image 4** and Photo 5 of **Appendix 3 – Site Photos**). This proposal does not seek to alter the wetland nor is it proposed that any subsequent development will be located within the wetland. Specifically, **Appendix 1** and **Appendix 2** illustrate that the proposed building envelope for Proposed Lot 2 is to be located outside (to the north) of the wetland.

2.2.2 Surrounding Development

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

2.2.3 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			
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 1 are setback 15m from both the northern boundary and southern boundaries. Furthermore, the proposed building envelope illustrated on Appendix 1 for Proposed Lot 2 is to be setback 72m from the primary street (western boundary), 10m from the northern boundary and 16m from the southern boundary.	
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, Robinson Road.	
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	Consistent. The proposed building
0.12.4(g)	- Building Envelopes	envelope illustrated on Appendix 1
		for Proposed Lot 2 is to be 2,000m ² .
		•
		Furthermore, the building envelope
		is setback 72m from the primary
		street (western boundary), 10m
		from the northern boundary and
		16m from the southern boundary.
6.12.4(h) – (k)	- Tree Preservation	Not applicable. To the best of our
		knowledge the Council has not
		identified any Tree Preservation
		Areas on the land. 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 6 & 7 at
		Appendix 3)
6.12.4(I)	- 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	This Scheme Amendment seeks to
	Special Rural Zone No. 2 ('SR2'):	amend SGP2 so that the proposed 2
		lot subdivision can be implemented,
	- Condition 1	consistent with the subdivision
		layout and lot sizes of the
		surrounding properties.
	- Condition 2	The proposed lots will be consistent
	Condition 2	with the 2ha minimum requirement.
	- Condition 3	Whilst we acknowledge that
	Condition 5	Condition 3 states, as a general rule,
		that further subdivision will not be
		'
		subdivision will be consistent with
		the surrounding properties. It is our
		understanding that 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 2 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 battleaxe leg.
-	Conditions 21 - 24	Not applicable at this stage.

2.2.4 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 2 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.



Image 5: Extract of the proposed building envelope for Proposed Lot 2

2.2.5 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.

3.0 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 Wandi, 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.

Joe Algeri Director

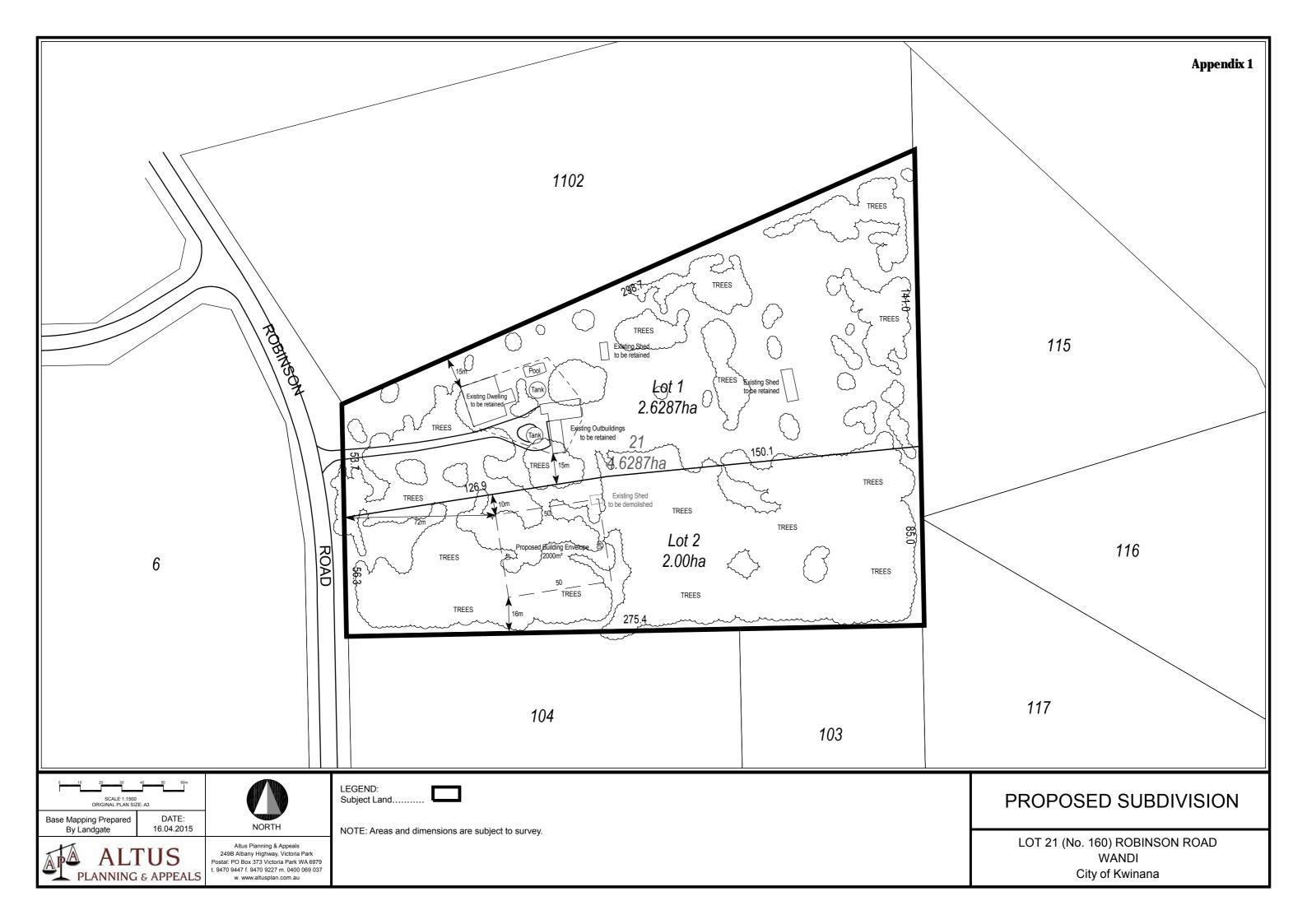
Enc.

Appendix 1 Proposed subdivision concept plan (with and without aerial overlay)

Appendix 2 Extract of Amendment to Subdivision Guide Plan No. 2

Appendix 3 Site photos

loe gh





Base Mapping Prepared By Landgate

ALTUS
PLANNING & APPEALS



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

LEGEND: Subject Land....

NOTE: Areas and dimensions are subject to survey.

PROPOSED SUBDIVISION

LOT 21 (No. 160) ROBINSON ROAD WANDI City of Kwinana

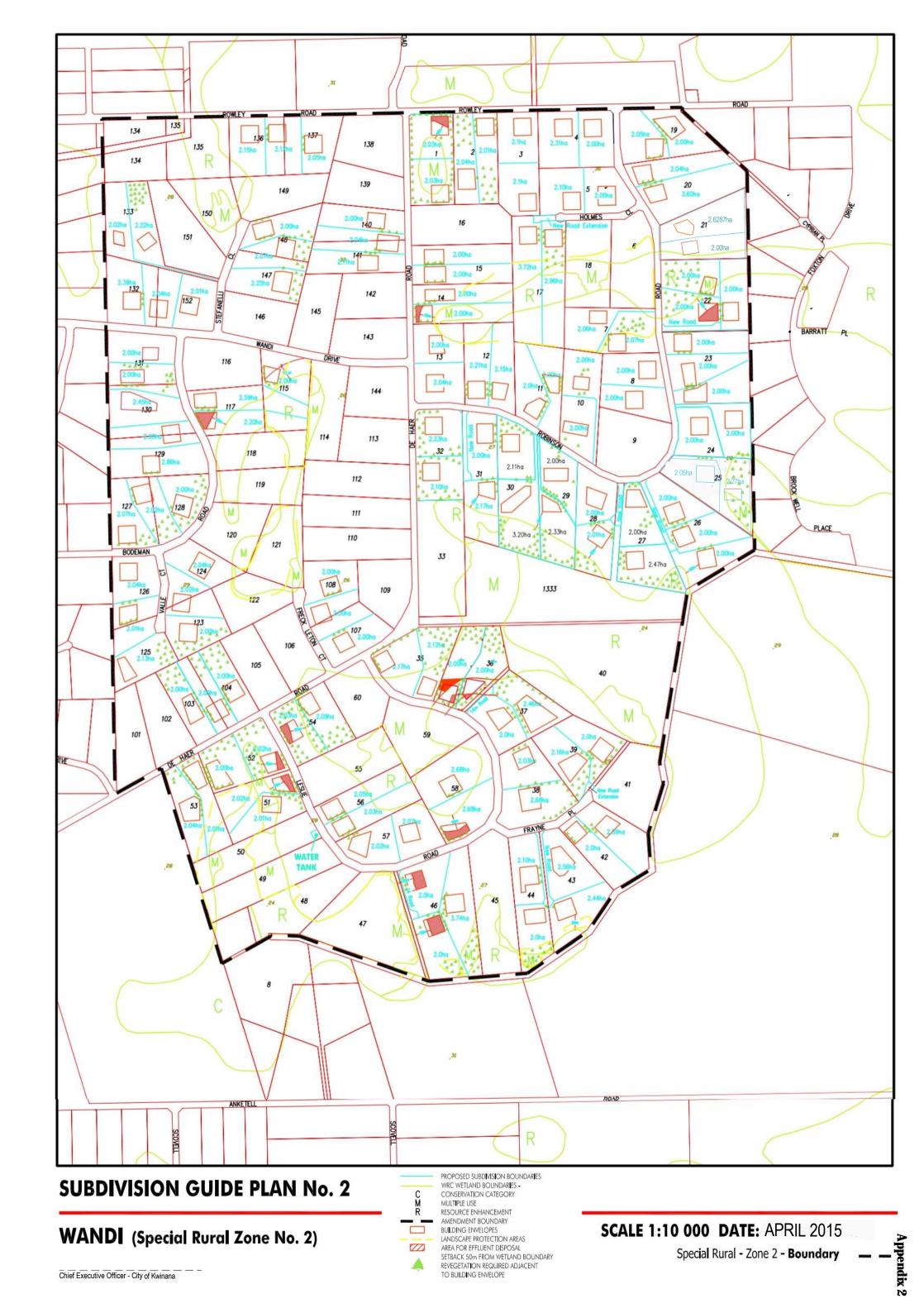




Photo 1: A view of the existing driveway toward Robinson Road



Photo 2: A view of the sparse vegetation along what will be the northern boundary of Proposed Lot 2



Photo 3: A view of the degraded/dead vegetation to the north-west of Proposed Lot 2



Photo 4: A view of the existing firebreak along the western (front) boundary of Proposed Lot 2



Photo 5: A view of the dense vegetation within the nominated Resource Enhancement Wetland area along the southern boundary of Proposed Lot 2



Photo 6: A view of the sparse and degraded vegetation in the eastern portion of the building envelope for Proposed Lot 2



Photo 7: A view of the sparse and degraded/dead vegetation in the centre of the building envelope for Proposed Lot 2



BUSHFIRE MANAGEMENT PLAN

LOT 21, 160 ROBINSON ROAD WANDI CITY OF KWINANA

Project No: 15431

Report Date: July 2015



Document Control Record

Assessment Bushfire Management Plan

Type:

businine Management i lan

Client: Altus Planning & Appeals / Leslie and Stewart Eddy

Bushfire Prone Planning (BPP Pty Ltd)

ABN: 39 166 551 784

Prepared By: M: 0438 946 285 / 0459 558 986

Email: enquiries@bushfireprone.com.au

Reference: 15431

Document Status & Date:

Final: July 2015

Prepared by:

Alex Aitken

Reviewed and approved by:

Mike Scott

Signed: Signed:

Date: 24/07/2015 **Date:** 25/07/2015

Amendment Details of Amendment: Date: Approved by: number:

Disclaimer: The measures contained in this Bushfire 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, maps and recommendations made in this report associated with the project are made in good faith on the basis of information available to Bushfire Prone Planning 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 Bushfire Prone Planning has no control. Notwithstanding anything contained therein, Bushfire Prone Planning 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 provided by the consultants. All maps herein are indicative in nature and not to be used for accurate calculations.



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1 Introduction and Purpose

The Landowner commissioned Bushfire Prone Planning to develop a Bushfire Management Plan for the subdivision application of 160 (Lot 21) Robinson Road, Wandi located within the City of Kwinana.

The subdivision application is to enable 160 (Lot 21) Robinson Road, Wandi to be subdivided into 2 lots. This Plan relates to bushfire protection measures recommended for the proposed development.

The purpose of this plan is to provide guidance on how to plan for and manage the potential bushfire threat of the specified area. The Plan identifies the bushfire risk and addresses requirements of local government and the responsibilities for both the developers and property owners. This Bushfire Management Plan has been developed to comply with the requirements of a condition of development by the City of Kwinana and the Western Australian Planning Commission (WAPC) and details the specific fire management requirements that will be implemented within the development and design.

The objectives of this Plan are to:

- Define areas where values are located
- Define and rank fire hazard areas
- Define management responsibilities
- Define bushfire management responsibilities
- Provide performance criteria and acceptable solutions (non-construction).



2 Site Details

The site is 160 (Lot 21) Robinson Road, Wandi located within the City of Kwinana (Figures 1 and 2). The subject site is situated on the eastern side of Robinson Road and sits within a Special Rural Zone (City of Kwinana Local Planning Scheme 2).

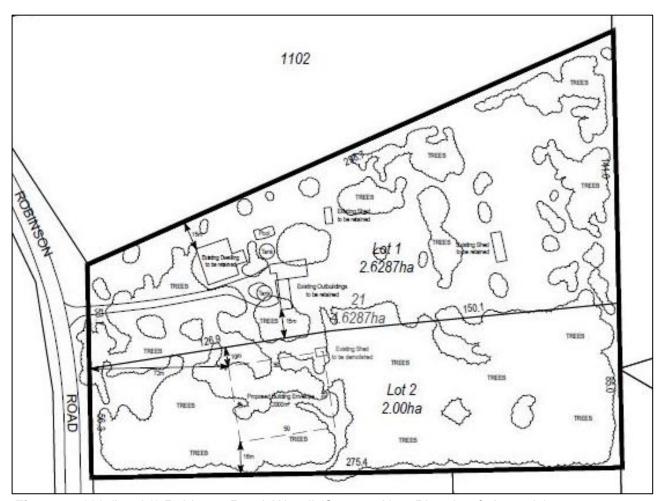


Figure 1: 160 (Lot 21) Robinson Road, Wandi (Source: Altus Planning & Appeals)





2.1 Residential Development Proposal;

160 (Lot 21) Robinson Road, Wandi is proposed for subdivision into two lots being Lots 1 & 2 (Figures 1 & 2). The existing lot is 4.6287ha in size with the proposed subdivision being Lots 1 & 2 2.6287ha and 2.00ha respectively.

2.2 Vegetation

The subject site is predominately comprised of Banksia woodland and Leptospermum (Tea Tree) scrub vegetation within the proposed subdivision area (Figure 3, 4 & 8). Lot 1 has sparse Banksia woodland and managed gardens whereas Lot 2 is comprised of Low Closed Forest and Woodland with Banksia and Leptospermum.



Figure 3: Banksia Woodland

Figure 4: Leptospermum Woodland

2.3 Climate and Topography

The topography of the subject site is almost level with a slight southerly aspect. The closest weather station to the locality of Kwinana is located at Medina Research Centre. Climate experienced at Medina Research Centre is characteristic of the Mediterranean climate generally experienced in the south west of the State. The area generally experiences warm, dry summers and cool, wet winters, with the majority of rain falling in late autumn through to early spring. This rainfall supports substantial vegetation growth, which dries off during the spring and summer period. The climatic data from Medina Research Centre station is summarized in Table 1 (Bureau of Meteorology 2015).



Table 1. Summary of Average Climate Records from Medina Research Centre, Western Australia (Bureau of Meteorology 2015).

90% Percentile Maximum	Mean Relative Humidity	Maximum Mean Wind
Temperature February	February 3pm	February 3pm
31.5°C	42 %	18.2 km/h

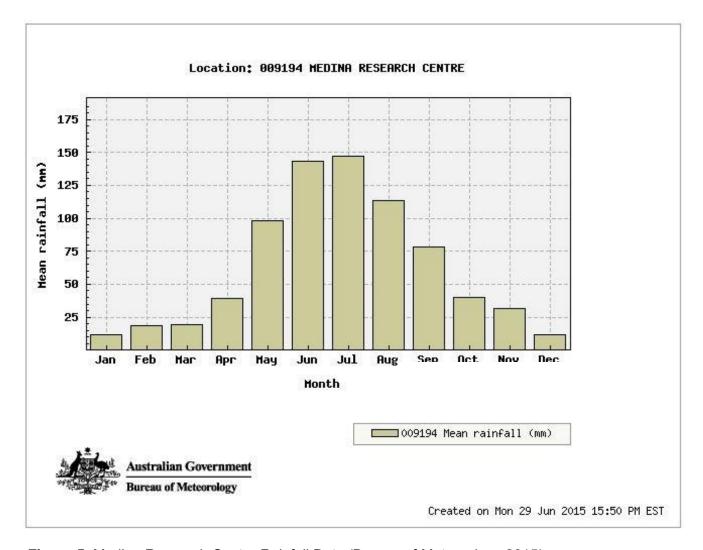


Figure 5. Medina Research Centre Rainfall Data (Bureau of Meteorology 2015).

2.4 Prevalent Fire Weather

Westerly and easterly winds experienced during the summer months are most conducive to extreme fire weather and subsequent extreme fire danger events. The combination of prevailing winds and dry vegetation pose a fire risk and active bush fire control is considered essential for the protection of life and property. Direct attack of fire suppression activities is likely to fail in unfavorable weather conditions between the months of December through to March.



3 Statutory Conditions

This Bushfire Management Plan has been prepared to accompany a subdivision application to the City of Kwinana.

This Fire Management Plan is aligned to the following policies and guidelines:

- Planning for Bushfire Protection Guidelines Edition 2 May 2010, WA Planning Commission and Department of Fire and Emergency Services
- Australian Standards (AS) 3959-2009 Construction of buildings in bushfire proneareas, Standards Australia
- City of Kwinana Fire Breaks Notice
- City of Kwinana Town Planning Scheme No 2
- Bush Fires Act 1954 (as amended).



4 Bushfire Hazard Assessment

4.1 Method of Assessment

There are two processes for determining the bushfire hazard level of an area. The first assessment is a broad assessment intended to be used at strategic level planning to identify the suitability of an area for the intensification of land use and to determine if the area is bushfire prone. Hazard levels are based on the prominent vegetation at the location and are identified as being either Low, Moderate or Extreme bushfire risk. The method for determining the bushfire hazard at the strategic level is aligned to the Western Australian Planning for Bushfire Protection Guidelines, 2010.

The second assessment, the Bushfire Attack Level (BAL) is a more detailed assessment of the site that is applied after the bushfire hazard and land capability assessment has been conducted. The BAL is required at the development stage to determine the potential level of construction standard as specified in *AS 3959-2009 Construction of buildings in bushfire prone areas*. Within this Plan the BAL assessment is an overview for the purpose of the Development Application and a more specific assessment prior to the construction of any buildings may be required.

4.2 Hazard Assessment – Strategic Level

The assessment of bushfire risk takes into consideration existing site conditions, which include:

- Topography with particular reference to ground slopes and accessibility;
- Vegetation cover both remnant and likely re-vegetation;
- Relationship to surrounding development.

Based on these considerations the strategic Bushfire Hazard Assessment for 160 (Lot 21) Robinson Road, Wandi is rated as Moderate and Extreme. The hazard ratings for the adjoining properties are a combination of hazard ratings being Moderate and Extreme (Figure 6).

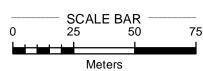
Figure 6. Bushfire Hazard Mapping Strategic

Lot 21 Robinson Rd, Wandi

Legend Lot 21 Other Lot Cadastre Low Bushfire Hazard Moderate Bushfire Hazard Extreme Bushfire Hazard

LOCALITY





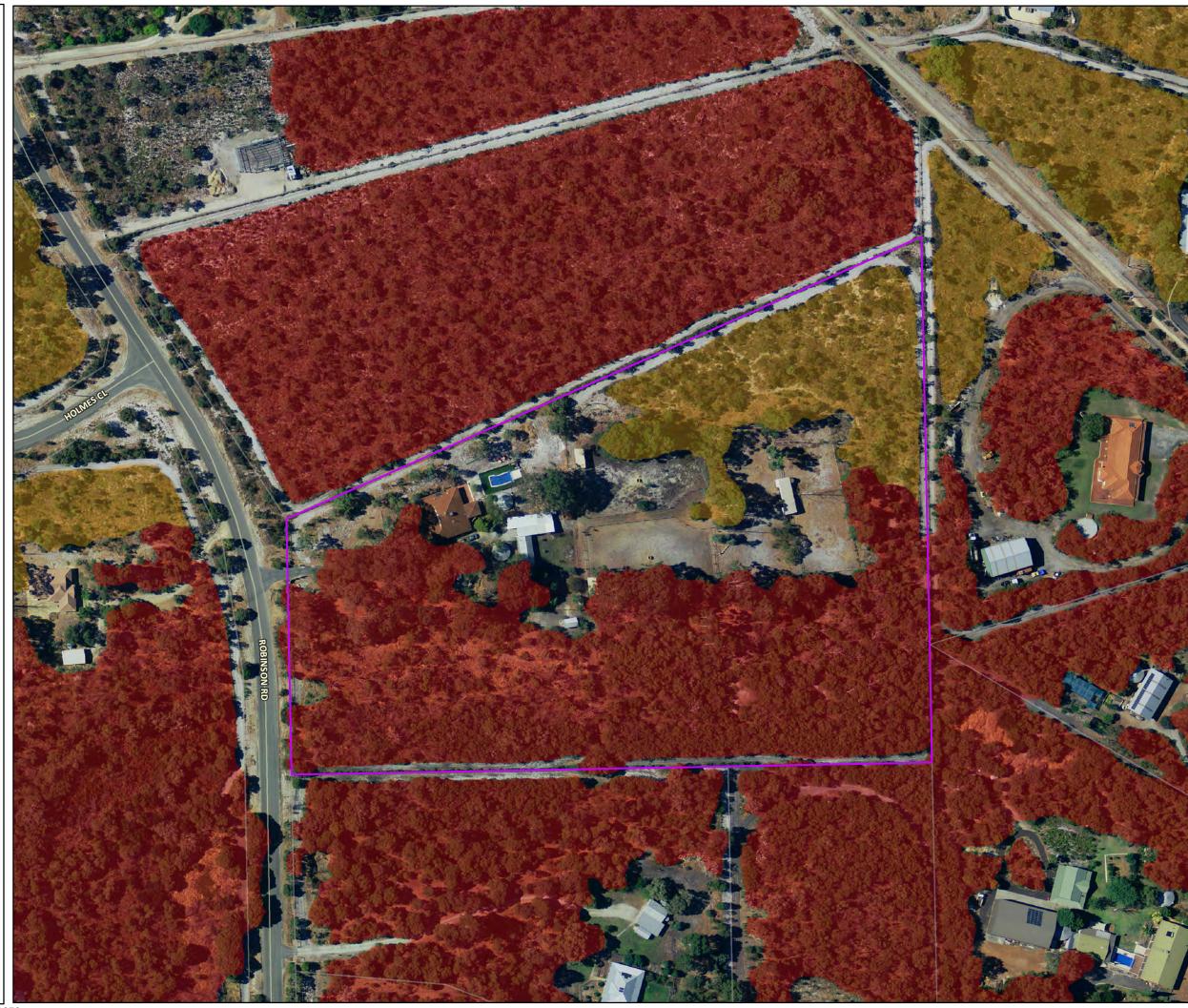
NOTE:

Hazard mapping has been prepared in accordance with the methodology contained in Planning for Bush Fire Protection Guidelines, Appendix 1 (edition 2, 2010).

The hazard mapping is required to extend for 100m beyond the property boundary.



DATE CREATED: 7/07/2015



THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES.
AREAS, CONTOURS AND ANY DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

4.3 Bushfire Attack Level (BAL)

The methodology rates bushfire attack using a combination of vegetation type, slope and distance from the building or building envelope to the predominant vegetation. In Western Australia it assumes a Forest Fire Danger Index (FFDI) of 80. The BAL assessment involves the following process in accordance with the Australian Standard- *Construction of Buildings in Bush Fire Prone Areas (AS 3959 – 2009)* (Method 1);

- Determination of the area to be assessed
- Identification of vegetation type and class
- Determination of distance of the site from classified vegetation
- Determination of average slope (under the classified vegetation)
- Determination of a BAL
- Determination of construction standards

AS 3959 – 2009 has six categories of BAL. These categories are based on heat flux exposure thresholds and are summarised in Table 2.

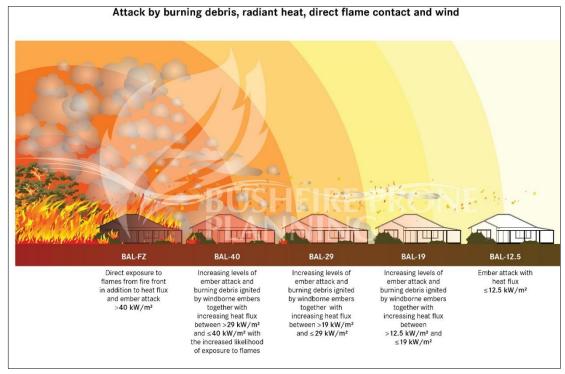


Figure 7: Bushfire Attack Level Categories (Exc BAL – Low)



Table 2: Bushfire Attack Levels and Corresponding Sections for Specific Construction Requirements (AS 3959-2009). Note: BAL 40 and FZ may be specified as 'Unavoidable Development' and may not be approved as indicated in *WAPC Planning for Bushfire Risk Management Guidelines* (Draft May 2014).

Bushfire attack levels and corresponding sections for specific construction requirements				
Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	AS 3959:2009 Construction Section	
BAL- LOW	See Clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4	
BAL- 12.5	≤ 12.5 kW/m2	Ember attack	3 and 5	
BAL- 19	>12.5 kW/m2 - < 19 kW/m2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 and 6	
BAL- 29	>19 kW/m2 - ≤ 29 kW/m2	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux		
BAL- 40	>29 kW/m2 - <u><</u> 40 kW/m2	Increasing levels of ember attack and burning debris ignited by windbome embers together with increasing heat flux with the increased likelihood of exposure to flames		
BAL- FZ	>40 kW/m2	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 and 9	

The BAL assessment using methodology from AS 3959-2009 (Section 2.2.1, 2.2.3.2 and Table 2.4.3 of the Standards) for the proposed development area is provided in Table 3 and 4 below.

Where there is a risk of ember attack, the lowest BAL will be 12.5.



Table 3: Ve	getation Assessment for Existing Building Lot 1				
Sector	Site pictures from Existing Building	Distance (metres)	Slope (degrees)	Vegetation Classification	
	North		0	Woodland	
North			BAL – 19		
		80.8	0	Woodland	
East			BAL – 12.5		
			2.3	Woodland	
South			BAL – 1	9	
	West		0	Woodland	
West			BAL – 12	2.5	



Table 4: Ve	Table 4: Vegetation Assessment for Proposed Building Envelope Lot 2				
Sector	Site pictures from Proposed Building Envelope	Distance	Slope	Vegetation	
Sector	Site pictures from Proposed Building Envelope	(metres)	(degrees)	Classification	
	North		0	Woodland	
North			BAL – FZ		
		0	0	Woodland	
East	t		BAL – FZ		
			0	Woodland	
South			BAL – F	Z	
	West		0	Woodland	
West			BAL – F	Z	



To reduce the heat flux on the proposed subdivided Lots, the following Section (4.4 Bushfire Hazard Management) contains recommendations for the development planning and design. It is recommended that a revised BAL assessment is undertaken for any proposed new building once a location has been defined.

4.4 Bushfire Hazard Management

Classified vegetation types are determined and distance from subject site to vegetation and effective ground slope under that vegetation was measured and assessed during a site inspection. This information was used to determine the approximate BAL rating in accordance with Australian Standards AS 3959-2009 methodology using Method 1. The appropriate construction requirements can then be determined.

Within the City of Kwinana the minimum BAL will be 12.5 and the maximum BAL allowable will be BAL 29 for subdivision developments. Future buildings are to be located in areas with the appropriate BAL while minimising the impact on the environment.

To achieve a maximum of BAL 29 on all sites will require vegetation removal or modification and must take into account any environmental regulations. Table 5 shows the classified vegetation separation distances required in order to achieve the stated BAL rating.

BAL separation distance example

Direction from the proposed dwelling	On site veg classifica determinatio 100m of pro	ation on within	class 0° is	pe measured un sified vegetation is level or upslo be proposed dw	on where pe from	possible setbacks f	ack Level and vegetation or the site in etres
	dwellir	igs proposed awarming					
Lot No.	Direction	Vegeta		Slope	BAL 29	BAL 19	BAL 12.5
	North	Woodla	and	0 (upslope)	14-<20	20-<29	29-<100
	East	Grassla	and	0	8-<12	12-<17	17-<50
Lot #	South	Fores	st	3	27-<37	37-<50	50-<100
	West	Shrubla	and	0	9-<13	13-<19	19-<100

Example table only



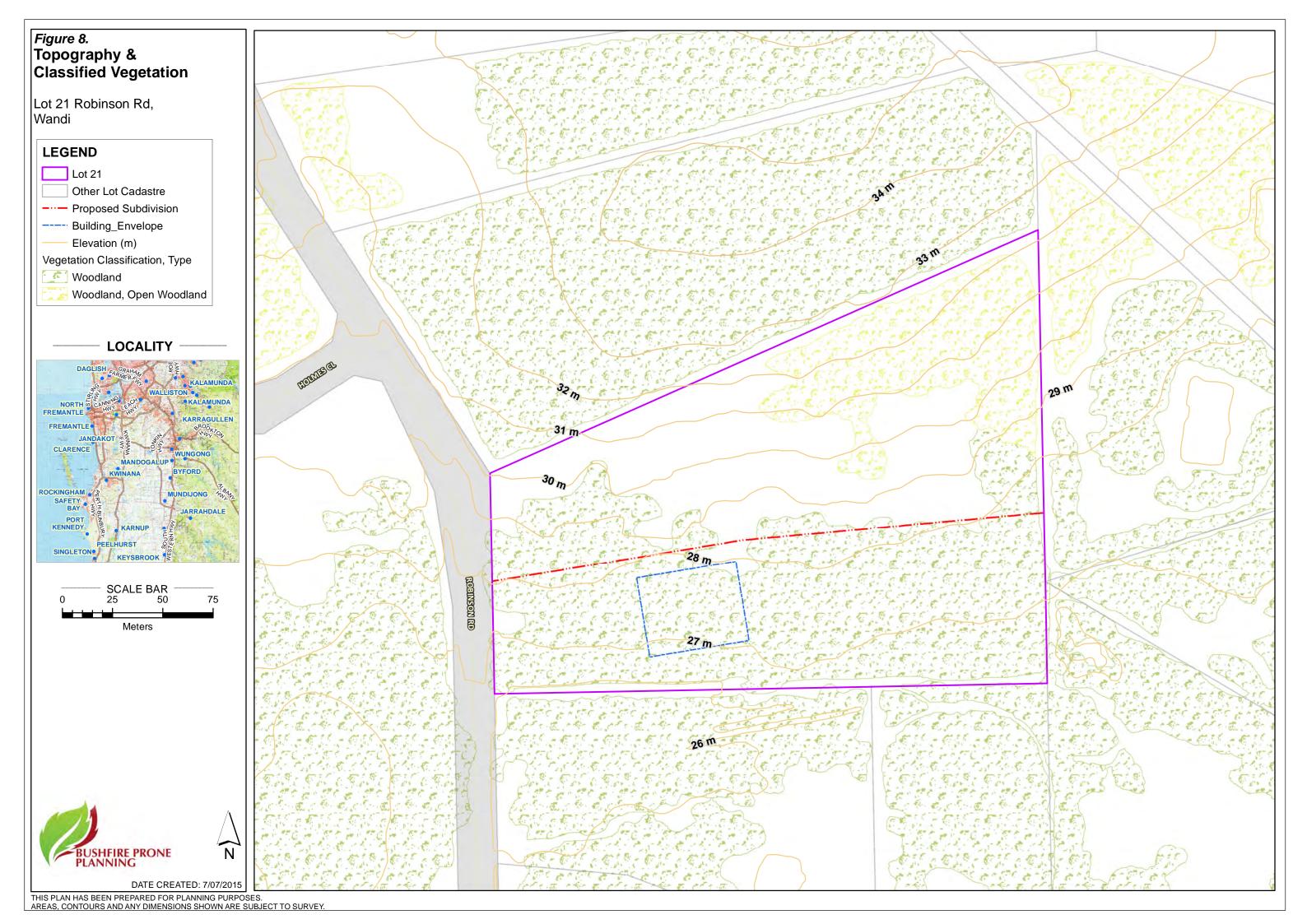
Table 5: Potential to Modify the Assessed BAL Rating: Classified vegetation separation distances (meters) required for each sector to achieve the stated BAL rating.

	Direction	Vegetation Classification	Slope	BAL 29	BAL 19	BAL 12.5
	North	Woodland	0	14-<20	20-<29	29-<100
Lot 2, 160	East	Woodland	0	14-<20	20-<29	29-<100
Robinson Rd	South	Woodland	0	14-<20	20-<29	29-<100
Ku	West	Woodland	0	14-<20	20-<29	29-<100

Use Table 5 to assess the possibility of lowering the assessed BAL rating by moving the proposed construction and/or removing classified vegetation to achieve the requirements stated in the table. The highest Sector BAL rating achieved will then apply to the site. Note that any new construction must be built to the minimum requirements dictated by the BAL 12.5 rating and that the maximum BAL rating allowed (for construction to be approved) is BAL 29 as per AS 3959:2009.

.

Note that the minimum BPZ allowable is 20m. Section 5.4 of this Plan sets out the requirements to achieve this.





5 Fire Protection Performance Criteria

The site will be required to meet the Performance Criteria for Extreme Hazard, taking into consideration the following as per the Planning for Bushfire Protection Guidelines, 2010;

- Location (P1)
- Vehicular access (P2)
- Water (P3)
- Siting of development (P4)
- Design of development (P5)

5.1 Location (P1)

The subdivision is located in an area where the bush fire hazard level is manageable.

5.1.1 Development Location

The site sits within a Special Rural setting. The Lots are located in a Moderate and Extreme bushfire hazard. Any future construction on the site will be required to comply with the construction requirements and vegetation separation distances as detailed in Table 4 of this Plan.

5.2 Vehicular Access (P2)

The internal layout, design and construction of public and private vehicular access in the subdivision allows emergency and other vehicles to move through it safely at all times.

5.2.1 Two Access Routes

Robinson Road provides two way access (North and South) to the proposed subdivision.

5.2.2 Public Roads

Not Applicable.

5.2.3 Cul-de-sacs

Not Applicable.



5.2.4 Battle Axes

Not Applicable.

5.2.5 Private Driveways

Where house sites are more than 50 metres from a public road, access to individual houses and turning areas should be available for both conventional two-wheel-drive vehicles of residents and 3.4 firefighting appliances.

The proposed lot 2 building envelope is 72 metres from Robinson Road. The requirements for driveways from Robinson Road are listed in Table 6.

Table 6: Minimum Standard for Private Driveway.

Standard	Private Driveway
Minimum trafficable surface	4 metres
Horizontal clearance	6 metres
Vertical clearance	4 metres
Maximum grades	1 in 8
Maximum grade over <50m	1 in 5
Maximum average grade	1 in 7
Minimum weight capacity	15 tonnes
Maximum crossfall	1 in 33
Curves minimum inner radius	12 metres
Passing Bays	Every 200 metres with a minimum width of 2 metres and minimum length of 20 metres (combined width of driveway and passing bay to be minimum 6 metres)
Turnaround areas:	To accommodate safe turnaround of a 3.4 firefighting appliance. Every 500 metres and within 50 metres of a house



5.2.6 Emergency Access Ways

Not Applicable.

5.2.7 Fire Service Access Routes

Not Applicable.

5.2.8 Gates

Not Applicable.

5.2.9 Firebreak Widths

Proposed subdivision must comply with the City of Kwinana Firebreak Notice as follows;

Firebreak Requirements:

Under Section 33 of the Bush Fires Act 1954. The following land categories are to be cleared and maintained to the satisfaction of an Authorised Officer of the City.

Land area - 3,000m² or less

You are required to:

- Have all flammable material such as long dry grass, weeds, etc. slashed, mowed or trimmed down by other means to a height no greater than 50mm across the entire property.
- Bare earth fire breaks are not necessary on properties that are 3,000m² or less in areas where slashing, mowing or living and maintained garden beds or lawn is established.

5.2.10 Signs

Not Applicable.

5.3 Water (P3)

The development is provided with a permanent and secure water supply that is sufficient for firefighting purposes.

5.3.1 Reticulated Areas

Not Applicable. A reticulated water supply is not currently available to the subject sites.



5.3.2 Non-Reticulated Areas

A reticulated water supply is not currently available to the subject sites. The closest hydrant to the site is an overhead standpipe in Honeywood Estate approximately 3.5km west at Wandi Community Hall on De Haer Road, Wandi.

Proposed Lots 1 and 2, as a minimum, will require 10,000 litres of storage water per Lot, standard firefighting couplings will be fitted to water tanks, be readily accessible and provide adequate water supply to fire services (Figure 9). A hardstand and turn around area suitable for a 3.4 fire appliance is required at the tank.

As per City of Kwinana Town Planning Scheme 2- Schedule 2, Development Conditions 16, 23 & 24; a financial contribution to the district emergency firefighting water supply will apply to the proposed subdivision.

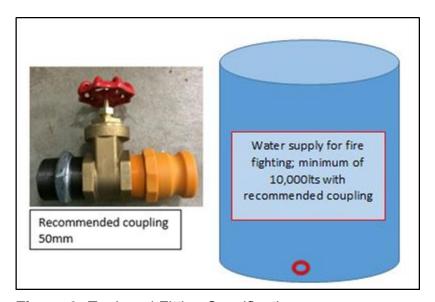


Figure 9: Tank and Fitting Specifications

5.3.3 Non-Reticulated Areas- Dams

Not applicable.



5.4 Siting of Development (P4)

The siting (including paths and landscaping) of the development minimises the bushfire risk to life and property.

5.4.1 Hazard Separation-Moderate to Extreme Bushfire Hazard Level

The proposed development area contains and is within 100 metres of a Moderate and Extreme Bushfire Hazard. Refer to Section 4.4 for acceptable solutions to the construction. (Buildings will meet AS 3959-2009 construction requirements and Classified Vegetation separation distances).

5.4.2 Hazard Separation-Low Bushfire Hazard Level

Not applicable.

5.4.3 Building Protection Zone (BPZ)

Planning for Bushfire Protection Guidelines, P4 Notes: "The minimum distances of 100 metres and 20 metres set out in A4.3 may be reduced using a performance criteria assessment".

The BPZ standards are recommended to be incorporated into the overall design and are provided below (Figure 10). Barriers such as driveways, lawns, ovals, orchards and pathways surrounding dwellings can form part of a BPZ.

As a minimum, the BPZ must comply with the *Planning for Bushfire Protection Guidelines*, however it is recommended that any future development comply with a BPZ as detailed below and set out in Section 4.4

- Width: 20 metres measured from any external wall of the building. Refer to Figure 9
- Fuel Load: reduced to and maintained at 2 tonnes per hectare
- The crowns of trees are to be separated where possible to create a clear separation distance between adjoining or nearby tree crowns. The separation distance between tree crowns is not required to exceed 10 metres
- No tall shrub or tree is located within 2 metres of a building (including windows)
- There are no tree crowns overhanging the building
- Fences and sheds within the Building Protection Zone are constructed using noncombustible materials (eg: Colorbond, iron, brick, limestone) or within 6 metres of the main structure comply with AS 3959: 2009
- Shrubs in the Building Protection Zone are cleared of dead material within the plant Tall shrubs in the Building Protection Zone are not arranged in clumps, close to buildings (ie:



- within 3 metres)
- Trees in the Building Protection Zone have no dead material within the plant's crown or bole,
- Maintain debris accumulation in areas against, under or within the buildings structure.

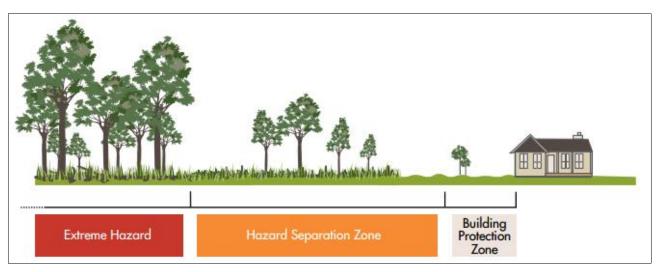


Figure 10: Diagram showing Hazard Separation Zones and Building Protection Zone Requirements.

5.4.4 Hazard Separation Zone (HSZ)

Not Applicable. As a Performance based solution and in accordance with AS 3959-2009, as the distance from the vegetation is reduced, the construction standard will be increased. Table 2.4.3 of AS 3959-2009 sets out this relationship between separation distances and construction standard. Therefore, the 80 metre HSZ is not required, but is replaced with an increased building standard to minimise the bushfire risk to life and property.

5.4.5 Reduction in Bushfire Attack Level Due to Shielding

Not Applicable.



5.5 Design of Development (P5)

The design of the development is appropriate to the level of bush fire hazard that applies to the development site.

5.5.1 Compliant Development

It is recommended the development comply with the requirements set out in Section 5.4 to include appropriate Hazard Separation Zones and Building Protection Zones that are maintained to the requirements set out in this Section. This will ensure the bushfire hazard level is kept as low as feasible on future dwellings on the site.

5.5.2 Non-Compliant Development

Not applicable.



6 Fire Fighting Service and Predicted Head Fire Rates of Spread

The City of Kwinana supports 2 Volunteer Bushfire Brigades, a Volunteer Fire & Rescue Brigade and the career station Hope Valley Fire & Rescue Service. This development site is within 13.4 Kilometres / 15 minute average turn out response zone from the Hope Valley Fire & Rescue fire station.

Table 7 shows the predicted head fire behaviour in the vegetation assemblages found in the Locality of Wandi as relevant to this location. Fire fighter safety during fire suppression activities is taken into consideration and the BPZ and HSZ is to be maintained around surrounding buildings in respect of this. The fire behaviour rate of spread and fire line intensity is set out below and is calculated for the 95% percentile weather conditions relating to the area.

Table 7: Head Fire Behaviour Classes for the Site (Source: Muller, 2008).

HEAD FIRE BEHAVIOUR CLASSES

5 Indirect attack likely to fail

Intensity > 4000 kW/m and/or ROS > 800 m/hr in forest/woodland

Intensity > 8000 kW/m and/or ROS> 2000 m/hr in shrubland ROS > 10000 m/hr in grassland

4 Direct attack not possible/unlikely to succeed.

Intensity > 2000 kW/m and/or ROS > 400 m/hr in forest/woodland

Intensity > 2000* kW/m and/or ROS > 1000 m/hr in shrubland

Intensity > 5000 kW/m and/or ROS > 6500 m/hr in grassland

3 Direct machine and tanker attack possible

Intensity < 2000 kW/m and/or ROS < 400 m/hr in forest/woodland

Intensity < 2000* kW/m and/or ROS < 1000 m/hr in shrubland

Intensity < 5000 kW/m and/or ROS < 6500 m/hr in grassland

2 Hand tool attack possible

Intensity < 800 kW/m and/or ROS < 140 m/hr in forest/woodland and shrubland

Intensity < 800 kW/m and/or ROS < 300 m/hr in grassland

1 Readily suppressed.

Intensity < 800 kW/m and/or ROS < 60 m/hr in all fuels



7 Implementation and Responsibilities

The proposed development for lot 21, 160 Robinson Road, Wandi will be required to meet the minimum criteria as per the Western Australian Planning for Bushfire Protection guidelines, AS 3959-2009, City of Kwinana Town Planning Scheme No 2, City of Kwinana Fire Break Notice and other requirements as stipulated in this Plan. A summary of these requirements and recommendations are as follows:

The design of structures and the modification to vegetation are such that with implementation of this Plan, the fire threat to persons and property within the development is reduced. This is subject to the owners and occupiers of the proposed development complying with their responsibilities as described in this section.

7.1 Property Owner's Responsibilities

To maintain the reduced level of risk and threat of fire, the owners/occupiers of the site will be responsible for undertaking, complying with and implementing measures protecting their own assets from the threat and risk of bush fire:

- Maintain Fire Break Notice compliance.
- Ensure all new buildings are designed and constructed in full compliance with AS3959-2009 and the requirements of the City of Kwinana
- Ensure emergency water supply for firefighting purposes is maintained and the couplings are readily accessible by 3.4 firefighting appliances
- Implement and maintain a Building Protection Zone
- Implement hazard reduction and or fuel modification to the requirements of the City of Kwinana and AS 3959-2009 to reduce/maintain Bushfire Attack Level
- Private driveway must comply with section 5.2.5
- Water tank, couplings and hardstand area must comply with section 5.3.2
- Ensure this Plan is amended to detail changes of any future development

7.2 Developer's Responsibilities

Prior to Development Approval by the City of Kwinana, the developer shall be required to carry out works as described below:



- Lodging a Section 70A Notification on each Certificate of Title proposed by this subdivision.
 The Notification shall alert the purchasers of land and successors in title of the responsibilities of this Bushfire Management Plan
- If building, the structure must comply with Construction Standards as set out in Section 4.4

7.3 Builders Responsibility

Future structures must comply with Construction Standards as set out in Section 4.4

7.4 City of Kwinana's Responsibilities

The responsibility for compliance with the law rests with individual property owners. The City of Kwinana shall be responsible for:

• Developing and maintaining district firefighting facilities.



Appendix 1: Performance Criteria Compliance Checklist

Element 1: Location	Compliance
Does the proposal comply with the performance criteria by	Yes – The bushfire hazard level is
applying acceptable solution A1.1?	manageable

Element 2: Vehicular Access	Compliance
Does the proposal comply with the performance criteria by	Yes – Two Way Access, Refer to
applying acceptable solution A2.1?	Section 5.2.1
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.2?	
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.3?	
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.4?	
Does the proposal comply with the performance criteria by	Yes –Private driveways, Refer to
applying acceptable solution A2.5?	Section 5.2.5
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.6?	
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.7?	
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.8?	
Does the proposal comply with the performance criteria by	Yes - complies with City of Kwinana
applying acceptable solution A2.9?	Fire Breaks Notice
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A2.10?	

Element 3: Water	Compliance
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A3.1?	
Does the proposal comply with the performance criteria by	Yes –Non- Reticulated Water, Refer
applying acceptable solution A3.2?	to Section 5.3.2
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A3.3?	



Element 4: Siting of Development	Compliance
Does the proposal comply with the performance criteria by	Yes - Refer Section 5.4.1 / 4.4
applying acceptable solution A4.1?	
Does the proposal comply with the performance criteria by	N/a
applying acceptable solution A4.2?	
Does the proposal comply with the performance criteria by	Yes - Future buildings must comply
applying acceptable solution A4.3?	to specified separation distances
	from vegetation (BPZ) - Refer to
	Section 5.4.3
Does the proposal comply with the performance criteria by	N/a – Complies with AS3959-2009
applying acceptable solution A4.4?	
Does the proposal comply with the performance criteria by	N/a - Existing and future
applying acceptable solution A4.5?	developments may be assessed if
	required.

Element 5: Design of Development	Compliance
Does the proposal comply with the performance criteria by applying acceptable solution A5.1?	Yes – Building construction standards will be increased for
Does the proposal comply with the performance criteria by applying acceptable solution A5.2?	compliance with AS 3959-2009



8 References

- Muller, C 2008. Report on a Bushfire Threat Analysis for Western Australia.
- Western Australian Planning Commission & Fire and Emergency Services Authority 2010,
 Planning for bush fire protection guidelines, edition 2, State of Western Australia.
- City of Kwinana Town Planning Scheme 2
- City of Kwinana Fire Breaks Notice 2014/15
- Standards Australia 2009, Australian Standard, Construction of buildings in bushfire prone areas, AS 3959-2009 (incorporating Amendment No 1, 2 and 3), NSW Australia.
- Western Australian Planning Commission, Planning for Bushfire Risk Management Guidelines, Draft May 2014



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To: Ben Laycock Date: 31 May 2016

Company: Altus Planning & Appeals Project No: ATU16208.01

Fax/email: ben@altusplan.com.au Inquiries: D Panickar / D Newsome

Environmental Value Assessment 160 Robinson Road, Wandi

Background

Altus Planning and Appeals (Altus), on behalf of their clients has submitted a Town Planning Scheme Amendment proposal to the City of Kwinana (CoK) for the rezoning of 160 Robinson Road, Wandi (the subject site). CoK has requested that an environmental value assessment be undertaken within the subject site to inform the assessment of the proposed scheme amendment.

Strategen understands that the environmental value assessment has been requested primarily on the basis of the mapped presence of a Resource Enhancement Wetland (REW) across the southern portion of the subject site, coincident with what appears to be native vegetation (Figure 1). The wetland mapping referenced by CoK was generally developed in 1997 based on desktop information. As such, inaccuracies exist with the mapping dataset and a site assessment is generally required to accurately assess the values of the site.

Assessment methodology

Strategen undertook an environmental value assessment of the subject site on 9 May 2016. This assessment focussed on defining broad vegetation complexes present within the subject site (wetland, transitional or upland) and the condition of the vegetation present. The assessment was undertaken to inform commentary on whether the scheme amendment and ultimate development poses any risk to the values present and any options to mitigate the impact (e.g. building envelope position).



Figure 1: Wetland within the subject site (Landgate 2016)



Results

The assessment within the subject site defined four broad vegetation complexes:

- wetland vegetation: occurring within the mapped extent of the REW and comprised of Melaleuca preissiana and Kunzea glabrescens woodland in Very Good condition as per the vegetation condition scale outlined in Keighery (1994) (Plate 1)
- transitional vegetation: extending north from the mapped extent of the REW to modified vegetation associated with the existing land use comprised of *Kunzea glabrescens* and *Jacksonia* sternbergiana thicket in Good-Very Good condition as per the vegetation condition scale outlined in Keighery (1994) (Plate 2)
- upland vegetation: located on the eastern boundary of the subject site between cleared areas
 and the boundary fence and comprised of *Banksia attenuata / Adenanthos cygnorum* very open
 woodland to shrubland in Good-Degraded condition as per the vegetation condition scale outlined
 in Keighery (1994) (Plate 3)
- highly modified vegetation: located around existing building and infrastructure where native vegetation has been modified in association with existing land uses in Completely Degraded condition as per the vegetation condition scale outlined in Keighery (1994) (Plate 4).

A summary of the environmental value pertaining to each vegetation complex within the subject site has been provided in Table 1. Environmental values have been defined as:

- · native vegetation
- · classified wetland vegetation
- habitat for Threatened flora
- habitat for Threatened fauna.

Table 1: Summary of environmental values

Vegetation complex	Values	
Wetland vegetation	native vegetationvegetation consistent with the mapped REW boundary.	
Transitional vegetation	native vegetationpotential habitat for Threatened flora (<i>Drakaea elastica</i>).	
Upland vegetation	native vegetationhabitat for Threatened fauna (Carnaby's Black-Cockatoos).	
Highly modified vegetation	scattered native vegetation habitat for Threatened fauna (Carnaby's Black-Cockatoos in scattered planted eucalypts).	





Plate 1: Wetland vegetation



Plate 2: Transitional vegetation



Plate 3: Upland vegetation



Plate 4: Modified vegetation

Conclusion

The environmental value assessment undertaken at the subject site identified four vegetation complexes:

- wetland vegetation
- transitional vegetation
- · upland vegetation
- highly modified vegetation.

Environmental values were recorded in each of the complexes, varying from potential habitat for Threatened species to wetland vegetation. The mapped boundaries of the REW displayed in Figure 1 are considered to be consistent with the on-ground extent of vegetation. The condition of the vegetation is consistent with the REW classification and as such development within the mapped REW boundary is unlikely to be supported. Notwithstanding, it is considered that the remainder of the subject does not comprise environmental values that restrict the potential for subdivision and development of an additional Lot.







TOWN PLANNING SCHEME AMENDMENT NO. 152 LOT 501 VARRIS WAY, ORELIA

TOWN OF KWINANA

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF KWINANA

DISTRICT ZONING SCHEME

TOWN PLANNING SCHEME No. 2 - AMENDMENT No. 152

RESOLVED that the Council, pursuant to Section 75 of the Planning and Development Act 2005, initiate an Amendment to the City of Kwinana Town Planning Scheme No. 2 to:

1.	Modify the Scheme Maps by deleting the R30 zoning and replacing with R40
	over Lot 501 Varris Way, Orelia.

Dated this	day of .	20
- 446		

JOANNE ABBISS
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

LOCAL AUTHORITY: CITY OF KWINANA

DESCRIPTION OF CITY OF KWINANA

TOWN PLANNING SCHEME: TOWN PLANNING SCHEME NO. 2

TYPE OF SCHEME: DISTRICT ZONING SCHEME

SERIAL NO. OF AMENDMENT: AMENDMENT NO. 152

PROPOSAL: MODIFYING THE SCHEME MAPS BY

DELETING THE RESIDENTIAL R30 ZONING AND REPLACING WITH RESIDENTIAL R40 OVER LOT 501

VARRIS WAY, ORELIA.

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ATTACHMENTS

- 1. Certificate of Title and Survey Plan
- **2.** Scheme Amendment Maps
- **3.** Concept Plans
- **4.** Adoption Pages
- 5. Lot 412 Nathaniel Way

1. Introduction

This report seeks the City of Kwinana's support for an amendment to Town Planning Scheme No. 2. The amendment seeks the rezoning of Lot 501 Varris Way, Orelia (**Subject Site**) from 'Residential R30' to 'Residential R40'.

The proposal seeks to address more recent amendments to the Residential Design Codes which has occurred since acquisition of the subject site and has impacted the intent of the site, further the amendment seeks to achieve future development of the site such that it is consistent with surrounding precedent, the proposed amendment:

- Remains consistent with the prevailing amenity of the locality;
- Consistent with the general intent of the applicable zoning; and
- Addresses wider strategic planning policy.

Further to the above commentary, this site has specific contextual background which should be considered in the assessment of the proposed amendment. This includes the disposal of the site in 2013 to MBA residential through Landcorp and the City itself for the purpose of developing affordable multiple dwellings in meeting wider strategic planning, social and economic objectives.

Having regard to the factors above, all which will be reviewed in further detail, approval of the proposed scheme amendment is consistent with orderly and proper planning and should be supported.

MBA Residential

MBA Residential is a full service builder and property development company who have demonstrated quality development outcomes within the locality including the original purchase of a superlot from the City of Kwinana and Landcorp, Lot 501 forms part of the original land holding. Since acquisition of the larger land holding the site has been subdivided into 11 residential lots and two development sites. Consequent construction of 9 homes on Nathaniel Way has occurred, both single storey and double storey. MBA Residential also applied and received development approval over Lot 412 Varris Way, Orelia in which an approval for 39 multiple dwellings currently sits over the land.

2. Description of Site

2.1 Subject Site

The site subject of the scheme amendment is Lot 501 Varris Way, Orelia.

Certificate of title details as follows:

- Vol 2758 fol 286
- On Deposited Plan 72227.

The site is 2,301m² with an approx. 6m frontage to Varris Way and currently vacant. Refer to Figures 1 - 3 below.



Figure 1. Site Plan



Figure 2. Aerial Plan



Figure 3. Aerial Plan

2.2 Location

The subject site is strategically located within the established residential locality of Orelia 12km to the Rockingham Town Centre and foreshore precinct and within 20 mins commute from Cockburn Central, the site is approx. 40kms from the Perth CBD.

The site is service east/west by Thomas Road and north/south by the Kwinana Freeway providing a high level of accessibility.

Refer to Figure 4 below indicating the location of the subject site.

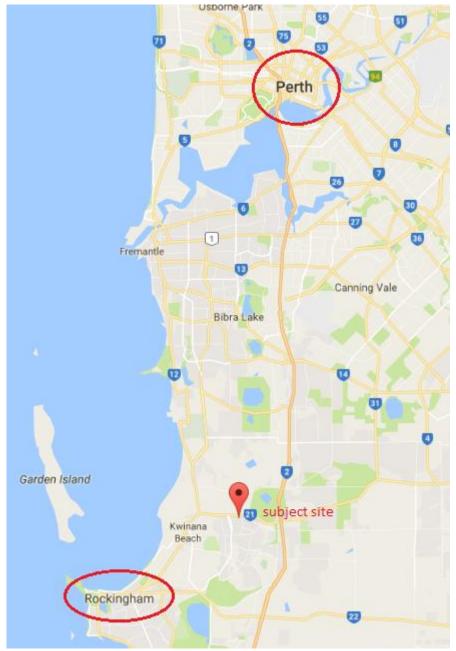


Figure 4. Location Plan

3. Site Context

3.1 Lot Configuration

The site is shallow and elongated with a small frontage to Varris Way. The frontage is a constraint to the site to be contemplated in driving efficiencies over the site, see aerial image below.



Figure 5. Aerial Plan

3.2 Site Background

As outlined MBE Residential acquired the site in 2013 from Landcorp and City of Kwinana, the site was acquired with a strategic view in mind of the City to facilitate affordable multiple dwellings.

The City has previously resolved at Council meetings of the disposable of the land and the purpose behind the disposal in the interest of affordable multiple dwellings.

3.3 Surrounding Land Uses

The surrounding land uses include single dwellings as well as a number of existing multiple dwellings, identified in part 7.5 of this report. Of significant note is the abutting site, Lot 412 Nathaniel Way, the site is under ownerships of MBA Residential and was acquired at the same time as Lot 501 Varris Way. Lot 412 Nathaniel Way has an existing development approval DA ref 8042, the approval consists generally of the following:

- Site area 4,445m²;
- Zoning Residential R30; and
- 39 multiple dwellings.

A copy of the approval and plans are included in Attachment 5.

5. Servicing

The site has convenient access to all essential services.

6. Town Planning Considerations

- 6.1 Regional Planning Framework
- 6.1.1 Perth and Peel @ 3.5 million

Perth and Peel@ 3.5 million is the State Governments key strategic framework to guide development within the Metropolitan areas of Perth and Peel. Released for public comment in May 2015 the key areas within the framework relevant to the propose scheme amendment are as follows:

- A focus on density and better use of existing infrastructure;
- Infill development contributing 47% of all new dwellings;
- Housing supply is supported;
- Housing affordability and diversity to cater for the 800,000 new homes required by 2031

All of the above form key pillars of the strategic framework form the basis of what development should seek to satisfy, all of which are satisfied via the proposed scheme amendment.

The Perth and Peel @3.5 million is divides the metro area into four sub-regional framework areas to guide development including the Central, North-West, North-East and South Metropolitan Peel regions. The subject site within the City of Kwinana sits within the South Metropolitan Peel region.

6.1.2 South Metropolitan Peel – Sub-regional Planning Framework

South Metropolitan Peel Region

The region encompassing the City of Kwinana and subject site is anticipated to experience strong population growth through to 2050 and as stated by the framework will be influenced by employment, lifestyle and affordable housing options. The region anticipates growth from 523,400 residents to 1,264,400.

Infill Targets

Infill is one key area of dwelling yield anticipated to contribute towards facilitating the strong long term population growth in the region. The sub-regional frameworks address a number of matters including infill targets for each local government, the City of Kwinana as shown in the table extract below is required to achieve and additional 1,365 dwellings via infill by 2050. Further the frameworks outline the benefits of urban infill as follows:

Infill development within established urban areas has the potential to contribute to housing diversity and respond to changing demographics and community aspirations. It is expected infill will also contribute to economies of scale and provide opportunities for more affordable living within vibrant,

revitalised neighbourhoods offering diverse housing options, mixed-uses, reduced car dependency, efficient public transport and increased opportunities for social interaction.

TABLE 2: URBAN INFILL DWELLING TARGETS BY LOCAL GOVERNMENT

Local government	Dwelling targets	Estimated population
Armadale	15,019	33,042
Gosnells	12,801	28,162
Serpentine- Jarrahdale	1,365	3,003
Cockburn	14,678	32,292
Kwinana	1,365	3,003
Rockingham	14,678	32,292
Mandurah	14,507	31,915
Murray	1,075	2,365
Total	75,488	166,074

The framework in addressing infill breaks down the target further and provides Local Government KPIs in the short, medium and long term,. It is important to note the City of Kwinana are to achieve 129 dwellings by 2016 and 302 by 2021, the proposed scheme amendment will facilitate the City in achieving the required targets.

TABLE 2.4: URBAN INFILL DWELLING TARGETS BY LOCAL GOVERNMENT

Local government	2011–16	2016–21	2021–26	2026-31	Total 2031	Post- 2031	Total
Armadale	3,072	2,154	1,976	1,598	8,800	6,219	15,019
Gosnells	2,125	1,616	2,008	1,751	7,500	5,301	12,801
Serpentine- Jarrahdale	204	241	150	204	799	566	1,365
Cockburn	2,980	2,794	1,689	1,136	8,599	6,079	14,678
Kwinana	129	302	299	69	799	566	1,365
Rockingham	2,192	2,232	2,083	2,093	8,600	6,078	14,678
Mandurah	2,796	1,940	2,179	1,585	8,500	6,007	14,507
Murray	78	90	138	324	630	445	1,075
Total	13,576	11,369	10,522	8,760	44,227	31,261	75,488

Economy and Employment

The framework addresses economy and employment, as previously outlined the site is strategically located within close proximity to the Town Centre of Rockingham as well as the coastal industrial area of Kwinana, Kwinana is outlined under the frameworks as follows:

Population-driven business and employment are significant contributors to total employment within the sub-region. The coastal strip between Fremantle and Kwinana is a focus for strategic industrial land uses due to the availability of major infrastructure including existing and proposed port installations and freight infrastructure within this area.

6.1.2 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme.

6.1.3 State Planning Policy 3.1 - Residential Design Codes

The Residential Design Codes were amended in October 2015 with respect to Residential R30 and R35 multiple dwelling provisions. The amendment, which came into effect on 23rd October 2015, effectively reduced multiple dwelling yields being consequently comparable grouped dwellings yields under the R Codes provisions. As such the premise on which the site was acquired, to develop a commercially viable multiple dwelling development, has been impacted significantly due to the yield having been reduced. With the increased cost of multiple dwellings, a certain yield is required to achieve building efficiencies and provide an affordable housing product.

Further to the dwelling yield amendments, car parking amendments were also put in place and increased the required bays.

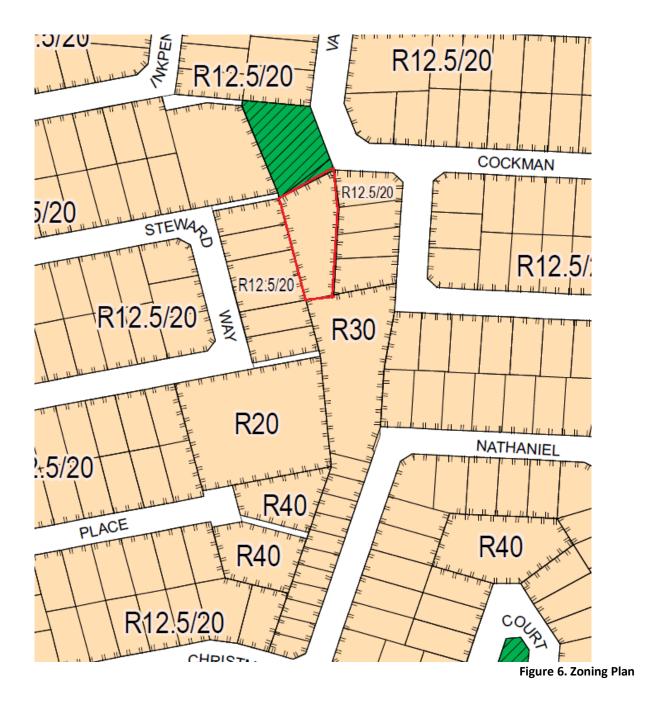
Regarding the yield amendments to the R Codes, previously under a plot ratio requirements the achievable yield would be circa 15-16 pending design. The amended provisions require 300m² of site area per multiple dwelling equating to 7 dwellings on the subject site.

6.2 Local Planning Framework

6.2.1 City of Kwinana Town Planning Scheme No. 2

6.2.1.1 Zoning

The subject site is zoned Residential R30' under the City of Kwinana Town Planning Scheme no. 2 a shown in Figure 6 below.



6.2.1.2 Land Use Permissibility

The proposed scheme amendment seeks to facilitate the ability to construct multiple dwellings over the subject site in line with the previous provisions of the R Codes, however given the amendment sot the R Codes the required zoning to achieve multiple dwelling is R40. Regarding 'Multiple Dwellings' as a land use, within the Residential Zone they are capable of approval by the City and consistent with the zone under the TPS2 Zoning Table.

6.2 Local Planning Policies

6.3.1 Local Planning Policy – Design Guidelines for Medium Density Development

Any future proposed development would seek to be consistent with the City's policy regarding medium density.

7. Justification for the Proposed Scheme Amendment

7.1 Overview

This scheme amendment seeks Council's support to initiate an amendment to TPS2 to:

- Rezone the subject site, being Lot 501 Varris Way, Oerlia, from Residential R30 to Residential
 R40;
- Amendment the Scheme Maps accordingly.

Refer to Attachment 2 – Scheme Maps.

7.2 Purpose of Amendment

The purpose of the proposed scheme amendment is to rezone the subject site to facilitate efficient, commercial viable, affordable medium density housing in the form of multiple dwellings, consistent with the development application approved over the abutting site.

7.3 Consistency with TPS2 & Zoning Permissibly

The proposed amendment seeks to facilitate an ultimate solution of 'multiple dwellings' over the subject site, as a land use 'multiple dwellings' are consistent with the intent of the Residential zone and general locality having regard to the:

- Site specific requirements;
- Lot configuration;
- Surrounding development;
- Wider infill targets of the City of Kwinana;
- Housing Affordability; and
- Housing Diversity.

7.4 Consistency with Planning Policy

As previously outlined in this report the proposed amendment is consistent with the wider strategic planning framework applicable to the City and the associated KPIs regarding infill development.

7.5 Suitability of Proposed Density

The proposed density is suitable in achieving an efficient, affordable and quality development in the site given the lot configuration and inefficiencies of grouped dwellings. Further there is significant precedent within the immediate area for multiple dwellings, both existing and proposed and/or approved. As outlined in Figure 7 below:



Figure 7. Precedent Multiple Dwellings

7.6 Concept Plans

To assist in understand the likely development which would be undertaken over the subject site as a consequence of the scheme amendment, a proposed concept has been prepared.

The concept incorporates 16 multiple dwellings. The product suite within the development allows a range of dwelling types to provide for family sized homes as well as affordable homes for first home buyers, the products offered would generally be as follows:

No.	Apartment Type	Area (m²)
4	1x1	45 – 50
4	2x1	64 – 70
4	2x2	64 – 70
4	3x2	100 - 110
Total Maximum Floor Area		1200

A site plan, elevations and render of the proposed development concept is included in Attachment 3 and demonstrates an appropriate built form outcome consistent with orderly and proper planning and of good design with minimal impacts on surrounding land uses by virtue of appropriate bulk and scale.

8. Conclusion

In order to facilitate the intended development, as a consequence of amendments to the R Codes, support is requested from the City for the proposed scheme amendment. The amendment will facilitate the development of the site consistent with the original intent of the site as per Council resolution to dispose of it in 2012/13 and the consequent sale.

Perth Batch M234162



WESTERN



AUSTRALIA

REGISTER NUMBER
501/DP72227

DIPPLICATE EDITION
2 DATE DUPLICATE ISSUED
1/5/2013

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2758**

FOLIO **286**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

OT 501 ON DEPOSITED PLAN 72227

REGISTERED PROPRIETOR:

MBA RESIDENTIAL PTY LTD OF 15 SYRINX PLACE, MULLALOO

(T M234162) REGISTERED 8 APRIL 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.

Lot as described in the land description may be a lot or location.

-END OF DUPLICATE CERTIFICATE OF TITLE-

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:

DP72227 [SHEET 1].

PREVIOUS TITLE:

LR3002-72.

PROPERTY STREET ADDRESS:

LOT 501 VARRIS WAY, ORELIA.

LOCAL GOVERNMENT AREA:

CITY OF KWINANA.

City of Kwinana Town Planning Scheme No.2 Amendment No. XXX



LOCAL SCHEME ZONES

(see scheme text for additional information)

Residential

LOCAL SCHEME RESERVES

(see scheme text for additional information)

Park recreation and drainage

Existing Zoning



LOCAL SCHEME ZONES

(see scheme text for additional information)

Residential

LOCAL SCHEME RESERVES

(see scheme text for additional information)

Park recreation and drainage

ADOPTION/REFUSAL

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

1. FINAL ADOPTION BY COUNCIL

Adopted for Final Approval by Resolution of the City of Kwinana at the ______Meeting of Council held on the day of _____ The Common Seal of the City of Kwinana was hereunto affixed by authority of a resolution of the Council in the presence

MAYOR

CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL:

DELEGATED UNDER S.16 OF PD ACT 2005

Date:____

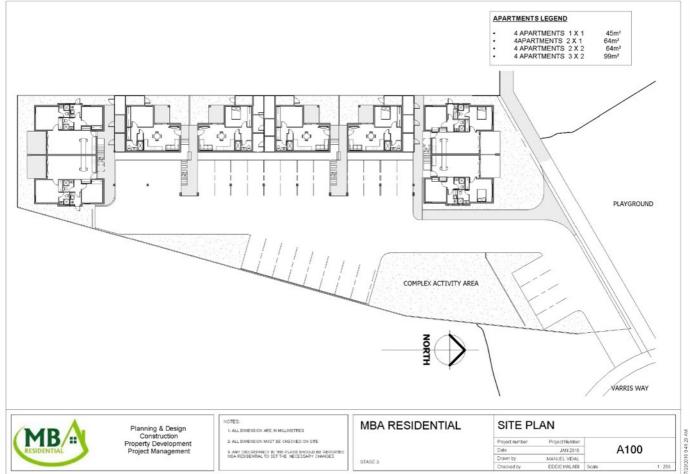
3. FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

Date:____

Proposed Zoning

ATTACHMENT 3. CONCEPT PLANS



1:250

Checked by

EDDE HALABI Scale





Planning & Design Construction Property Development Project Management NOTES:

NOTES

1. ALL DIMENSION ARE IN MILLIMETRES

2. ALL DIMENSION MUST BE CHECKED ON SITE

3. ANY DISCREPANCY IN THE PLANS SHOULD BE REPORTED MISA RESIDENTIAL TO SET THE INDICESSARY CHANGES

MBA RESIDENTIAL

STAGE 3

RENDER

Project number Project Namber
Date JAN 2016
Dosen by MANUEL VIDAL
Checkedby EDDE HALASI Scrie

A105

0.03000



1) LONGITUDINAL SECTION
1:200



ENTRY / PARK VIEW



Checked by

ACTIVITY AREA VIEW



Planning & Design Construction Property Development Project Management NOTES

I- ALL DIMENSION ARE IN MILLIMETRES

2- ALL DIMENSION MUST BE CHECKED ON SITE

3- ANY DISCREPANCY IN THE PLANS SHOULD BE REPORTED MEA RESIDENTIAL TO SET THE INECESSARY CHANGES

MBA	RESIDENTIAL

STAGE 3

SECTION & VIEWS

Project number Project Number

Date JAN 2016

Drawn by Author

Checker Scale

A104

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ATTACHMENT 4. ADOPTION PAGES

CITY OF KWINANA

TOWN PLANNING SCHEME No. 2

AMENDMENT No. 152

The City of Kwinana under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

1. Modify the Scheme Maps by deleting the Residential R30 zoning and replacing with Residential R40 over Lot 501 Varris Way, Orelia.

ADOPTION

ADOPTED by resolution of the Council at the City of Kwinana Ordinary meeting of the Council held on the day of20
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
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

ATTACHMENT 5. LOT 412 NATHANIEL WAY



17 December 2014

MBA Residential Pty Ltd 4/6 Sainsbury Road PALMYRA WA 6157

> PARCEL:16353 ASSESS:20126

Attention: Eddie Halabi

Dear Sir/Madam

DEVELOPMENT APPLICATION: 8042: Multiple Dwellings: Lot: 412 DP: 402157 - 23 Nathaniel Way ORELIA 6167

Thank you for your application for the abovementioned proposal, I am pleased to inform you that Council resolved at its Ordinary Council meeting of 10 December 2014 to approve your application subject to the conditions and advice notes on the attached Planning Approval.

Should you require further information regarding this matter please do not hesitate to contact Felicitas Dhliwayo of Council's Planning Department on 9439 0448.

Yours faithfully

Brenton Scambler

COORDINATOR STATUTORY PLANNING





PLANNING AND DEVELOPMENT ACT 2005

CITY OF KWINANA

DECISION OF APPLICATION FOR PLANNING APPROVAL

Parcel Number:

16353

Application Number: 8042

Assessment Number: 20126

Lot: 412 DP: 402157

Property:

Lot Number:

23 Nathaniel Way ORELIA 6167

Development:

Multiple Dwellings

OWNER DETAILS:

MBA Residential Pty Ltd

4/6 Sainsbury Road PALMYRA WA 6157

APPLICANT DETAILS:

MBA Residential Pty Ltd

4/6 Sainsbury Road PALMYRA WA 6157

Council's Planning Approval to the proposed development, described on the application dated 06/06/2014 and the accompanying plans, is GRANTED subject to the attached conditions:

CONDITIONS:

- The premises being kept in a neat/tidy condition at all times by the owner/occupier to (1) the satisfaction of the City of Kwinana.
- The applicant shall implement dust control measures for the duration of site works to (2)the satisfaction of the City of Kwinana.
- The proponent shall submit a Waste Management Plan that addresses the (3)management, maintenance, location of bin storage and collection facilities prior to occupancy of the development to the satisfaction of the City of Kwinana.



- (4) This approval is valid for 24 months only. If development is not substantially commenced or completed within this period a fresh approval must be obtained.
- Driveways and parking areas to be located and constructed to the specifications and satisfaction of the City of Kwinana.
- (6) Crossovers shall be of concrete construction and located to the specifications and satisfaction of the City of Kwinana.
- (7) The kerbing fronting the lot on Cockman Way shall be removed and replaced with mountable profile to the satisfaction of the City of Kwinana.
- (8) The footpath on the Nathaniel Way entrance shall remain.
- (9) The provision of 39 Resident parking bays and 10 Visitor vehicle parking bays on site, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained to the satisfaction of the City of Kwinana.
- (10) Vehicle parking bays shall comply with Australian Standard 2890.1 (as amended).
- The provision of 13 resident and 4 visitor bicycle parking spaces in accessible locations on the subject site, designed in accordance with Austroads Guide to Traffic Engineering Practice Part 14 Bicycles 10.3 and AS2890.3.
- (12) Pedestrian pathways, car parking areas and communal areas being suitably lit in accordance with the Australian Standards to the satisfaction of the City of Kwinana.
- Structures (walls, fencing, meter boxes) and vegetation are not to exceed 0.75 metres in height within 1.5 metres of where walls and fences adjoin vehicle access points.
- Any fencing within the front setback area is to be visually permeable above 1.2 metres in accordance with the R-Codes requirements to the satisfaction of the City of Kwinana.
- The proponent shall prepare a Landscaping Plan to the satisfaction of the City of Kwinana which outlines the proposed species and location of vegetation including semi-mature/advanced species along the western boundary. The Landscaping Plan shall be submitted and approved by the City of Kwinana within 28 days of this approval.
- Landscaping and reticulation shall be established in accordance with the approved Landscape Plan within 60 days of completion of the development and thereafter maintained to the satisfaction of the City of Kwinana.
- Vehicle parking spaces, landscaping, accessways, rubbish and recycling bins and all other information detailed on the attached plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
- The development being connected to a potable water supply to the satisfaction of the City of Kwinana.
- The development being connected to a reticulated deep sewer to the satisfaction of the City of Kwinana.
- Stormwater to be contained and disposed of on site, in accordance with the City's specification of providing 1m³ soakwell capacity for every 45m² impervious, roofed and paved area.
- The applicant to pay an appropriate per Unit contribution to the City of Kwinana for the ongoing costs of managing mosquitoes and midges in the City of Kwinana. The payment shall be made to the City of Kwinana upon completion of the dwellings.

- (22) Prior to practical completion or endorsement of a strata plan, the applicant shall:
 - a) Pay a cost contribution as assessed by the City in accordance with Clause 6.16.5 of the City of Kwinana Town Planning Scheme No. 2 and the development contribution plans applicable to Development contribution Area No. 15.
- The development shall comply with AS2107:2000 (Acoustics recommended design sound levels and reverberation times for building interiors). Written certification from a suitably qualified acoustic consultant is to be submitted to the City for approval prior to the submission of a building permit application to ensure that dwellings comply with these standards.
- Essential facilities, such as clothes drying facilities, store areas, rubbish bins and bin storage areas being installed prior to occupying the proposed development and maintained thereafter by the owners/occupier to the satisfaction of the City of Kwinana.
- Stores being constructed of the same design and materials as the Multiple Dwellings and carports to the satisfaction of the City of Kwinana.
- The proposed bin enclosures shall be designed in accordance with the City of Kwinana Health Local Law and shall be fitted with appropriate drainage connected to the sewer network and provided with a hose cock outlet for cleaning to the satisfaction of the City of Kwinana.
- The balcony of apartment L, and window of bedroom 2 in apartment K within the northern apartment block shall be provided with adequate privacy screening in accordance with the R-Codes to the satisfaction of the City of Kwinana. Such detail is to be provided at the building permit stage.
- (28) A schedule of colours, materials and finishes for the buildings shall be submitted to the City of Kwinana for approval prior to lodgement of a building permit, and implemented in the development.
- The external finishes of all solid fencing abutting the road reserve and vacant property being anti graffiti treated to the satisfaction of the City of Kwinana.
- (30) The store rooms for all units shall have a minimum dimension of 1.5 metres and minimum internal area of 4m² to comply with Clause 5.4.5 C5.1 of the R-Codes. The amended plans shall be submitted to the City of Kwinana prior to submission of a building permit.

ADVICE NOTES

- The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
- (3) Construction shall not be commenced until the applicant has paid the appropriate fees, submitted the appropriate supporting documentation and has been issued with a

Building Permit in accordance with the Building Act 2011 and the Building Regulations 2012.

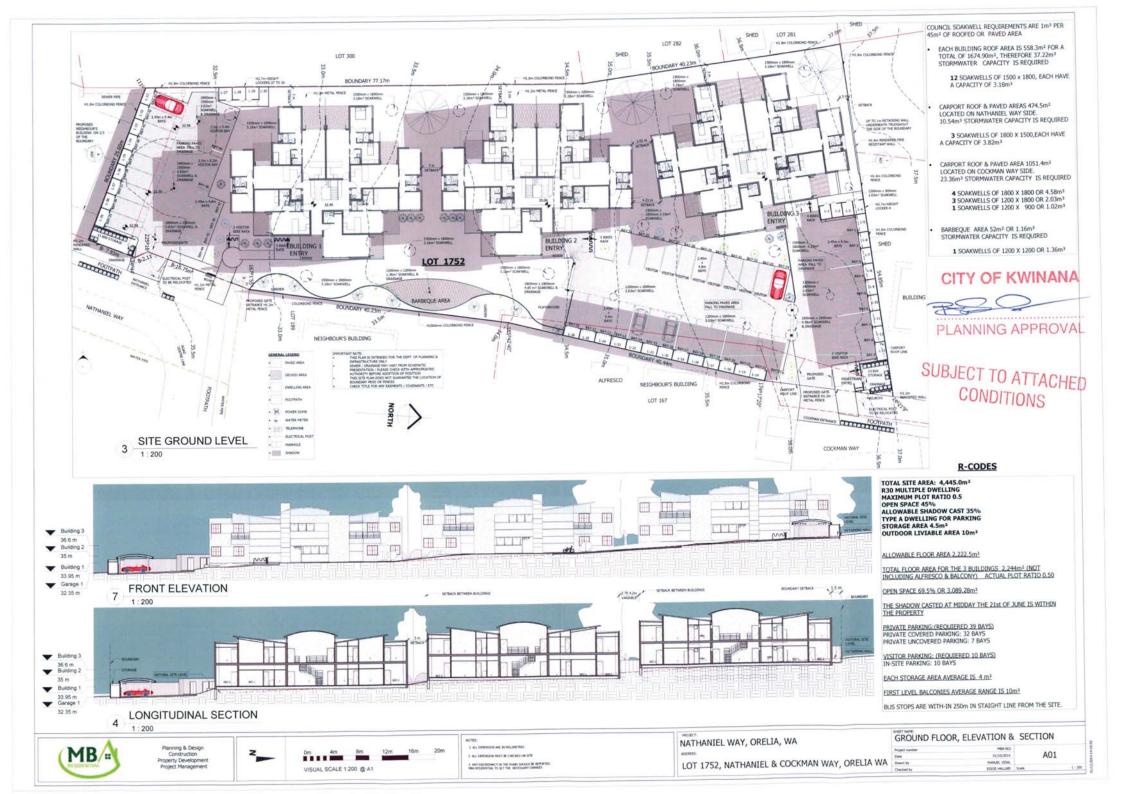
- (4) The applicant is further advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
- The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health Act 1911 and Regulations, and the National Construction Code.
- With regard to Condition 3, the City will liaise further with the applicant and its Waste Management Contractors to determine whether the option of on-site rubbish removal can be agreed. In the absence of any such arrangement, then the applicant will provide bins at a ratio of 1 standard 240 litre rubbish bin and 1 standard 240 litre recycling bin per three apartments.
- With regard to condition 21, a contribution as per the current Council fees and charges schedule (currently \$55 per unit) is required to be paid to the City of Kwinana to ensure the ongoing management of mosquitoes and midges in the area.

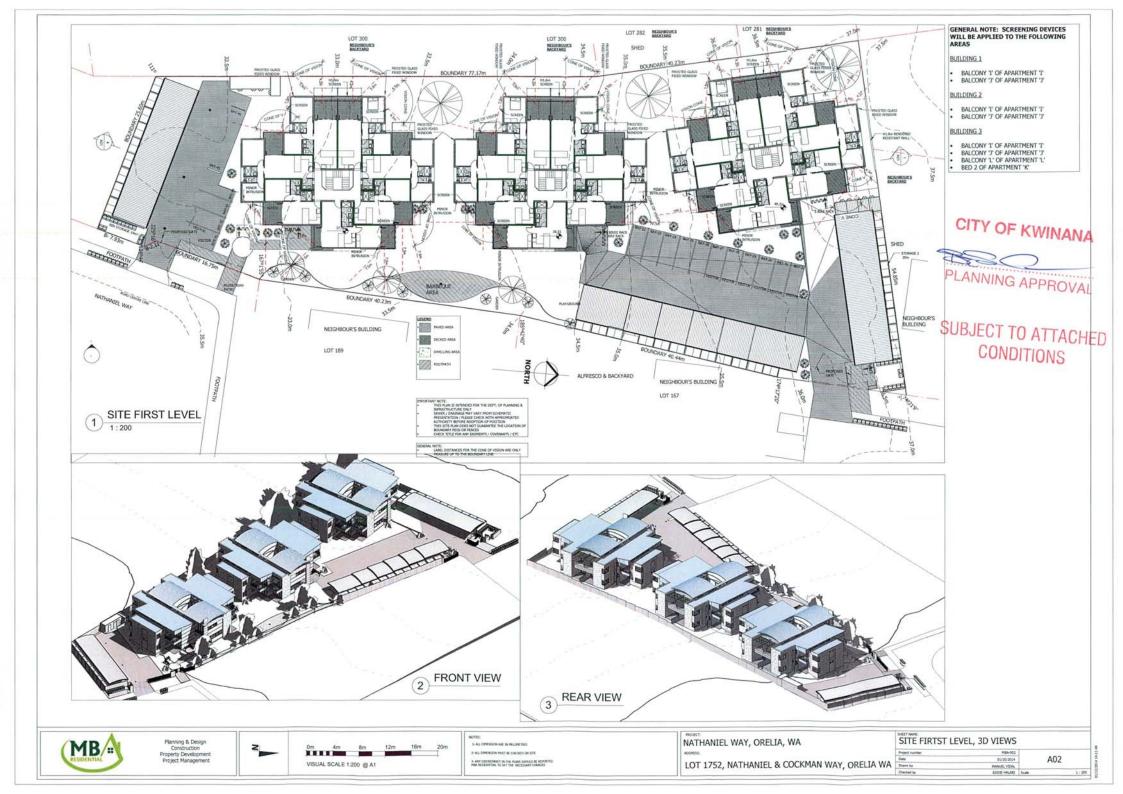
Date: 17 December 2014

Signed:

Brenton Scambler

COORDINATOR STATUTORY PLANNING









15.7 Endorsement of Minister's Modifications to Scheme Amendment 127 to Town Planning Scheme No. 2 – Lots 1 – 3 Challenger Avenue, Bertram

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

Further to Council's adoption of Scheme Amendment 127 (Attachment A) on 26 September 2012, the City received advice on the 3 November 2017 advising that the Minister for Planning, Lands and Heritage (Minister) requires a number of modifications to the Amendment text before final approval is given (Refer Attachment B).

Amendment 127 seeks to rezone the subject lots from Rural A and No Zone to Development Zone. This Amendment to Development Zone was intended to allow for the preparation of a Local Structure Plan over the site to guide subdivision and development. This Amendment intends to facilitate the development of surplus parks, recreation and drainage reserves as identified in the City and LandCorp's Joint Land Rationalisation Process. The Scheme Amendment is also supported by an Omnibus MRS Amendment to rezone portions of the subject land which are reserved under the MRS. Unfortunately, the MRS Amendment was delayed for a considerable period at the WAPC by other proposals contained within the Omnibus Amendment, which has also delayed the WAPC's consideration of Amendment 127.

Following Council's final consideration of the proposed Amendment in 2012, City Officers referred the Amendment documentation to the WAPC for its consideration and recommendation to the Minister. In this regard, pursuant to Section 87(2) of the Planning and Development Act 2005, the Minister for Planning requires that Council modify the Scheme Amendment documents as outlined in Attachment B.

It must be noted that Section 87(2) of the Planning and Development Act 2005 (Act) and Regulation 62(2) of the Planning and Development (Local Planning Scheme) Regulations 2015 (Regulations) impose a statutory obligation on the City to comply with the Minister's requirements. Notwithstanding, should Council wish to make a submission to the Minister with respect to the requirements stipulated, and ask that the submission is considered when the modified Amendment documentation is returned to the Minister for final approval, then that option is available to Council.

City Officers have considered the modifications required by the Minister, and have determined that the intent of the Amendment has not altered. In this regard, City Officers recommend that Council endorse the Minister's modifications to Amendment 127, such that the Amendment can progress towards gazettal.

OFFICER RECOMMENDATION:

That Council notes the Minister for Planning's direction, pursuant to Section 87(2) of the Planning and Development Act 2005 ("Act"), to modify Amendment 127 to the City of Kwinana Town Planning Scheme No. 2 ("Scheme") as follows:

(a) Remove the area of land transferred to the Public Purposes – Water, Sewerage & Drainage reservation by the Metropolitan Region Scheme Amendment 1297/57;

- (b) Include the adjacent land transferred to the Urban Zone by Metropolitan Region Scheme Amendment 1297/57; and
- (c) Zone the entirety of the modified Amendment 127 area Residential with a density coding of R30.

DISCUSSION:

Background

On 3 November 2017, the City received correspondence that the Minister had made a determination requiring the City to make a number of modifications to the text and maps of proposed Amendment 127 to the City's Town Planning Scheme No. 2 (the Scheme) (refer Attachment A).

Amendment 127 was adopted by Council for final approval on 26 September 2012 and seeks to rezone the subject lots from Rural A and No Zone to Development Zone. (Refer Attachment A) This Amendment was intended to allow for the preparation of a Local Structure Plan (LSP) over the site to guide subdivision and development. The Amendment intends to facilitate the development of surplus Parks, Recreation and Drainage Reserves as identified in the City and LandCorp's Joint Land Rationalisation Process. This process was a joint initiative to identify and sell of a number of crown land parcels which were surplus to the City's requirements. As part of the agreement between the City and Landcorp, the State Government has committed to grant the future proceeds of the sale of the land towards the costs incurred in the redevelopment of the Kwinana City Centre.

The Scheme Amendment is supported by an Omnibus MRS Amendment to rezone portions of the subject land which are reserved under the MRS. The MRS Amendment proposes to rezone portions of land reserved for Parks and Recreation and Railway reserves to Urban. This MRS Amendment was included in the South West and South East Corridor Omnibus Amendment 1297/57 to the MRS. Unfortunately, this Omnibus Amendment was delayed for a considerable period by other proposals contained within the Omnibus Amendment, which has also delayed the WAPC's consideration of Amendment 127.

Five years have now passed since Amendment 127 was adopted by Council but it has only just been considered by the WAPC. Given that a significant period of time has passed, the WAPC are now of the view that the preparation of a LSP over the site to facilitate development is unnecessary. This is largely due to the introduction of the Regulations whereupon Structure Plans no longer have the force and effect of the Scheme and instead are instruments of due regard. As a result, the WAPC are now of the view that instead of rezoning the site 'Development' Zone, the site should be zoned Residential, which would enable the City to consider subdivision of the site without the need for a Structure Plan to be prepared.

Modifications

The Minister has required the following modifications to the Amendment:

- Modification 1: Remove the area of land which is proposed to be reserved for Public Purposes – Water Sewerage & Drainage by the MRS Amendment from Amendment 127.
- Modification 2: The inclusion of land which is subject to the MRS Amendment, which is not currently proposed to be rezoned as part of Amendment 127. This land should be included in Amendment 127.
- **Modification 3:** Modify the current Amendment 127 proposal to zone the site Development and instead zone the entire site as Residential R30.

City Officers have considered the Minister's proposed modifications and are supportive of these changes. Each of the proposed modifications is discussed in detail below.

Modification 1

This modification relates to Lot 3, which contains a Water Corporation sewer pump station. The Minister requests this land be excluded from Amendment 127. Amendment 127 currently proposes to rezone a portion of this land to Development Zone under TPS2.

The intention of Amendment 127 relating to the sewer pump station site was to rezone the site to Development Zone. A LSP would then be prepared to identify the various land uses, including the reservation for the sewer pump station. A concept plan (Attachment C) was prepared in conjunction with Amendment 127 which shows the indicative Structure Plan. As the WAPC no longer support an LSP being prepared for this site, the Department has concerns regarding how the Public Purposes reservation for the pump station will be secured. This land is now proposed to be reserved for Public Purposes – WSD (Water Authority of WA) under the MRS Amendment.

The Department of Planning, Lands and Heritage (DoPLH) has advised the City that DoPLH do not support the zoning of the pump station site as Development Zone under Amendment 127 as, without a subsequent LSP, this zoning is inconsistent with the proposed MRS reserve. Sections 124 and 125 of the Planning and Development Act 2005 (P & D Act) require Local Planning Schemes (LPS) to be consistent with the MRS and enable the Minister to direct local governments to amend the LPS to be consistent with the MRS. In order to rectify this inconsistency between the LPS and MRS Amendments, the Minister requests this portion of land be excluded from Amendment 127 altogether. The Public Purposes reservation will instead be applied through the MRS Amendment.

City Officers have considered this modification required by the Minister and are supportive of the modification. The intent of the Amendment for this portion of the site is not materially altered. Instead of the reservation of the sewer pump station through an LSP, the site will be reserved under the MRS.

Modification 2

This modification relates to portions of land which are west and east of the area proposed to be rezoned by Amendment 127, which are proposed to be zoned Urban under the MRS Amendment. (refer to Attachment D) These portions of land which are subject to modification 2 were previously intended to be rezoned to 'Development' Zone as a concurrent rezoning to the LPS when the MRS Amendment was gazetted. The WAPC has advised that it does not support a concurrent rezoning to Development Zone and instead believes the areas affected by the MRS Amendment should be addressed by a direct zoning. This issue is discussed in further detail under Modification 3. City Officers have reviewed the proposed modification and are supportive of this approach. Given the WAPC has advised it no longer wishes to proceed with a concurrent rezoning, if this modification was not undertaken, the areas subject to this modification would be un-zoned under the LPS. This modification will ensure the entire site area identified for residential development is zoned consistently under both the LPS and MRS.

Modification 3

This modification proposes to amend the current Amendment 127 proposal to zone the site Development, and instead, zone the entire site as Residential R30. The original intention of Amendment 127 was to rezone the site to Development Zone under the LPS. The Development zoning would then trigger the requirement for a structure plan to be prepared outlining how development of the site would occur in accordance with the provisions of the Scheme. The WAPC have now advised that it is not supportive of this approach and instead, believes the site should be directly zoned for residential purposes, eliminating the need for an LSP. The WAPC believe that given the small size of the site that the preparation of an LSP is unnecessary and instead, an appropriate zoning should be directly applied under the Scheme.

A number of other factors are also influencing this decision. Since this Amendment was initiated in 2011, the Regulations have changed the effect of structure plans. As discussed previously, structure plans no longer have the force and effect of the Scheme and instead are instruments of due regard. As a result any zoning applied under a structure plan may be challenged and is open to greater flexibility than prior to the introduction of the Regulations. The proponent has also indicated that they do not intend to prepare an LSP for the site and instead intend to lodge a subdivision application for the site following the gazettal of the Amendments.

TPS2 does allow the City to consider a subdivision application without a structure plan being prepared. City Officers have previously advised the proponent that Officers support the lodgement of a subdivision application, without a structure plan being prepared due to the small size of the site. City Officers believe that all relevant planning issues can be addressed as part of the subdivision process. As a result, City Officers recommend the proposed modification to Amendment 127 to change the proposed zoning of the site from 'Development' to 'Residential' be supported.

Density Coding

The proposed modifications to Amendment 127 required by the Minister propose to rezone the subject site to Residential and apply a density coding of R30. As discussed previously, the original intent of this Amendment was to rezone the site to 'Development' Zone. Following this, a LSP would be required to be prepared which would specify the density coding of the site. Amendment 127 included a concept plan showing the indicative subdivision layout of the site. This plan shows a total of 33 lots which is consistent with an R30 density. The concept plan was advertised and made publicly available when the Amendment was advertised in 2012.

The proposed density code is consistent with the indicative subdivision plan included in the Amendment 127 document. City Officers have had discussions with Officers of DOPLH regarding the proposed density and are satisfied with the proposed density coding for the site. The R30 density is consistent with the densities applied to surrounding landholdings recently approved by the WAPC under LSPs for development on Bertram Road. The subject site is well located to public transport infrastructure. The site adjoins the Mandurah Railway and is in close proximity to bus services on Challenger Avenue which provide connections to both Kwinana and Wellard railway stations.

City Officers have considered the proposed modification to the zoning and density coding and are satisfied with the proposed modifications to the Amendment. These modifications will not alter the intent of the Scheme Amendment. The land use and density coding for the site are simply proposed to be applied under TPS2 rather than by way of a LSP.

Discussion on the Minister's Directives

Given Council has been directed to make the alterations by the Minister, no appeal right exists if Council is aggrieved by the changes required. Council is able to consider political advocacy if the changes are inconsistent with Council's position on this matter. In this regard, the City has sought general legal advice on the options available to Council should it not wish to progress the modifications to the Amendment as per the Minister's requirements. Whilst it is open to the Council to let the Amendment 'lie on the table', this would mean the City would have to work with its existing Scheme and forego the benefits of the Amendment. The legal advice notes that compliance with the Minister's requirements is a 'mechanical' exercise and to refuse to comply with the Minister's requirements would be a direct breach of a statutory obligation.

It must be noted that Section 87(2) of the *Planning and Development Act 2005* (Act) and clause 62(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations) impose a statutory obligation on the City to comply with the Minister's requirements. Notwithstanding, should Council wish to make a submission to the Minister with respect to the requirements stipulated and ask that the submission is considered when the modified Amendment documentation is returned to the Minister for final approval, then that option is available to Council.

City Officers recommend however, that Council endorse the modifications to Amendment 127 and return the modified documents to the WAPC, such that the Amendment can progress towards gazettal.

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations:

Planning and Development Act, 2005; Section 87 (2) states:

- (2) The Minister may, in relation to a local planning scheme or amendment submitted to the Minister under subsection (1)
 - (a) approve of that local planning scheme or amendment; or
 - (b) require the local government concerned to modify that local planning scheme or amendment in such manner as the Minister specifies before the local planning scheme or amendment is resubmitted for the Minister's approval under this subsection; or
 - (c) refuse to approve of that local planning scheme or amendment.

Planning and Development (Local Planning Schemes) Regulations, 2015; Regulation 62 (2) states:

- (2) Within 42 days, or such longer period as allowed by the Commission, of being notified that, under section 87(2)(b) of the Act, the Minister requires the local government to modify the amendment to the local planning scheme, the local government must
 - (a) modify the amendment as required; and
 - (b) execute the modified amendment; and
 - (c) submit to the Minister a copy of the executed documents.

Schemes:

Metropolitan Region Scheme; Town of Kwinana Town Planning Scheme No. 2;

Policies:

Residential Development Local Planning Policy

FINANCIAL/BUDGET IMPLICATIONS:

Following the Minister's approval of the Amendment, there is a small cost associated with the gazettal of the Amendment in the Government Gazette and the publication of the Amendment in a local newspaper, as required under r.64(2)(a) of the Regulations. As part of the City's Joint Land Rationalisation Process it was agreed that the City would be responsible for all costs associated with processing of Scheme Amendments to rezone the relevant sites. The gazettal and publication costs will be funded from the 2017/18 operating budget for Planning.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

In terms of strategic and social implications, the proposed Amendment accords with the broader objectives of the preservation of amenity within the City's scheme.

RISK IMPLICATIONS:

Council approves development 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.

Risk Event	Further direction from the Minister for Planning Lands and Heritage to modify the Amendment documents
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance Reputational
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce – mitigate risk
Response to risk treatment required/in place	This report to seeks to reduce the risk of the City receiving any further direction from the Minister for Planning Lands and Heritage in regards to Scheme Amendment 127.
Rating (after treatment)	Low

COUNCIL DECISION

049

MOVED CR W COOPER

SECONDED CR M ROWSE

That Council notes the Minister for Planning's direction, pursuant to Section 87(2) of the Planning and Development Act 2005 ("Act"), to modify Amendment 127 to the City of Kwinana Town Planning Scheme No. 2 ("Scheme") as follows:

(a) Remove the area of land transferred to the Public Purposes – Water, Sewerage & Drainage reservation by the Metropolitan Region Scheme Amendment 1297/57;

- (b) Include the adjacent land transferred to the Urban Zone by Metropolitan Region Scheme Amendment 1297/57; and
- (c) Zone the entirety of the modified Amendment 127 area Residential with a density coding of R30.

CARRIED 7/0

ATTACHMENTA



ATTACHMENTB



Your ref: Amendment 127 11/53

Our ref: TPS/0807

Enquiries: Andrew Thomas (6551 9615)

Chief Executive Officer City of Kwinana P O Box 21 Kwinana WA 6966

Transmission via electronic mail to: admin@kwinana.wa.gov.au

Dear Madam

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 127

The WAPC has considered Amendment No 127 and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has required the amendment to be modified in the following manner in accordance with section 87(2)(b) of the Act, before it is resubmitted under section 87(1):

- i) Remove the area of land transferred to the Public Purposes WSD reservation by MRS Amendment 1297/57;
- ii) Include the adjacent land transferred to the Urban zone by MRS Amendment 1297/57; and
- iii) Zone the entirety of the modified Amendment 127 area Residential with a density coding of R30.

In order for the amendment documents to be finalised in a timely manner, please ensure the following:

- the maps in the modified document accurately reflect the intentions of the amendment as detailed in the amending text; and
- in carrying out modification to the amendment document, previous Council resolutions pursuant to clauses 35(1), 41(3) and/or 50(3) are not to be modified.

Please forward two copies of the modified amendment document directly to the Perth office and email a modified text of the amendment, in word format, to schemes@planning.wa.gov.au to assist in limiting Government Gazette publishing costs.

ATTACHMENTB

Please direct any queries about this matter to Andrew Thomas on 6551 9615 or Andrew.Thomas@planning.wa.gov.au.

Yours sincerely

Kerrine Blenkinsop

HM Blakings

Secretary

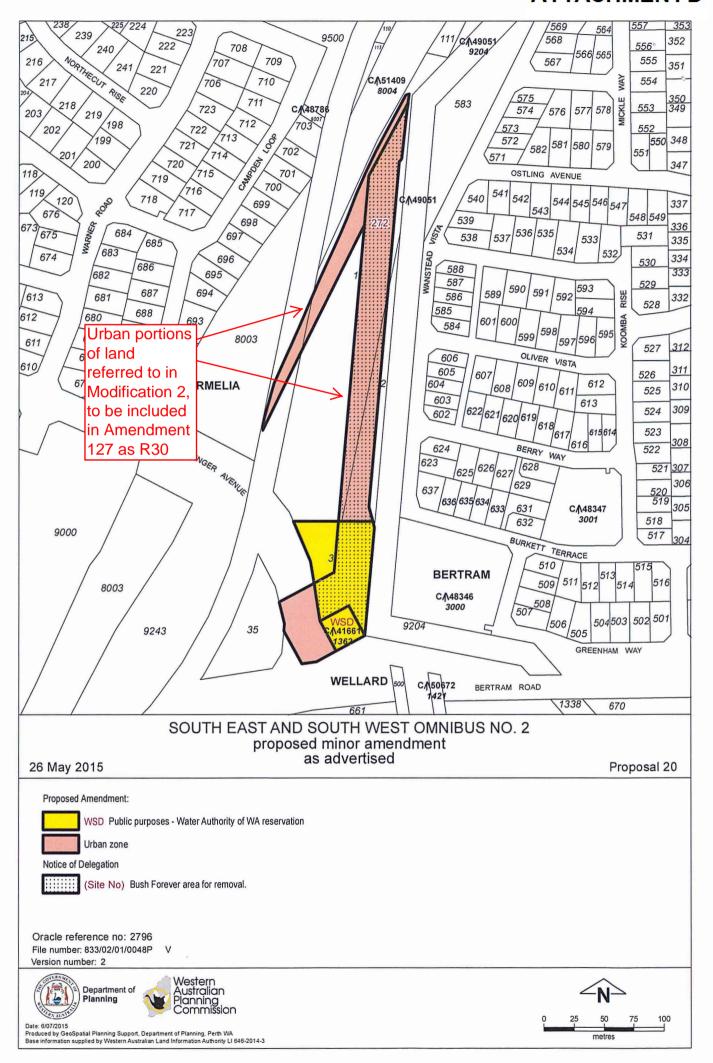
Western Australian Planning Commission

27/10/2017

Amendment 127 Concept Plan



ATTACHMENTD



15.8 Parking Restriction on Tunnicliffe Street, Parmelia - St Vincent's Primary School

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

As a result of recent land developments and increased local population in Parmelia, there is now an increased demand for car parking in the vicinity of St Vincent's Primary School, including Tunnicliffe Street, between Windell Street and Stevenson Boulevard. The existing street parking, that was constructed as part of Cassia Rise Stage 1 development, for the purpose of increasing parking facilities for the school to assist children drop off and pick up, is now being occupied by residents. In order to improve the parking and traffic conditions in this area, it is proposed to implement parking restrictions that will ensure the bays are not occupied during school drop off and pick up times.

The purpose of this report is to seek approval from the Council to implement parking restrictions on Tunnicliffe Street, in Parmelia, by erecting signs to ensure parents have access to the parking bays during school drop off and pick up times.

OFFICER RECOMMENDATION:

That Council, in accordance with clause 1.8 of the City of Kwinana Parking and Parking Facilities Local Law 2010, approve implementation of parking restrictions on street parking along sections of Tunnicliffe Street, in Parmelia, as shown on Attachment A.

DISCUSSION:

St Vincent's Primary School's new student intake is steadily growing and has been growing since its establishment. St Vincent's Primary School was recently reclassified from a single stream (1 classroom per grade) to double stream (2 classrooms per grade) school resulting in increased student numbers. Additionally, the intake rate of new students per year on average is 30 children per year. This student growth is directly related to the increase in traffic generated and parking requirements of the school.

The street parking on the northern side of Tunnicliffe Street was planned and constructed during the land development of Cassia Rise Stage 1 to provide additional parking facilities surrounding St Vincent's Primary School. As the amount of residential dwellings constructed abutting Tunnicliffe Street and within the development has increased, residents and visitors of residents often occupy the parking bays during school pick up and drop off times or for long-term periods. This has resulted in reduced parking capacity available for parents waiting to drop off and pick up their children at the St Vincent's Primary School south gate and has a flow on effect to traffic flow resulting in extended queue lengths on Tunnicliffe Street and disruption to traffic flow on Parmelia Avenue.

The effect of long-term parked vehicles during school days and times presents risks to the community and therefore it is recommended to address the matter by implementing timed parking restrictions on Tunnicliffe Street along the embayment parking.

15.8 PARKING RESTRICTION ON TUNNICLIFFE STREET, PARMELIA - ST VINCENT'S PRIMARY SCHOOL

The scope of proposed works consists of installing 'No Parking' signs with day and time restrictions applicable during 'School Days' between the hours of '7:30 - 9:00 AM' and '2:30 - 4:00 PM'. During the parking restricted days and times, vehicles are permitted to complete the dropping off or pick up of passengers or goods within 2 minutes of stopping the vehicle in the bay. If this period of parking is exceeded penalties may apply if enforcement is pursued.

The local residents along Tunnicliffe Street were consulted through a formal public consultation process and were provided a two week period to submit their response to be considered by the City of Kwinana. Following completion of the public consultation period and the results received, the proposal has been supported by the local residents.

Regulating parking at this location and erecting traffic control devices for parking controls will assist the community to identify the area of restricted parking during school days and times, increase parking capacity and enable City Officers to enforce any offences. It should be noted that the proposed parking restrictions will also apply to local residents and visitors.

LEGAL/POLICY IMPLICATIONS:

The proposed parking restriction signs design and implementation are in accordance with the *Road Traffic Code 2000*, Australian Standard 1742.11 – Parking Controls and City of Kwinana Local Law – Parking and Parking Facilities.

FINANCIAL/BUDGET IMPLICATIONS:

The estimated cost of supply and installation of the parking restriction signs is \$250.

ASSET MANAGEMENT IMPLICATIONS:

The parking restriction signs will be owned and maintained by the City of Kwinana. The whole of life cost of the signs will be negligible.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications that have been identified as a result of this report or the recommendations.

STRATEGIC/SOCIAL IMPLICATIONS:

The City's Strategic Community Plan and Corporate Business Plan outline parking strategies only for the City Centre and public transport precincts. The recommendations in this report will ultimately increase the amenity and safety of the area adjacent and fronting the school.

15.8 PARKING RESTRICTION ON TUNNICLIFFE STREET, PARMELIA - ST VINCENT'S PRIMARY SCHOOL

COMMUNITY ENGAGEMENT

Letters were sent to the eight properties directly opposite the subject parking bays. Within the letter, the proposal was explained and the letter confirmed that, residents who supported the proposal did not have to respond, and it would be taken that no response was support. One response was received, which supported the proposal. Accordingly, all residents, directly affected by the proposal, are considered to be in support.

RISK IMPLICATIONS:

There are no risk implications that have been identified as a result of this report or the recommendations.

COUNCIL DECISION

050

MOVED CR S LEE

SECONDED CR M ROWSE

That Council, in accordance with clause 1.8 of the City of Kwinana Parking and Parking Facilities Local Law 2010, approve implementation of parking restrictions on street parking along sections of Tunnicliffe Street, in Parmelia, as shown on Attachment A.

CARRIED

7/0



15.9 Blanket Approval for Restricted Access Vehicles within Kwinana Industrial Areas, and Conditional Blanket Approval for Concessional Loaded Vehicles within a Portion of the Western Trade Coast

DECLARATION OF INTEREST:

Mayor Carol Adams declared an impartiality interest due to a close family member submitting a written Community Submission to Council

SUMMARY:

In order to regulate heavy haulage traffic access to roads, Main Roads Western Australia (MRWA) have developed and manage various Restricted Access Vehicle (RAV) and Accredited Mass Management Scheme (AMMS) networks across State and Local Government managed roads.

As part of the RAV and AMMS permit approval process, Local Government consent is required when Local Government managed roads form part of the proposed transport route. Permits are issued by MRWA for a 12 month period, and are renewed annually upon application by transport operators.

Through the AMMS system, transport operators are issued concessional loading permits, where they are allowed to overload vehicles by up to 3.5 tonnes per tri axle, over and above standard axle loading. The benefit of overloading trucks is cost savings, to either the transport operator or the business operator. However, the increased axle loading results in a disproportionate increase in pavement loading. As an example, an increase from legal load to AMMS3 overloading, on a typical B-double combination, results in a 12% increase in combination weight, but a 44% increase in pavement loading. The consequence of this overloading is accelerated pavement degradation and increased wearing course fatigue.

While the transport operator, or business operator, gets an economic benefit from the use of AMMS, the general ratepayer is picking up the cost of the accelerated pavement degradation and increased wearing course fatigue. In the current road user charging system, there is no increased State, Federal or Local Government fees to operators of AMMS vehicles, so that the private benefit is being funded by the general taxpayer, or ratepayer. Accordingly, it is recommended that the Council does not support the use of AMMS combinations, on any local roads, unless there is a legal agreement, established between the City and the operator, to compensate the City for the increased pavement wear.

In the case of normally-loaded long vehicles, the only cost to the general ratepayer is as a result of any damage caused by the vehicle attempting to manoeuvre in an area that is not physically large enough to accommodate the vehicle. The benefit of longer combinations (RAV) is a net decrease in the number of trucks on the road. To the business owner, the use of longer vehicle combinations results in a significant reduction in transport costs. As the use of RAV does not come at a cost to the general ratepayer, providing the geometry of the road is suited to the particular combination, and it is otherwise safe, it is recommended that Council provide blanket support to the use of RAV within the portion of the Western Trade Coast depicted in Attachment A.

OFFICER RECOMMENDATION:

That Council:

- Support the use of Restricted Access Vehicles within the portion of the Western Trade Coast depicted in Attachment A, subject to the Chief Executive Officer being satisfied that the individual route is safe and suited to the particularly requested Restricted Access Vehicle combination;
- Does not support the use of Accredited Mass Management Scheme (Concessional Load) vehicles on roads managed by the City of Kwinana, unless an appropriate mechanism is established to compensate the City for increased road degradation resulting from the increased axle loads;
- 3. Authorise the Chief Executive Officer to negotiate and execute legal agreements, between the City of Kwinana and individual transport operators or business owners, that allow the use of Accredited Mass Management Scheme vehicles on roads within the portion of the Western Trade Coast depicted in Attachment A, where the legal agreement includes provision of compensation for the increased pavement degradation resulting from the increased axle loads; and
- 4. Authorise the Chief Executive Officer to negotiate and execute legal agreements or letters of undertaking, between the City of Kwinana and Main Roads Western Australia, that allows the use of Accredited Mass Management Scheme vehicles (Concessional Load), within the portion of the Western Trade Coast depicted in Attachment A, subject to the legal agreement or letter of undertaking providing for the maintenance of the affected roads, effective transfer of management of the affected roads, or compensation for the increased road degradation resulting from the increased axle loads, on the affected roads.

DISCUSSION:

A significant part of the City of Kwinana rate-base, and consequently, a significant 'resident' of the City of Kwinana, is industrial business. A salient requirement of industrial business is good road access for large and heavy vehicles. Provided access by large and heavy vehicles is safe, and is not subsidised by the general ratepayer (whether residential or industrial), allowing access is consistent with the expected land use, supports the industrial ratepayers and residents of the City, and enhances the profitability or competitiveness of local industrial business, providing prosperity for the entire community (within the City of Kwinana and beyond).

Access by large vehicles requires the operator, or business owner, to be able to access the major road network (such as the Freeway and Thomas Road). The major road network, therefore, becomes a limit on the size of vehicle that can then access roads managed by the City. However, where there is a restriction on the local road, a significant haulage saving may not be realised, due to the first or last 500m of the journey. This first '500m' is normally the lowest speed section of the trip, on a road with the lowest traffic volumes of the trip, and on a road normally designed specifically to accommodate the large vehicle. Accordingly, if a permit is issued to allow a large vehicle on the major road network, it seems appropriate to allow that vehicle on roads within industrial areas, where the road can physically accommodate the vehicle.

It is recommended that Council provide a 'blanket' approval for normally loaded (i.e. no concessional loads) combinations, within the portion of the Western Trade Coast depicted in Attachment A, subject to officers completing an assessment of each proposed route, to confirm it is safe and to confirm the infrastructure can physically accommodate the desired combination. By taking this approach, Council will be signalling general support for the prosperity of industrial ratepayers and residents within the City, and will provide a level of certainty to current and future operators and business owners, allowing improved long-term business and transport planning. While this approach, to some extent, allows unfettered access by long vehicles to industrial roads, access is limited by the size of vehicle currently allowed to operate on major roads, such as the Freeway, Tonkin Highway and Thomas Road. Furthermore, in some cases, access may be limited by the geometry of intersections on the route. However, in the case that a business owner is willing to fund an intersection upgrade, to accommodate a larger combination, this is considered to be something that should also be supported, where the upgrade is safe and reasonable.

Noted above, the use of concessionally loaded vehicles is not supported without a mechanism to compensate for the increased road degradation. Unlike long vehicles, there is an additional cost to the general community associated with overweight vehicles (concessional loads). The overloading of heavy vehicles, through the AMMS system, provides a direct and contained economic benefit to the transport operator or the business owner.

Although MRWA have a policy requiring that concessional loads only be allowed where the State is compensated for the marginal costs associated with the increased pavement degradation resulting from the concessional load, this policy is not enforced, and no compensation is recovered. As such, the AMMS system is essentially a 'free' benefit, from the operator and business owner perspective, with the true cost of the benefit met by the general taxpayer and ratepayer. Despite the inconsistency between the MRWA policy and practice, it is recognised within MRWA that concessional loads provide a limited financial benefit to a special class, at the cost of the general taxpayer. Arguably, the 'free' benefit also comes at the cost of the economic benefits created by employment, with less direct and indirect jobs being required to service the transport task, where concessional loads are allowed.

Noted above, industrial ratepayers and residents are a significant part of the Kwinana community, and it is appropriate for Council to support this part of the Kwinana community - although it would not be appropriate for this support to be in the form of a subsidy to a small number of businesses or external transport operators, at the cost of the general ratepayer. Consistent with the MRWA policy (discounting that MRWA do not actually enforce their policy), it is recommended that Council provide a blanket approval for the use of concessional loads on roads within the portion of the Western Trade Coast depicted in Attachment A (and relevant strategic links), subject to the individual operators entering into a legal agreement requiring compensation for the marginal cost of the concessional load (the marginal cost being the additional degradation associated with the increased component of the axle loading). Ultimately, it is a business decision for the individual businesses and transport operators to decide to accept the requirement to compensate for the marginal cost of pavement degradation to receive the benefit of using concessional loads. However, as the operating savings are significant, and the marginal costs are minor by comparison, this is considered a win-win, in that there is a strong economic benefit to local business without the creation of an increased burden to the ratepayer.

To support the use of legal agreements, Officers are working towards the development of a model that will calculate the marginal cost of concessional loads on local pavements. The development of this model, which will be partly funded by the West Australian Local Government Association (WALGA), will be undertaken in partnership with key MRWA specialists and WALGA. The completed model could have applicability across the Metropolitan area, and other parts of the State, providing consistency in approach across Local Government. The establishment of a consistent model, and an approach of supporting concessional loads on roads within the portion of the Western Trade Coast depicted in Attachment A, will provide certainty for business operators, allowing better business planning. Such an approach will also increase the attractiveness of industrial land to new industries, as potential business will have certainty and predictability in future (lower) costs.

LEGAL/POLICY IMPLICATIONS:

The ability to recover road damage caused by vehicles or vehicle classes is provided for under the *Road Traffic Act 1974*.

The entering into of an agreement to facilitate the use of concessionally loaded vehicles, and blanket approvals for long vehicles, subject to the roads being suitable, indicates a willingness to support opportunities to enhance the prosperity of the industrial residents of Kwinana, provided this is not subsidised by the general ratepayer.

FINANCIAL/BUDGET IMPLICATIONS:

Through the creation of a model, the City will be compensated for the marginal cost of concessional loads. There are no additional costs associated with the use of long vehicles.

The City charges a fee to assess RAV and AMMS applications, so that the administrative cost is covered.

ASSET MANAGEMENT IMPLICATIONS:

The deteriorated pavement is a result of repetitive axle group loadings, referred to as Equivalent Standard Axles (ESAs), and is accelerated through the use of overweight (concessional loads) heavy vehicle combinations. This issue can be addressed by either not supporting concessional loads on local roads, or through the development of a model to support agreements for compensation to cover the marginal cost of the additional weight. The latter option is consistent with the expectations of industrial residents.

ENVIRONMENTAL IMPLICATIONS:

Despite the extra overall weight, where a longer vehicle is used, it is expected that the total load will be shifted with a lower emission of CO_2 per tonne. Concessional loads are likely to result in the same net benefit. However, overall, this benefit is minor, if it exists at all.

STRATEGIC/SOCIAL IMPLICATIONS:

Providing consistency, predictability and support regarding heavy vehicle access to industrial areas of Kwinana is consistent with the Community Strategic Plan's Aspiration 2 – Alive With Opportunities.

RISK IMPLICATIONS:

There are no risk implications that have been identified as a result of this report or the recommendations.

COUNCIL DECISION 051

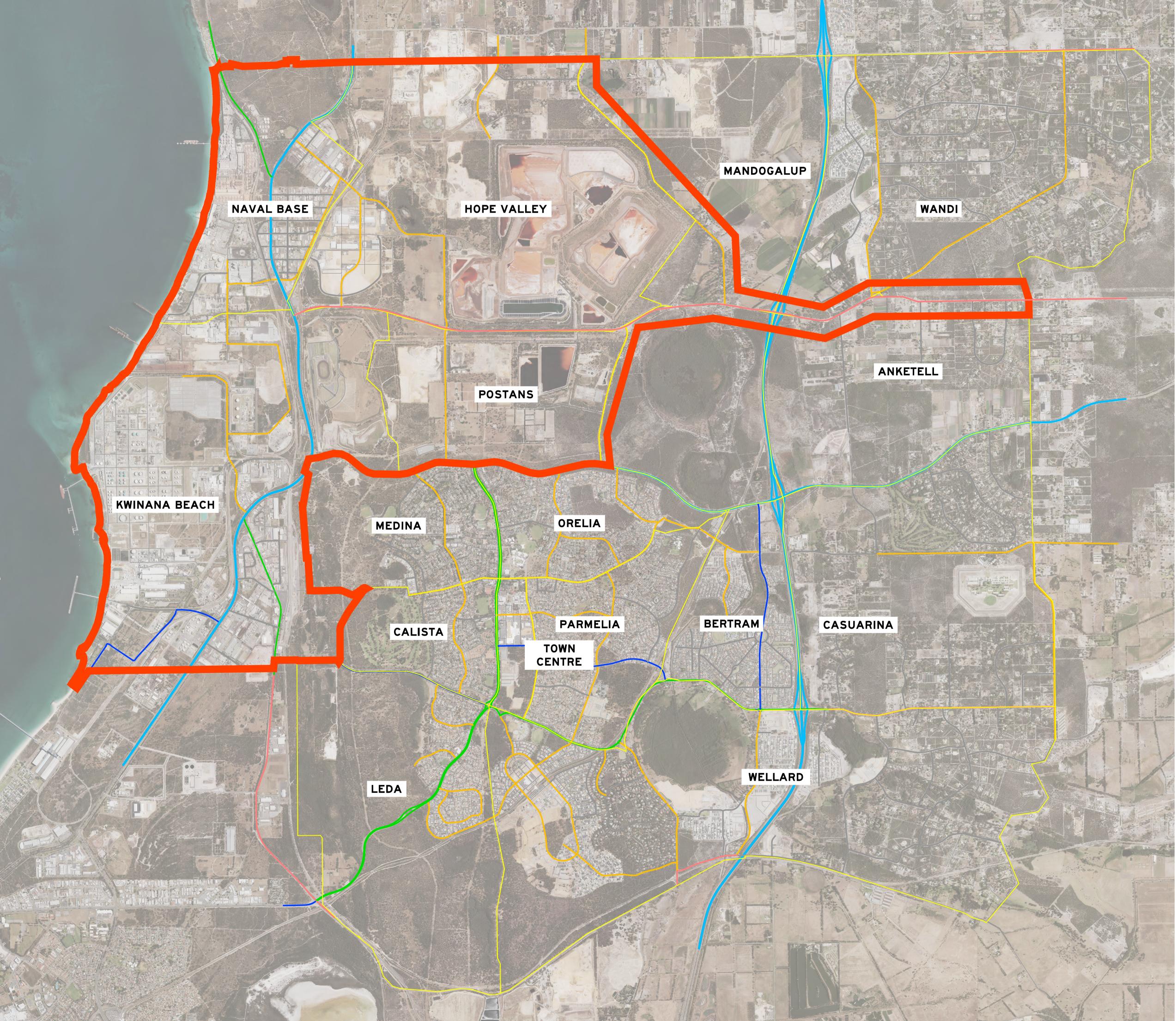
MOVED CR W COOPER

SECONDED CR S LEE

That Council:

- Support the use of Restricted Access Vehicles within the portion of the Western Trade Coast depicted in Attachment A, subject to the Chief Executive Officer being satisfied that the individual route is safe and suited to the particularly requested Restricted Access Vehicle combination;
- 2. Does not support the use of Accredited Mass Management Scheme (Concessional Load) vehicles on roads managed by the City of Kwinana, unless an appropriate mechanism is established to compensate the City for increased road degradation resulting from the increased axle loads;
- 3. Authorise the Chief Executive Officer to negotiate and execute legal agreements, between the City of Kwinana and individual transport operators or business owners, that allow the use of Accredited Mass Management Scheme vehicles on roads within the portion of the Western Trade Coast depicted in Attachment A, where the legal agreement includes provision of compensation for the increased pavement degradation resulting from the increased axle loads; and
- 4. Authorise the Chief Executive Officer to negotiate and execute legal agreements or letters of undertaking, between the City of Kwinana and Main Roads Western Australia, that allows the use of Accredited Mass Management Scheme vehicles (Concessional Load), within the portion of the Western Trade Coast depicted in Attachment A, subject to the legal agreement or letter of undertaking providing for the maintenance of the affected roads, effective transfer of management of the affected roads, or compensation for the increased road degradation resulting from the increased axle loads, on the affected roads.

CARRIED 6/1



16 Reports - Civic Leadership

16.1 Budget Variations

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

To amend the 2017/2018 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 Council approves the required budget variations to the Adopted Budget for 2017/2018 as outlined in the report.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	600007.1567	Capital Expense – Infrastructure Street Lights Latitude 32 Lighting change Capital Revenue –	(286,050)	(96,424)	(382,474)
	300137.1003	Infrastructure Street Lights Latitude 32 Lighting change	Nil	96,424	96,424
	Reason:	Transport Development – revenue in excess of budget - insurance reimbursement received for stolen solar light batteries to be used towards converting street lighting Latitude 32 from solar to Western Power grid.			

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.

16.1 BUDGET VARIATIONS

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications are 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:

This proposal will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure	6.1.2 Implement sound
	the financial	revenue and expenditure
	sustainability of the	policies, seek additional
	City of Kwinana into	revenue sources and
	the future.	optimise financial
		management systems.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report or recommendation.

RISK IMPLICATIONS:

Risk Event	The City does not manage it's finances adequately and allows budget expenditure to exceed allocation and the City then finds itself unable to fund it's services that have been approved through the budget process
Risk Theme	Failure to fulfil statutory regulations or compliance
	Providing inaccurate advice/information
Risk Effect/Impact	Financial
	Reputation
	Compliance
Risk Assessment Context	Operational
Consequence	Moderate

16.1 BUDGET VARIATIONS

Likelihood	Rare
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate risk)
Response to risk treatment	Submit budget variation requests to Council as they arise,
required/in place	identifying financial implications and ensuring there is nil effect
	on the budget adopted
Rating (after treatment)	Low

COUNCIL DECISION

052

MOVED CR M ROWSE

SECONDED CR M KEARNEY

That Council approves the required budget variations to the Adopted Budget for 2017/2018 as outlined in the report.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

16.2 'Write off' of Sundry Debtor – Formbay Trading Pty Ltd - Debtor # 4012.06 Inv 46133

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

It is recommended that Council write-off invoice 46133 for the amount of \$74,112.50 (GST exclusive) issued to Formbay Trading Pty Ltd ("Formbay"). An invoice will be raised to Perdaman Advanced Energy for an amount of \$57,350.70 (GST exclusive) for the Small Scale Technology Certificates relating to the 100kw solar panel system on the Darius Wells Library and Resource Centre. The difference between what City Officers are requesting to be written off of \$74,112.50 and the amount that will be raised to the correct debtor of \$57,350.70 is \$16,761.80 and this is the difference between what was the original estimated value of the Small Scale Technology Certificates (STC) and the actual value for which the certificates were sold.

OFFICER RECOMMENDATION:

That the Council authorise to write off invoice 46133 for the amount of \$74,112.50 (GST exclusive) issued to Formbay Trading Pty Ltd.

DISCUSSION:

The City installed a 100KW solar panel system on the roof of the Darius Wells Library and Resource Centre in August this year. The system was eligible for an Australian Government rebate called Small Scale Technology Certificates (STCs), a market based mechanism where certificates are created based on the expected carbon emissions reductions. These certificates are sold to electricity retailers (who supply electricity to households and businesses) to help them meet their legal obligations under the Renewable Energy Target established by the Australian Government. Under the Small Scale Renewable Energy Scheme eligible energy systems, such as solar panels, are entitled to STCs which can be sold to recoup a portion of the capital cost of the system. Perdaman Advanced Energy was the contractor that installed the panels and they sell the certificates using a broker called Formbay Trading Pty Ltd ("Formbay").

Formbay were invoiced on 15 June 2017 for the supply of 1,931 Small Scale Technology Certificates (STCs) for a total of \$74,112.50. Both Formbay and the solar installer requested that an invoice for the estimated sale value be submitted along with all documentation at the time of lodgement for sale of the STCs. City Officers have now been informed that the debtor invoice is required to be issued to Perdaman Advanced Energy.

Due to an unusual price drop in the sale price of STCs between the issue of the invoice and the creation of the STCs on the 14 August 2017, a discrepancy between the amount originally invoiced and the value to which the STCs were sold, has eventuated. A difference of \$16,761.80.

16.2 'WRITE OFF' OF SUNDRY DEBTOR - FORMBAY TRADING PTY LTD - DEBTOR # 4012.06 INV 46133

City Officers will issue a new invoice for the amount of \$57,350.70 in the name of Perdaman Advanced Energy and invoice 46133 is requested to be written off for the amount of \$74,112.50 in the name of Formbay Trading Pty Ltd.

LEGAL/POLICY IMPLICATIONS:

Section 6.12. Power to defer, grant discounts, waive or write off debts, of the Local Government Act 1995 states:

- (1) Subject to subsection (2) and any other written law, a local government may
 - (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
 - (b) waive or grant concessions in relation to any amount of money; or
 - (c) write off any amount of money, which is owed to the local government.

The CEO's delegated authority is subject to the following limitations:

- 1. A write off of the debt incurred as a result of an administrative error on behalf of the City not exceeding \$10,000;
- 2. Any grant of concession or waiver not exceeding \$1,000 per occurrence; and
- 3. Any write off of a debt, not being due to an administrative error, for debts not exceeding \$1,000.

This matter is required to be considered by Council due to the following;

- The Chief Executive Officer's delegated authority to write off a debt due to an administrative error is for debts not exceeding \$10,000. The debtor the invoice was issued to was incorrect and the invoice was required to be issued to the electricity retailer and not its broker.
- 2. The Chief Executive Officer's delegated authority to write off of a debt, not being due to an administrative error, is for debts not exceeding \$1,000. The timing of when the invoice was raised and when the STCs were sold resulted in a loss to the City of \$16,761.80.

FINANCIAL/BUDGET IMPLICATIONS:

This write off was factored into 2016/17 financial year accounts as a provision for doubtful debts. This means that the amount of \$16,761.80 reduced the 30 June 2017 closing surplus balance, therefore the difference has nil impact on the budget for the 2017/2018 financial year.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

^{*} Absolute majority required.

16.2 'WRITE OFF' OF SUNDRY DEBTOR - FORMBAY TRADING PTY LTD - DEBTOR # 4012.06 INV 46133

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

Regularly reviewing debts owed is part of the business improvement the City is undertaking to ensure the Strategic Community Plan can be successfully delivered by adequately managing our resources.

RISK IMPLICATIONS:

It is the City's Policy to achieve best practice (aligned with AS/NZS ISO 31000:2009 Risk management) in the management of all risks that may affect the City. The types of risks include the City's customers, people, assets, functions, objectives, operations or members of the public. Risk Management will form part of the strategic, operational, project and business unit management responsibilities and where possible, be incorporated within the City's Integrated Planning Framework.

The City will monitor and review individual risks and identify issues and trends that may arise from time to time.

However, the risk implications specifically related to this proposal are as follows:

Risk Event	Misrepresentation of the City's Financial standing
Risk Theme	Failure to fulfil statutory regs or compliance
	requirements
Risk Effect/Impact	Financial
Risk Assessment	Operational
Context	
Consequence	Minor
Likelihood	Unlikely
Rating (before	Low
treatment)	
Risk Treatment in place	Prepare Contingent Plans – in event risk occurs
Response to risk	Ensure information provided to Accounts
treatment required/in	Receivable is accurate before processing
place	
Rating (after treatment)	Low

COUNCIL DECISION

053

MOVED CR W COOPER

SECONDED CR M KEARNEY

That the Council authorise to write off invoice 46133 for the amount of \$74,112.50 (GST exclusive) issued to Formbay Trading Pty Ltd.

CARRIED

16.3 Council Policy Review – Rates Collection Policy, Debtor Collection Policy and Delegated Authority 2.9 and 2.10, and Council Policy – Record Keeping

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

A review of the Council policy – Debtors Management has been undertaken, providing for the need to delete the current policy and to create two new policies, Council Policy - Rates Collection and Council Policy - Debtors Collection. The deletion of the current policy and creation of the new policies are recommended for Council endorsement along with two related delegations to the Chief Executive Officer.

A review of Council Policy – Record Keeping has also been undertaken resulting in minor edits to the policy and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council:

- 1. Delete Council Policy Debtors Management.
- 2. Adopt the new policy Rates Collection Policy, contained within Attachment A.
- 3. Adopt the new policy Debtors Collection Policy, contained within Attachment B.
- 4. Approve the following delegations to the Chief Executive Officer, as detailed in Attachments C and D respectively:
 - a) 2.9 Signing of a Memorandum of Consent Order on behalf of the Local Government.
 - b) 2.10 Make alternative arrangements for payment of rates and service charges.
- 5. Adopt the revised policy Record Keeping Policy, contained within Attachment E.

NOTE - AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

The regular review of council policies gives Council the opportunity to ensure that policies remain current and are providing clear direction to the City and its stakeholders. During this review, two policies were reviewed, Council Policy – Debtors Management and Council Policy – Record Keeping.

Throughout the review of Council Policy – Debtors Management it became apparent that clearer direction to both City Officers and the various stakeholders was required to ensure that the City can continue to effectively manage its outstanding debts in regards to rates and service charges and other sundry debts.

16.3 COUNCIL POLICY REVIEW – RATES COLLECTION POLICY, DEBTOR COLLECTION POLICY AND DELEGATED AUTHORITY 2.9 AND 2.10, AND COUNCIL POLICY – RECORD KEEPING

The Local Government Act 1995 provides specific direction on what a council is able to do in regards to the collection of rates and service charges. These sections are completely separate to the collection of general sundry debtors and because of this two separate policies have been created to reflect the differences and provide greater clarity.

The creation of the new policies has also led to the requirement for two new Council Delegations to the Chief Executive Officer, 2.9 - Signing of a Memorandum of Consent Order on behalf of the Local Government (Attachment C) and 2.10 - Make alternative arrangements for payment of rates and service charges (Attachment D), to ensure the services the City provides, in relation to powers and duties of the City under the *Local Government Act 1995* and other legislation for which the City has responsibility, can be delivered in a timely and efficient manner.

During the review of Council Policy - Record Keeping only minor edits were required and the previous Council Policy with tracked changes has been provided in Attachment E for Council consideration.

LEGAL/POLICY IMPLICATIONS:

Part 6 – Financial Management, Division 6 - Rates and service charges of the Local Government Act 1995 deals with the:

- Payment of rates and service charges;
- Recovery of unpaid rates and service charges;
- Actions against land where rates or service charges are unpaid; and
- Objections and review

Refer to Attachment F for an extract of subdivisions 4 – 7 of Part 6 – Financial Management, Division 6 - Rates and service charges of the Local Government Act 1995.

Part 6 – Financial Management, Division 4 – General financial provisions of the Local Government Act 1995 includes sections that deal with:

- Power to defer, grant discounts, waive or write off debts (s6.12.)
- Interest on money owing to local governments (s6.13.)

Refer to Attachment G for an extract of sections 6.12. and 6.13. of the *Local Government Act 1995.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial/budget implications related to this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

16.3 COUNCIL POLICY REVIEW – RATES COLLECTION POLICY, DEBTOR COLLECTION POLICY AND DELEGATED AUTHORITY 2.9 AND 2.10, AND COUNCIL POLICY – RECORD KEEPING

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

There are no direct strategic/social implications related to this report.

RISK IMPLICATIONS:

Risk Event	Policies are not adopted and the City's collection process is unclear to Officers and the community.
Risk Theme	Failure to maintain efficient cashflows.
Risk Effect/Impact	Financial
Risk Assessment Context	Operational
Consequence	Major
Likelihood	Possible
Rating (before treatment)	High
Risk Treatment in place	Reduce – mitigate risk
Response to risk treatment required/in place	Reduce the risk by providing an adequate policy for the collection of outstanding rates and sundry debtors.
Rating (after treatment)	Moderate

COUNCIL DECISION

054

MOVED CR M KEARNEY

SECONDED CR S LEE

That Council:

- 1. Delete Council Policy Debtors Management.
- 2. Adopt the new policy Rates Collection Policy, contained within Attachment A.
- 3. Adopt the new policy Debtors Collection Policy, contained within Attachment B.
- 4. Approve the following delegations to the Chief Executive Officer, as detailed in Attachments C and D respectively:
 - a) 2.9 Signing of a Memorandum of Consent Order on behalf of the Local Government.
 - b) 2.10 Make alternative arrangements for payment of rates and service charges.
- 5. Adopt the revised policy Record Keeping Policy, contained within Attachment E.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL



Council Policy

Rates Collection Policy





Council Policy

Rates Collection Policy

D17/36155[v2]

1. Title

Rates Collection Policy

2. Purpose

The purpose of this policy is to outline the City of Kwinana's process for efficient and effective collection of outstanding rates and charges.

3. Scope

This policy is applicable to all ratepayers within the City of Kwinana.

4. Definitions

"Minor Case Claim" means the claim lodged with the Magistrates Court where the value of the debt or damages you are claiming does not exceed \$10,000.

"General Procedure Claim (GPC)" means the claim lodged with the Magistrates Court where the value of the claim or the relief claimed does not exceed \$75,000.

"Property Seizure and Sale Order (PSSO)" is a court order that authorises a bailiff to seize and sell as much of the judgment debtor's real or personal property as necessary to satisfy the judgment debt wholly or partially.

"Special Payment Arrangement" means an arrangement between the ratepayer and the City to pay outstanding rates, outside of the formal instalment options stated on the rates notice.

5. Policy Statement

Any rates payments due to the City of Kwinana that have not been received by the due date shall be recovered in accordance with this policy and any such action shall comply with relevant legislation and regulations.

5.1 Recovery of Rate Arrears

- 5.1.1 Rate notices are due for payment 35 days from date of issue as per Section 6.56 of the *Local Government Act 1995.*
 - a) Interest on overdue rates and charges shall be imposed at a rate as prescribed in Section 70 of the Local Government (Financial Management) Regulations 1996 as per Section 6.51(1) of the Local Government Act 1995, calculated daily.
 - b) Ratepayers may elect to pay their account by 2 or 4 instalments by paying the first instalment amount as indicated on the rates notice by the due date.
 - i. Interest shall be imposed on assessments opting for the instalment plan as prescribed in Section 68 of the *Local Government (Financial Management) Regulations* 1996.
 - ii. Notices for subsequent instalments will be issued not less

- than 28 days before each instalment is due as per Section 6.41(2)(b) of the *Local Government Act 1995*.
- iii. Payment of a rate or service charge on any land may not be made by instalments if, at the date for payment of the first instalment, any part of a rate or service charge imposed on that land in a previous financial year (or interest accrued thereon at the date of issue of the rate notice) remains unpaid.
- c) Eligible persons registered to receive a pensioner or senior rebate under the *Rates and Charges (Rebates and Deferments) Act 1992* have until 30 June in that rating year to be eligible for the rebate or deferment of their rates and Emergency Services Levy (ESL), without incurring any late payment penalties.
 - i. Those registered pensioners who are eligible to defer their rates and ESL amounts are required to pay only the waste and service charges by 30 June and the rates and ESL balances will automatically be transferred into a deferred account during the end of year procedures.
 - ii. Those registered pensioners/seniors who are eligible for the rebate are required to pay the rebated amount as specified on the rates notice by 30 June of that rating year for the claim to Office of State Revenue to be successful.
- 5.1.2 The sequence of actions taken against defaulting ratepayers will be as follows:
 - a) Where payment is not received within thirty five (35) days after the due date for payment, a Final Notice shall be issued requesting full payment within fourteen (14) days unless a successful special payment arrangement has been entered into by the City.
 - b) Where amounts remain outstanding, three attempts to contact the ratepayer will be made by telephone and email (where provided). If no details are on file with the City, the City Officer will attempt to contact utilities providers and potential other leads (such as builders or planning consultants from applications or correspondence received at the City).
 - c) If payment has not been made City Officers will issue a Notice of Intended Legal Action letter to the ratepayer, demanding immediate payment.
 - d) Seven (7) days after the Notice of Intended Legal Action letter is issued, attempt to contact the ratepayer will be made requesting payment for the outstanding balance. Where possible, the mortgagee of the property may be contacted to rectify the breach of non-payment of rates with their client.
 - e) For debts outstanding over \$10,000 the City may refer the debt to a debt collection agency for a General Procedure Claim (GPC) and Court proceedings to commence.
 - f) Should a GPC be lodged and there is no response to the GPC within fourteen (14) days of issuing the claim, default judgment can be entered into at the Magistrates Court and a Property Seizure and Sale Order (PSSO) will be lodged at the Magistrates

Court at the same time and served by an appropriate process server.

- The PSSO authorizes the Bailiff to seize and sell as much of the debtor's real or personal property as necessary to satisfy the debt wholly.
- ii. Where a PSSO involves the seizure of land a report to Council will be submitted for endorsement prior to the seizure of land.
- g) For debts outstanding under \$10,000 a Minor Case Claim may be lodged by the City. Should there be no response to the claim within fourteen (14) days if served within Western Australia or twenty one (21) days if served within another State or Territory of Australia, default judgment can be entered into at the Magistrates Court.
- h) Costs incurred as a result of proceedings are to be debited to the rates account as per Section 6.56 of the *Local Government Act* 1995.
- 5.1.3 Other debt recovery actions that the City will undertake when the nature of the debt or the debtor is of such that it is in the City's interest to do so:

a) Seizure of Rent for Non Payment of Rates

Where the property owner of a leased or rented property on which rates and service charges are outstanding cannot be located or refuses to settle rates and service charges owed, a notice may be served on the lessee or tenant under the provisions of Section 6.60 of the *Local Government Act 1995*, requiring the lessee or tenant to pay to the City the rent due that they would otherwise pay under the lease/tenancy agreement as it becomes due, until the amount in arrears has been paid in full.

b) Lodging a Caveat on the Title for Land

If rates and service charges which are due to the City in respect of any rateable land remain unpaid, a caveat may be registered on the title for the land under the provisions of Section 6.64(3) of the *Local Government Act 1995*. The cost of lodging a caveat cannot be debited to the rate account. This option may be exercised where it is deemed necessary to protect the City's interests.

c) Sale of Land

If rates and service charges which are due to the City in respect of any rateable land remain unpaid for at least three (3) years, and reasonable attempts to commence legal action have been made, the City may take possession of the land under the provisions of Section 6.64 of the *Local Government Act 1995*. The approval of Council is required to be obtained before this course of action is undertaken.

5.2 Discontinuance of further legal action

- 5.2.1 Notice of Discontinuance / Memorandum of Consent
 - a) If it happens that a course of legal action that is lodged with the Magistrates Court was lodged in error by the City, a Notice of

Discontinuance or Memorandum of Consent, whichever is appropriate, will be prepared and lodged at the Magistrates Court at the City's expense.

- b) If the debt has been settled with the City, a Notice of Discontinuance or Memorandum of Consent may be prepared on request. An administration fee as per the City's adopted Fees and Charges will be charged and must be paid in full prior to the Notice of Discontinuance or Memorandum of Consent being released by the City.
- 5.2.2 The City will not proceed with further legal action if the debt has been settled in full or an approved arrangement to clear the debt is entered into and adhered to.

5.3 Special Payment Arrangement

Payment by arrangement (outside of the formal instalment options specified on the rates notice) to clear outstanding rates must be made in writing. An administration fee as per the City's adopted Fees and Charges plus penalty interest at a rate prescribed in Section 70 of the *Local Government (Financial Management) Regulations 1996*, calculated daily will be charged upon successful application. Acceptance of the special payment arrangement will be for regular instalments with all outstanding amounts to be finalised by 30 June of that financial year. Arrangements outside of these terms will be at the discretion of the Chief Executive Officer or the relevant Director.

6. Financial/Budget Implications

All costs incurred in relation to recovery action will be included in the current budget and where applicable will be 'on charged' to the debtor.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific financial or budget implications associated with this Policy.

9. Strategic/Social Implications

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management system

10. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

12. References

Name of Policy	Rates Collection Policy
Date of Adoption and	XXX
resolution No	
Review dates and resolution	Nil
No #	
New review date	1 May 2019

Legal Authority	
Directorate	City Strategy
Department	Finance
Related documents	Acts/Regulations Local Government Act 1995, sections: 6.41(2), 6.45(3), 6.51(1), 6.56, 6.60 and 6.64. Local Government (Financial Management) Regulations 1996, sections: 68 and 70. Rates and Charges (Rebates and Deferments) Act 1992 Work Instructions D09/32060[v4] – RAT 02 – Debt Recovery Module.

Note: Changes to References may be made without the need to take the Policy to Council for review.



Council Policy

Debtor Collection





Council Policy

Debtor Collection

D17/69752[v2]

1. Title

Debtor Collection

2. Purpose

The purpose of this policy is to outline the City of Kwinana's process for efficient and effective collection of outstanding debtor amounts (not including rates and service charges).

3. Scope

This policy is applicable to all City debtors with the exception of debtors in respect of rates and service charges.

4. Definitions

"Debtor" an individual, organisation or other party that transacts with the City where goods or services are provided, use of facilities are made available, fines and license fees are levied and any other transaction that results in an expected future payment to the City.

"Minor Case Claim" means the claim lodged with the Magistrates Court where the value of the debt or damages you are claiming does not exceed \$10,000.

"General Procedure Claim (GPC)" means the claim lodged with the Magistrates Court where the value of the claim or the relief claimed does not exceed \$75,000.

"Property Seizure and Sale Order (PSSO)" is a court order that authorises a bailiff to seize and sell as much of the judgment debtor's real or personal property as necessary to satisfy the judgment debt wholly or partially.

5. Policy Statement

5.1 Debt Management

- 5.1.1 Where practical, pre-payment will be sought for works, services and facilities. The estimated cost may form the basis of pre-payment.
- 5.1.2 In all other cases invoices shall be forwarded within seven (7) days of the debt being incurred.
- 5.1.3 If payment has not been received within 30 days of the invoice date, a reminder notice/statement will be issued to the debtor requesting payment within seven (7) days.
- 5.1.4 After seven (7) days from the issue of a reminder notice/statement remain outstanding, three attempts to contact the debtor will be made by telephone and email (where provided). If no details are on file with the City, the City Officer will attempt to contact potential other leads.

- 5.1.5 Should the debtor be unable to be contacted and where the account remains outstanding after a further fourteen (14) days from the reminder notice, a "Notice of Intention to Claim" shall be issued allowing seven (7) days for payment.
- 5.1.6 For debts outstanding over \$10,000 the City may refer the debt to a debt collection agency for a General Procedure Claim (GPC) and Court proceedings to commence.
- 5.1.7 Should a GPC be lodged and there is no response to the GPC within fourteen (14) days of issuing the claim, default judgment can be entered into at the Magistrates Court and a Property Seizure and Sale Order (PSSO) will be lodged at the Magistrates Court at the same time and served by an appropriate process server.
 - The PSSO authorizes the Bailiff to seize and sell as much of the debtor's real or personal property as necessary to satisfy the debt wholly.
 - ii. Where a PSSO involves a seizure of land a report to Council will be submitted for endorsement prior to the seizure of land.
- 5.1.8 For debts outstanding under \$10,000 a Minor Case Claim may be lodged by the City. Should there be no response to the claim within fourteen (14) days if served within Western Australia or twenty one (21) days if served within another State or Territory of Australia, default judgment can be entered into at the Magistrates Court
- 5.1.9 Interest on outstanding debtors will be set by Council with the adoption of the annual budget.
- 5.1.10 A debtor experiencing difficulties in paying their debts by the specified date may apply to the City to enter into a Special Payment Arrangement.

5.2 Special Payment Arrangement

Payment by special arrangement to clear outstanding debts must be made in writing. An administration fee as per the City's adopted Fees and Charges plus penalty interest, at a rate adopted by Council, calculated daily will be charged upon successful application. Acceptance of the special payment arrangement will be for regular instalments via the City's direct debit facility with all outstanding amounts to be finalised by 30 June of that financial year. Arrangements outside of these terms will be at the discretion of the Chief Executive Officer or the relevant Director.

5.3 Provision of Doubtful Debts

Aged debts greater than 150 days shall be reviewed and provided for as a doubtful debt, following advice from the business unit that requested to raise the invoice, according to an assessment which has regard for the size and nature of the debt and the likelihood of receiving payment for the debt.

Aged debts less than 150 days may be provided for as a doubtful debt if the recovery of the debt is known to be unlikely. Any adjustments to the provision for doubtful debts will be made annually or as required and will be charged to a bad debt expense corporate account.

5.4 Write-Off of Bad Debts

Debts shall be written off only when all reasonable attempts at recovery have been exhausted. Recommendations for write off shall be made by the Manager Finance to the relevant delegated officer following discussion with the business unit responsible for the raising of the debt.

In accordance with section 6.12(c) of the *Local Government Act 1995* all debts which require Council approval to be written off will be reported to Council.

5.5 Reporting

A report to Council will be provided as part of the Monthly Financial Statements detailing the following:

- a summary of the aged trial balance for Debtors;
- a list of debtors that are outstanding over 90 days with a balance that exceeds \$1,000 and will include:
 - o the debtor number;
 - o a description of the charges incurred;
 - o the amount outstanding over 90 days; and
 - o an explanation of the status of the outstanding debt.

6. Financial/Budget Implications

All costs incurred in relation to recovery action will be included in the current budget and where applicable will be on charged to the debtor.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific financial or budget implications associated with this Policy.

9. Strategic/Social Implications

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management system

10. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

12. References

Name of Policy	Debtor Collection
Date of Adoption and resolution No	XXX
Review dates and resolution	Nil
No #	
New review date	1 May 2019
Legal Authority	
Directorate	City Strategy
Department	Finance

Related documents	Acts/Regulations Local Government Act 1995 Local Government (Financial Management) Regulations 1996
	Delegation 2.8 Write off, grant a concession, or authorize a waiver for monies owing

Note: Changes to References may be made without the need to take the Policy to Council for review.

2.9 Signing of a Memorandum of Consent Order on behalf of the Local Government	
Function to be performed:	Authorised to sign a Memorandum of Consent Order on behalf of the local government in relation to court proceedings for recovery of rates in arrears.
Legislative power or duty delegated:	Local Government Act 1995 – Part 6, Division 6 Rates and service charges s6.56 Rates or service charges recoverable in court s6.64 Actions to be taken
Legislative Power to Delegate:	Local Government Act 1995 s5.42 Delegation of some powers to the CEO
Date Delegation made or reviewed:	
Delegation to:	Chief Executive Officer
Conditions and Exceptions:	 A Memorandum of Consent Order on behalf of the local government may be signed to dismiss a claim - 1. If there was an administration error and the claim was invalid, or 2. Payment of all outstanding amounts are paid in full and the fee, as set out in the City's Fees and Charges, has been paid for a Notice of Discontinuance.
Statutory Power to sub-delegate:	Local Government Act 1995 s5.44 CEO may delegate some powers and duties to other employees
Reporting Requirements:	 Any exercise of this delegation is to be recorded in the Delegated Authority Register; and The full details of the decision made under this delegation are to be recorded in the rate record.

2.10 Make alternative arrangements for payment of rates and services charges	
Function to be performed:	To make alternative arrangements for payment of rates and services charges.
Legislative power or duty delegated:	Local Government Act 1995 – Part 6, Division 6 s6.49 Agreement as to payment of rates and service charges
Legislative Power to Delegate:	Local Government Act 1995 s5.42 Delegation of some powers to the CEO
Date Delegation made or reviewed:	XX December 2017
Delegation to:	Chief Executive Officer
Conditions and Exceptions:	This delegation is subject to section 6.47 of the Local Government Act 1995. The CEO's delegated authority must comply with the relevant Council policies.
Statutory Power to sub-delegate:	Local Government Act 1995 s5.44 CEO may delegate some powers and duties to other employees
Reporting Requirements:	 Any exercise of this delegation is to be recorded in the Delegated Authority Register; and The full details of the payment arrangement to be recorded on the appropriate financial record.



Council Policy

Record Keeping





Council Policy Record Keeping D15/55036[v3]

1. Title

Record Keeping

2. Purpose

To provide Council's expectations and commitment for record keeping of business transactions and official activities of the City of Kwinana in line with legislative requirements.

3. Scope

Under current records-related legislation including the *State Records Act 2000*, *Freedom of Information Act 1992* and the accredited Australian Standard ISO 9001, the City is required to maintain record keeping systems that are dedicated to the creation and control of the City's records. The systems have to ensure that the City's records accurately and adequately record the performance of its functions and are able to contribute towards informed decision-making of the City.

This Policy fulfils the requirement of the State Records Principles and Standards 2002 for a Record Keeping Policy as part of a government organisation's record keeping framework that also includes a Record Keeping Plan and Operating Procedures.

This Policy applies to all records, which are created or received by the City of Kwinana, regardless of their media, date of creation or storage location.

4. Definitions

Record, as defined by the *State Records Act 2000*, a record is information recorded in any form created or received and maintained by an organisation in the transaction of business and kept as evidence of such activity and includes:

- a) anything on which there is writing;
- b) a map, plan, diagram or graph;
- c) a drawing, pictorial or graphic work, or photograph;
- d) anything on which there are figures, marks, perforations or symbols, having a meaning for persons qualified to interpret them;
- e) anything from which images, sounds or writings can be reproduced with or without the aid of anything else; and
- f) anything on which information has been stored or recorded, either mechanically, magnetically, or electronically.

5. Policy Statement

Council recognises that the City's records are a corporate asset. Complete and accurate records of all business decisions and transactions are to be recorded in the City's records keeping system both in respect to their content and context. The records are to be managed in accordance with the relevant legislation, policies and procedures.

5.1 Records creation

All staff and Elected Members are to create full and accurate records of the City's business decisions and transactions in the appropriate format.

5.2 Records capture and control

Original documents are to be forwarded to the Records Section. All records created and received in the course of the City's business regardless of the format are to be captured into the City's record keeping system.

5.3 Records access

Elected Member's access to the City's records will be via the Chief Executive Officer in accordance with the *Local Government Act 1995*.

Staff and City contractor's access to the City's records will be in accordance with designated access requirements, security classifications and operational guidelines.

The general public's access to the City's records by the will be in accordance with the *Local Government Act 1995* and the *Freedom of Information Act 1992*.

5.4 Records protection and security

All records are to be managed and adequately protected and stored according to whether they are significant, insignificant or vital records, and in accordance with their security classification definitions;

5.5 Contractual and outsourcing obligations

All contractual arrangements are to ensure the City's ownership of its records.

5.6 Retention and Disposal actions:

All records within the record keeping system maintained by the City are to be disposed of in accordance with the State Records Office's General Disposal Schedule for Local Government Records (GDALG) RD2010046 RD2015-001., and General Disposal Authority for Source Records

5.7 Records transfer

Records are only to be transferred according to legislative requirements and the transfer is to be recorded in the relevant record keeping system.

Source Records:

Source records can only be destroyed if the digitized process has met the guidelines set down in the General Disposal Authority for Source Records. Officers are not permitted to use multifunction devices to "digitize" (scan) records.

6. Financial/Budget Implications

There are no specific financial or budget implications associated with this Policy.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific environmental implications associated with this Policy.

9. Strategic/Social Implications

Corporate Business Plan 2016 – 2021

Objective 5.1 - An active and engaged local government focused on achieving the community's vision.

Strategy 5.1.1 – Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision.

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 providing an adequate policy to address the City's record keeping requirements would result in a risk rating of moderate.

It is assessed that the risk rating following the implementation of this policy would result in a risk rating of low.

12. References

Name of Policy	Record Keeping
Date of Adoption and resolution No	28/10/2015 #011
Review dates and resolution No #	Nil
New review date	28/10/2017
Legal Authority	Local Government Act 1995 Section 2.7 – Role of Council
Directorate	City Strategy
Department	Records
Related documents	Acts/Regulations State Records Act 2000 Freedom of Information Act 1992 Plans/Strategies City of Kwinana Recordkeeping Plan - D16/61667[v2] City of Kwinana Disaster Recovery Plan - D16/65541[v2] Policies Nil Work Instructions List any work instructions relevant to this Policy Other documents Records Principles and Standards 2002 (WA)

Note: Changes to References may be made without the need to take the Policy to Council for review.

Local Government Act 1995

Financial management Rates and service charges

Part 6
Division 6

s. 6.42

(b) the owner or occupier, as the case requires, of land on which a service charge is imposed,

a rate notice stating the date the rate notice was issued and incorporating or accompanied by the details and particulars prescribed.

- (2) The rate notice is to be given
 - (a) as soon as practicable after
 - (i) the rate record of the land is completed; or
 - (ii) the rate record of the land is amended, if that amendment results in a change in the amount of rates or service charges payable on that land;

or

- (b) where an election has been made under section 6.45 to pay rates or service charges by instalments, not less than 28 days before each instalment is due.
- (3) Notwithstanding sections 75 and 76 of the *Interpretation*Act 1984 service of the rate notice is deemed to have been effected if delivered to the address shown in the rate record for the owner at the time of delivery.

Subdivision 4 — Payment of rates and service charges

6.42. Term used: service charge

In sections 6.43, 6.44 and 6.52(1) —

service charge does not include a service charge imposed under section 6.38(1)(b) on the occupier of land who is not the owner of that land.

6.43. Rates and service charges are a charge on land

Subject to the *Rates and Charges (Rebates and Deferments)*Act 1992, rates and service charges imposed under this Act, together with the costs of proceedings, if any, for the recovery

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s. 6.44

of the rates or service charges, are a charge on the land rated or in relation to which the service charge is imposed.

6.44. Liability for rates or service charges

- (1) The owner for the time being of land on which a rate or service charge has been imposed is liable to pay the rate or service charge to the local government.
- If there are 2 or more owners of the land they are jointly and (2) severally liable to pay the rate or service charge, as the case requires.

6.45. **Options for payment of rates or service charges**

- A rate or service charge is ordinarily payable to a local (1) government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government, subject to subsection (3), by —
 - 4 equal or nearly equal instalments; or
 - (b) such other method of payment by instalments as is set forth in the local government's annual budget.
- Where, during a financial year, a rate notice is given after a (2) reassessment of rates under section 6.40 the person to whom the notice is given may pay the rate or service charge
 - by a single payment; or
 - (b) by such instalments as are remaining under subsection (1)(a) or (b) for the remainder of that financial year.
- A local government may impose an additional charge (including (3) an amount by way of interest) where payment of a rate or service charge is made by instalments and that additional charge is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable.

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(4) Regulations may —

- provide for the manner of making an election to pay by instalments under subsection (1) or (2); and
- prescribe circumstances in which payments may or may (b) not be made by instalments; and
- prohibit or regulate any matters relating to payments by instalments; and
- provide for the time when, and manner in which, (d) instalments are to be paid; and
- (e) prescribe the maximum amount (including the maximum interest component) which may be imposed under subsection (3) by way of an additional charge; and
- provide for any other matter relating to the payment of (f) rates or service charges.

6.46. **Discounts**

Subject to the *Rates and Charges (Rebates and Deferments)* Act 1992, a local government may, when imposing a rate or service charge, resolve* to grant a discount or other incentive for the early payment of any rate or service charge.

6.47. **Concessions**

Subject to the *Rates and Charges (Rebates and Deferments)* Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive* a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.

6.48. Regulation of grant of discounts and concessions

Regulations may prescribe circumstances in which a local government is not to exercise a power under section 6.46 or 6.47 or regulate the exercise of the power.

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^{*} Absolute majority required.

^{*} Absolute majority required.

s. 6.49

6.49. Agreement as to payment of rates and service charges

A local government may accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.

6.50. Rates or service charges due and payable

- (1) Subject to
 - (a) subsections (2) and (3); and
 - (b) any concession granted under section 6.47; and
 - (c) the Rates and Charges (Rebates and Deferments) Act 1992,

a rate or service charge becomes due and payable on such date as is determined by the local government.

- (2) The date determined by a local government under subsection (1) is not to be earlier than 35 days after the date noted on the rate notice as the date the rate notice was issued.
- (3) Where a person elects to pay a rate or service charge by instalments the second and each subsequent instalment does not become due and payable at intervals of less than 2 months.

6.51. Accrual of interest on overdue rates or service charges

- (1) A local government may at the time of imposing a rate or service charge resolve* to impose interest (at the rate set in its annual budget) on
 - (a) a rate or service charge (or any instalment of a rate or service charge); and
 - (b) any costs of proceedings to recover any such charge, that remains unpaid after becoming due and payable.
 - * Absolute majority required.
- (2) The rate of interest that may be set by the local government under this section is not to exceed the rate for the time being

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- prescribed as the maximum rate of interest that may be set for the purposes of this section.
- (3) Accrued interest is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable.
- (4) If a person is entitled under the *Rates and Charges (Rebates and Deferments) Act 1992* or under this Act (if the local government in a particular case so resolves) to a rebate or deferment in respect of a rate or service charge
 - (a) no interest is to accrue in respect of that rate or service charge payable by that person; and
 - (b) no additional charge is to be imposed under section 6.45(3) on that person.
- (5) Regulations may provide for the method of calculation of interest.

[Section 6.51 amended by No. 1 of 1998 s. 21(1); No. 49 of 2004 s. 62.]

6.52. Rates and service charges may be apportioned

- (1) Rates and service charges recoverable under this Act
 - (a) are apportionable between successive owners in respect of time as if they accrued due from day to day during the period for which they were imposed; and
 - (b) are apportionable between owners of several portions of the land rated or in relation to which the service charge is imposed, as the case requires, according to the respective values of the portions.
- (2) Where, in accordance with this Act, any portion of a rate or service charge (other than a service charge imposed on an occupier under section 6.38(1)(b)) in respect of any land has been paid by a person other than the owner of the land, whether during or after the period for which the rates were imposed, the owner is liable, if there is no agreement between them to the contrary, to reimburse that other person the amount so paid.

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s. 6.53

- (3) This section does not affect the liability of a person to the local government.
- **(4)** An unsatisfied judgment or order of a court for the recovery of rates or service charges from a person is not a bar to the recovery of them from another person liable under this Act to pay them.

6.53. Land becoming or ceasing to be rateable land

Where during a financial year —

- land that was not rateable becomes rateable land; or
- (b) rateable land becomes land that is not liable to rates,

the owner of that land -

- is liable for rates proportionate to the portion of the year during which the land is rateable land; or
- (d) is entitled to a refund of an amount proportionate to the portion of the year during which the land is not rateable land,

as the case requires.

Subdivision 5 — Recovery of unpaid rates and service charges

6.54. Term used: service charge

In sections 6.55, 6.60 and 6.62 —

service charge does not include a service charge imposed under section 6.38(1)(b) on the occupier of land who is not the owner of that land.

6.55. Recovery of rates and service charges

- Subject to subsection (2) and the Rates and Charges (Rebates (1) and Deferments) Act 1992 rates and service charges on land are recoverable by a local government from
 - the owner at the time of the compilation of the rate record; or

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- a person who whilst the rates or service charges are unpaid becomes the owner of the land.
- (2) A person who, by virtue of an Act relating to bankruptcy or insolvency or to the winding up of companies, has become the owner of land in the capacity of a trustee or liquidator, is not on that account personally liable to pay, out of the person's own money, rates or service charges which are already due on, or become due on that land while that person is the owner in that capacity.

Rates or service charges recoverable in court 6.56.

- (1) If a rate or service charge remains unpaid after it becomes due and payable, the local government may recover it, as well as the costs of proceedings, if any, for that recovery, in a court of competent jurisdiction.
- (2) Rates or service charges due by the same person to the local government may be included in one writ, summons, or other process.

[Section 6.56 amended by No. 84 of 2004 s. 80.]

Non-compliance with procedure in Act not to prevent 6.57. recovery of rate or service charge

In proceedings by or on behalf of a local government for the recovery of an amount due in respect of a rate or service charge, failure by the local government to comply in respect of the rate or service charge with the provisions of this Act, is not a defence, if it appears that it had the power to impose, and did in fact assent to the imposition of, the rate or service charge.

6.58. **Defence** in special cases

If a person sued or proceeded against proves that a notice required to be given under Subdivision 3 has not been given, the claim of the local government does not on that account fail, but such objections as would have been competent on an application under Subdivision 7 for a review may be raised as a defence to

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s. 6.59

the whole or part of the claim, unless they have already been unsuccessfully raised by the person on an application under that Subdivision for a review.

[Section 6.58 amended by No. 55 of 2004 s. 691.]

6.59. Question of title to land not to affect jurisdiction

A jurisdiction otherwise competent to entertain proceedings to recover rates or service charges, or consequent on the recovery of rates or service charges, or to hear an application for review or an appeal relating to the payment of rates or service charges is not affected on the ground that a question of title to land is raised in the proceedings, but an order or judgment in the matter is not evidence of title.

[Section 6.59 amended by No. 55 of 2004 s. 692.]

6.60. Local government may require lessee to pay rent

(1) In this section —

> lease includes an agreement whether made orally or in writing for the leasing or subleasing of land and includes a licence or arrangement for the use of land;

lessor and lessee mean the parties to a lease and their respective successors in title.

- (2) If payment of a rate or service charge imposed in respect of any land is due and payable, notice may be given to the lessee of the land requiring the lessee to pay to the local government any rent as it falls due in satisfaction of the rate or service charge.
- (3) The local government is to give to the lessor a copy of the notice with an endorsement that the original of it has been given to the lessee.
- (4) The local government may recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with the notice.

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- (5) Where an amount is paid under this section to the local government
 - (a) the payment discharges the payer from any liability to any person to pay that amount as rent; and
 - (b) where as between a lessor and lessee the lessor is liable to pay the rate or service charge, the amount paid may be set off by the lessee against the rent payable to the lessor; and
 - (c) if the amount exceeds the rent due, or if there is no rent due, the amount may be set off by the lessee against accruing rent, or the balance recovered from the lessor in a court of competent jurisdiction.
- (6) To the extent that an agreement purports to preclude a lessee from setting off or recovering payments made to a local government under this section, the agreement is of no effect.

6.61. Requirement to give name of person liable

- (1) On the request of a local government
 - (a) the occupier of property, or an agent of the owner of property, is required to disclose to the local government the name and address of the owner or of the person receiving or authorised to receive the rent of the property; and
 - (b) the person receiving or authorised to receive the rent of the property is required to disclose the name and address of the owner of the property.
- (2) A person from whom information is requested in accordance with subsection (1) commits an offence if the person
 - (a) fails to give the information requested; or
 - (b) gives information that is false or misleading in any material particular.

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s. 6.62

6.62. Application of money paid for rates and service charges

Where money is paid to a local government in respect of rates or service charges imposed on land, the local government is to apply the money for or towards —

- the rates or services charges due on the land in the order in which they become due; and
- (b) any outstanding costs of proceedings for the recovery of any such rates or charges.

[Section 6.62 amended by No. 49 of 2004 s. 63.]

Subdivision 6 — Actions against land where rates or service charges unpaid

6.63. Term used: service charge

In this Subdivision —

service charge does not include a service charge imposed under section 6.38(1)(b) on the occupier of land who is not the owner of that land.

6.64. Actions to be taken

- If any rates or service charges which are due to a local (1) government in respect of any rateable land have been unpaid for at least 3 years the local government may, in accordance with the appropriate provisions of this Subdivision take possession of the land and hold the land as against a person having an estate or interest in the land and
 - from time to time lease the land; or
 - sell the land; or (b)
 - (c) cause the land to be transferred to the Crown; or
 - cause the land to be transferred to itself.
- (2) On taking possession of any land under this section, the local government is to give to the owner of the land such notification

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- as is prescribed and then to affix on a conspicuous part of the land a notice, in the form or substantially in the form prescribed.
- (3) Where payment of rates or service charges imposed in respect of any land is in arrears the local government has an interest in the land in respect of which it may lodge a caveat to preclude dealings in respect of the land, and may withdraw caveats so lodged by it.

6.65. Power to lease: procedure

Schedule 6.2 has effect in relation to the exercise of a power under section 6.64(1)(a) (in this Subdivision and that Schedule referred to as the *power to lease*).

6.66. Effect of lease

- (1) Where a local government exercises the power to lease in relation to any land that land does not cease to be rateable land because of the exercise of that power.
- (2) A lessee from a local government is entitled, during the term of the lease, to possession of the land as against persons who have an estate or interest in the land, but this subsection does not affect
 - (a) the rights of the local government under the lease; or
 - (b) easements in favour of the public which affect the land; or
 - (c) the rights of the Crown in right of the State or Commonwealth or a department, agency, or instrumentality of the Crown in right of the State or Commonwealth.
- (3) The exercise by a local government of a power to lease any land does not prejudice or affect the recovery of rates or taxes if any, due to the Crown in right of the State or Commonwealth, or a department or agency of the Crown in right of the State or Commonwealth.

s. 6.67

6.67. Release of property after payment of arrears

- (1) Where, within 12 years of the taking of possession of any land by a local government under section 6.64, an entitled person pays to the local government all rates and service charges due and payable in respect of the land, the local government is required to give up possession of that land to the person unless it has exercised a power under section 6.64(1)(b), (c) or (d) in relation to the land.
- (2) If the local government has granted a lease of the land referred to in subsection (1) and the term of the lease has not expired, the lease subsists for the balance of the term as if it had been made between the lessee and the entitled person.
- (3) In this section —

entitled person means the person who, if the local government had not taken possession of the land under section 6.64, would be entitled to possession of that land.

6.68. Exercise of power to sell land

- (1) Subject to subsection (2), a local government is not to exercise its power under section 6.64(1)(b) (in this Subdivision and Schedule 6.3 referred to as the *power of sale*) in relation to any land unless, within the period of 3 years prior to the exercise of the power of sale, the local government has at least once attempted under section 6.56 to recover money due to it.
- (2) A local government is not required to attempt under section 6.56 to recover money due to it before exercising the power of sale where the local government
 - (a) has a reasonable belief that the cost of the proceedings under that section will equal or exceed the value of the land; or
 - (b) having made reasonable efforts to locate the owner of the property is unable to do so.

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- (3A)A local government is to ensure that a decision to exercise a power of sale without having, within the period of 3 years prior to the exercise of the power of sale, attempted under section 6.56 to recover the money due to it and the reasons for the decision are recorded in the minutes of the meeting at which the decision was made.
 - (3) Schedule 6.3 has effect in relation to the exercise of the power of sale.

[Section 6.68 amended by No. 17 of 2009 s. 40.]

6.69. Right to pay rates, service charges and costs, and stay proceedings

- (1) Up to 7 days prior to the time of the actual sale of any land for non-payment of rates or service charges a person having an estate or interest in the land may pay the rates or service charges and the costs and expenses incurred to that time in proceedings relating to the proposed sale.
- (2) At any time after the 7 days referred to in subsection (1) but prior to the time of the actual sale of any land the local government may, upon such terms and conditions as are agreed between the parties, accept payment of the outstanding rates or service charges.
- On payment being made under subsection (1) or (2) the (3) proceedings relating to the proposed sale are stayed and the local government is required to make such notifications and take such measures as are prescribed in relation to the payment and the cancellation of the proposed sale.

6.70. Effect of changes in boundaries of local government area

An alteration in —

- the boundaries of a district of a local government; or
- the constitution of the local government or its council; or (b)

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s. 6.71

(c) its name or status,

does not preclude the local government from exercising in respect of any land on which rates or service charges were lawfully imposed by it under this Division, the powers conferred by this Subdivision.

6.71. Power to transfer land to Crown or to local government

- (1) If under this Subdivision land is offered for sale but at the expiration of 12 months a contract for the sale of the land has not been entered into by the local government, it may by transfer, where the land is subject to the provisions of the *Transfer of Land Act 1893*, and by deed, where the land is not subject to the provisions of that Act, transfer or convey the estate in fee simple in the land to
 - (a) the Crown in right of the State; or
 - (b) the local government.
- (2) When a local government exercises the power referred to in subsection (1)(a) in relation to any land all encumbrances affecting the land are, by virtue of this section of no further force or effect against that land and the Registrar of Titles or the Registrar of Deeds and Transfers, as the case requires, is to give effect to this section.
- (3) When exercising the power referred to in subsection (1)(b) the local government is required to pay the sum secured by, or payable under, a mortgage, lease, tenancy, encumbrance or charge in favour of the Crown in right of the State or a department, agency, or instrumentality of the Crown in right of the State.
- (4) Schedule 6.3 has effect in relation to the exercise of the power referred to in subsection (1).

[Section 6.71 amended by No. 47 of 2011 s. 16.]

6.72. Title to land sold or transferred

Where a transfer or conveyance of an estate in fee simple in land is made in purported exercise of a power under section 6.64(1)(b), (c) or (d) the title transferred or conveyed is not impeachable on the ground that —

- (a) no case had arisen to authorise the sale; or
- (b) the proper procedures were not followed; or
- (c) the power was otherwise improperly or irregularly exercised,

and a person who claims there has been an unauthorised or improper or irregular exercise of the power has a remedy in damages against the relevant local government but not against the Crown or the State with the Registrar as the nominal defendant under the *Transfer of Land Act 1893*.

[Section 6.72 amended by No. 81 of 1996 s. 153(1).]

6.73. Discharge of liability on sale of land

A sale of land by a local government or a transfer or conveyance of land to the Crown or a local government under this Subdivision discharges —

- (a) the land; and
- (b) the owners (present and past) of the land,

from any liability to the local government for rates, service charges or other money due to the local government which were, at the time of the sale, transfer or conveyance —

- (c) secured by a charge over the land; or
- (d) otherwise recoverable, whether under this Act or another written law, by the local government in respect of the land.

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Power to have land revested in Crown if rates in arrears **6.74.** 3 years

- (1) If land is —
 - (a) rateable land; and
 - (b) vacant land; and
 - land in respect of which any rates or service charges (c) have been unpaid for a period of at least 3 years,

the local government in whose district the land is situated may apply in the form and manner prescribed to the Minister to have the land revested in the Crown in right of the State.

- (2) The Minister is to consider the application and the circumstances surrounding the application and may grant or refuse the application.
- (3) If the application is granted the Minister is to execute a transfer or conveyance of the land to the Crown and is to deliver the transfer or conveyance to the Registrar of Titles or the Registrar of Deeds and Transfers, as the case requires, for registration.
- Upon the delivery of the transfer or conveyance Schedule 6.3 clause 8 has effect in relation to the exercise of the power referred to in subsection (1).

[Section 6.74 amended by No. 49 of 2004 s. 64(1); No. 47 of 2011 s. 16.7

6.75. Land to be vested in local government

- Where, at the expiration of 12 years from the taking of (1) possession of any rateable land by a local government under section 6.64
 - all rates and service charges due and payable in respect of the land have not been paid; and
 - the land has not, under the provisions of this (b) Subdivision, been
 - sold by the local government; or

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- transferred to the local government; or
- (iii) transferred to the Crown.

by operation of this section the fee simple in the land is to be transferred to the local government subject to —

- easements in favour of the public which affect the land;
- (d) the rights of the Crown in right of the State or Commonwealth or a department, agency, or instrumentality of the Crown in right of the State or Commonwealth: and
- rates and taxes (other than local government rates and service charges) due on the land,

but free from other encumbrances.

(2) Schedule 6.3 has effect in relation to a transfer under this section.

Subdivision 7 — Objections and review

[Heading amended by No. 55 of 2004 s. 693.]

6.76. Grounds of objection

- A person may, in accordance with this section, object to the rate (1) record of a local government on the ground
 - that there is an error in the rate record
 - with respect to the identity of the owner or occupier of any land; or
 - on the basis that the land or part of the land is not (ii) rateable land:

or

if the local government imposes a differential general (b) rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.

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Financial management Rates and service charges

s. 6.77

- An objection under subsection (1) is to (2)
 - be made to the local government in writing within 42 days of the service of a rate notice under section 6.41;
 - identify the relevant land; and (b)
 - set out fully and in detail the grounds of objection.
- An objection under subsection (1) may be made by the person named in the rate record as the owner of land or by the agent or attorney of that person.
- (4) The local government may, on application by a person proposing to make an objection, extend the time for making the objection for such period as it thinks fit.
- (5) The local government is to promptly consider any objection and may either disallow it or allow it, wholly or in part.
- After making a decision on the objection the local government (6) is to promptly serve upon the person by whom the objection was made written notice of its decision on the objection and a statement of its reason for that decision.

6.77. Review of decision of local government on objection

Any person who is dissatisfied with the decision of a local government on an objection by that person under section 6.76 may, within 42 days (or such further period as the State Administrative Tribunal, for reasonable cause shown by the person, allows) after service of notice of the decision, apply to the State Administrative Tribunal for a review of the decision.

[Section 6.77 amended by No. 55 of 2004 s. 694.]

6.78. Review of decision to refuse to extend time for objection

A person who is dissatisfied with a decision of the local government to refuse to extend the time for making an objection against the rate record may apply to the State Administrative Tribunal for a review of the decision.

[Section 6.78 amended by No. 55 of 2004 s. 695.]

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- (1) Upon a review by the State Administrative Tribunal under section 6.77 or 6.78, the State Administrative Tribunal may consider
 - grounds in addition to those stated in the notice of (a) objection; and
 - (b) reasons in addition to any reasons previously given for the local government's decision that is under review.
- The State Administrative Tribunal is to ensure, by adjournment (2) or otherwise, that each party and any other person entitled to be heard has a reasonable opportunity of properly considering and responding to any new ground or reason that the State Administrative Tribunal proposes to consider in accordance with subsection (1).

[Section 6.79 inserted by No. 55 of 2004 s. 696.]

6.79B. Written reasons for certain determinations to be given and published

If the State Administrative Tribunal considers that an order it makes determining a matter coming before it on a reference under section 6.77 or 6.78 is of general interest or significance, it is to prepare written reasons for its order and give a copy of the reasons to each party and publish the written reasons.

[Section 6.79B inserted by No. 55 of 2004 s. 696.]

6.80. Objections and reviews against valuations

There is not to be an objection or review in respect of a valuation of rateable land appearing in a rate record except in accordance with the Valuation of Land Act 1978.

[Section 6.80 amended by No. 55 of 2004 s. 697.]

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Part 6 Financial management

Division 6 Rates and service charges

s. 6.81

6.81. Objection not to affect liability to pay rates or service charges

The making of an objection under this Subdivision does not affect the liability to pay any rate or service charge imposed under this Act pending determination of the objection.

[Section 6.81 amended by No. 55 of 2004 s. 698.]

6.82. General review of imposition of rate or service charge

- (1) Where there is a question of general interest as to whether a rate or service charge was imposed in accordance with this Act, the local government or any person may refer the question to the State Administrative Tribunal to have it resolved.
- (2) Subsection (1) does not enable a person to have a question relating to that person's own individual case resolved under this section if it could be, or could have been, resolved under section 6.76.
- (3) The State Administrative Tribunal dealing with a matter referred to it under this section may make an order quashing a rate or service charge which in its opinion has been improperly made or imposed.

[Section 6.82 amended by No. 55 of 2004 s. 699.]

Local Government Act 1995

Part 6 Financial management

Division 4 General financial provisions

s. 6.12

- (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.

6.12. Power to defer, grant discounts, waive or write off debts

- (1) Subject to subsection (2) and any other written law, a local government may
 - (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or
 - (b) waive or grant concessions in relation to any amount of money; or
 - (c) write off any amount of money,

which is owed to the local government.

- * Absolute majority required.
- (2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.
- (3) The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.
- (4) Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.

[Section 6.12 amended by No. 64 of 1998 s. 39.]

6.13. Interest on money owing to local governments

(1) Subject to any other written law, a local government may resolve* to require a person to pay interest at the rate set in its

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annual budget on any amount of money (other than rates and service charges) which —

- that person owes to the local government; and
- has been owed for the period of time referred to in (b) subsection (6).
- * Absolute majority required.
- (2) A resolution under subsection (1) is to be included in the annual budget.
- (3) The rate of interest that may be set by the local government under this section is not to exceed the rate for the time being prescribed as the maximum rate of interest that may be set for the purposes of this section.
- Where a local government imposes interest under subsection (1) (4) on any outstanding amount of money the local government is not to also impose an additional charge in relation to that amount.
- (5) Accrued interest is, for the purpose of its recovery, taken to form part of the money owed to the local government on which it is charged.
- (6) A local government is not to impose interest on any amount of money under subsection (1) until the money has been owed to the local government for the period of time set by the local government in its annual budget (not being less than 35 days) after the date which is stated on the relevant account for payment as being the date the account was issued.
- Regulations may provide for the method of calculation of (7) interest.

6.14. Power to invest

Money held in the municipal fund or the trust fund of a local (1) government that is not, for the time being, required by the local government for any other purpose may be invested as trust funds may be invested under the Trustees Act 1962 Part III.

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16.4 "Kwinana 2030" Corporate Business Plan 2017-2022

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

Following the major review of the Strategic Community Plan (SCP) a major review of the Corporate Business Plan (CBP) has been undertaken. To ensure that the two plans integrate the Corporate Business Plan must mirror the structure of the Strategic Community Plan. This is detailed in Attachment A. The City has undertaken extensive community engagement to review the Strategic Community Plan and thus has undergone extensive internal engagement to create the Corporate Business Plan. Through this process of integration there has also been the need to make minor modifications to the Strategic Community Plan, this is detailed in Attachment B.

OFFICER RECOMMENDATION:

That Council:

- 1. Adopt the Corporate Business Plan 2017-2022 as detailed in Attachment A.
- 2. Adopt minor modifications to the Strategic Community Plan 2017-2027 as detailed in Attachment B.
- 3. Provide local public notice of modifications to the Strategic Community Plan 2017-2027.

NOTE: ABSOLUTE MAJORITY OF COUNCIL REQUIRED.

DISCUSSION:

On 26 August 2010, the Minister for Local Government introduced regulations which established requirements for the Plan for the Future under the *Local Government Act* 1995. Under these regulations, all local governments in Western Australia are required to have developed and adopted a Strategic Community Plan and a Corporate Business Plan. These two plans combine, to form the City's '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 by linking the City's business operations to the community's vision. Both plans were originally created from the outcomes of the Kwinana 2030 community visioning process.

As stated in the *Local Government (Administration) Regulations 1996*, each local government is to review its Corporate Business Plan every year with a major review occurring every two years. This major review of the Corporate Business Plan as detailed in Attachment A will achieve this requirement. In preparing the major review of the Strategic Community Plan in 2017, the City conducted community engagement in the form of a Community Perceptions Survey (online and postal), a stall at community events (held at five community events), Community Workshops (eight workshops held in total) and a Strategic Community Plan online survey. Following this external engagement, the City undertook extensive internal engagement to link the City's operations to the community's vision for the future via the Corporate Business Plan. This has also created the need to have minor modifications made to the Strategic Community Plan.

In addition to community engagement and internal engagement, the Corporate Business Plan also draws information from various informing strategies, such as:

- Long Term Financial Plan
- Workforce Plan
- Asset Management Plans
- Various area specific plans and strategies
- Integrated Team Business Plans

Once adopted, local public notice will be given for the modifications to the Strategic Community Plan and the City will ensure printed copies of the Corporate Business Plan will be available in the Kwinana Library, Administration Centre and will also be available on the City's Website.

Reporting on the City's achievement against the vision set out in the Corporate Business Plan will still occur in the Annual Report each year, as will any changes to the Corporate Business Plan. A Performance Report will also be presented to Council each quarter to report on the progress made on individual actions in the Corporate Business Plan.

LEGAL/POLICY IMPLICATIONS:

The Integrated Planning and Reporting Framework is governed by the *Local Government* (Administration) Regulations 1996 which sets out the minimum requirements for a Corporate Business Plan. The minimum requirements are:

Local Government (Administration) Regulations 1996 Regulation 19DA states:

19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
- (3) A corporate business plan for a district is to
 - (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and
 - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.
- (4) A local government is to review the current corporate business plan for its district every year.
- (5) A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.

- (6) A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.
 - *Absolute majority required.
- (7) If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.

In addition to the minimum requirements for the Corporate Business Plan there is a provision for the City to carry out minor modifications to the Strategic Community Plan as proposed by this report.

Local Government (Administration) Regulations 1996 Regulation 19DA states:

19C. Strategic community plans, requirements for (Act s. 5.56)

- (6) Subject to subregulation (9), a local government may modify its strategic community plan, including extending the period the plan is made in respect of.
- (7) A council is to consider a strategic community plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.
 - *Absolute majority required.
- (8) If a strategic community plan is, or modifications of a strategic community plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.
- (9) A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a strategic community plan and when preparing modifications of a strategic community plan.

The proposed modifications to the Strategic Community Plan have been to ensure that the City is creating the right strategies to achieve the community's vision. The community's vision, aspirations, outcomes and objectives have remained unchanged, there has only been a change to the strategies that the City intends to create or continue to utilise as part of achieving the community's vision. It is for this reason that the community has not been further consulted about these modifications as the extensive community engagement that is required to carry out the major review of the Strategic Community Plan occurred recently.

Further to these legislative requirements, the Integrated Planning and Reporting Framework and Guidelines set out the standards to which the Corporate Business Plan will be rated. The three rating categories can be seen in the table below:

Achieving Standard	 Achieving Standard is met when: A Council has adopted a Corporate Business Plan that meets all of the listed regulatory requirements Year 1 of the Corporate Business Plan establishes the Annual Budget The local government also has in place: a Workforce Plan that meets the Achieving Standard asset management key performance indicators that meet the Standards a Long Term Financial Plan
Intermediate Standard	 Intermediate Standard is met when: The Corporate Business Plan meets the Achieving Standard Core informing strategies (Workforce Plan, Asset Management Plans, Long Term Financial Plan) have been integrated to drive activities and service delivery The Workforce Plan meets Intermediate Standard Asset key performance indicators are at "Standard is improving" Financial management key performance indicators meet Achieving Standards
Advanced Standard	 Advanced Standard is met when: The Corporate Business Plan meets the Achieving Standard and Intermediate Standard All activities and services delivered are integrated through the Corporate Business Plan Asset key performance indicators are at "Standard is improving" and all financial performance indicators meet Advanced Standards (where applicable) The Workforce Plan meets Advanced Standard

The Corporate Business Plan as presented to Council will achieve the Achieving Standard. The City will progress towards the Advanced Standard by taking a focussed approach to linking all of the City's activities and services to the community's vision through a review of Team Business Plans. This revision of the Corporate Business Plan includes performance data in the form of community satisfaction measures (currently listed in the Strategic Community Plan) and corporate success measures to highlight the effectiveness of the plan in achieving not only community objectives but corporate objectives. It is envisaged that the City will progress to the Advanced Standard by the next review which is before 30 June 2019.

In addition to the minimum requirements for the Corporate Business Plan there is a provision for the minor modifications to the Strategic Community Plan as proposed by this report. The provision is a part of the *Local Government (Administration) Regulations 1996*

FINANCIAL/BUDGET IMPLICATIONS:

The Strategic Community Plan and Corporate Business Plan guide the City's budget for the next 10 years, ensuring that major community aspirations are taken into account through the 5 year Corporate Business Plan and the Long Term Financial Plan.

ASSET MANAGEMENT IMPLICATIONS:

Broad asset management implications are identified as a result of this Plan, however no specific asset management implications exist as a result of this recommendation that have not already been identified. By adoption of the Corporate Business Plan, the City will commit to the review and implementation the following Asset Management Plans:

- Buildings Asset Management Plan
- Parks and Reserves Asset Management Plan
- Public Open Space Infrastructure Asset Management Plan
- Storm Water Drainage Asset Management Plan
- Public Lighting Asset Management Plan
- Roads and Transport Asset Management Plan

ENVIRONMENTAL IMPLICATIONS:

Broad environmental implications are identified as a result of this Plan for the Future, however no specific environmental implications exist as a result of this recommendation that have not otherwise been identified. By adoption of the Corporate Business Plan, the City will commit to the review and implementation the following Environmental Plans:

- Natural Areas Management Plan
- Local Biodiversity Strategy
- Climate Change Mitigation and Adaptation Plan
- Sustainable Water Management Plan
- Water Conservation Plan

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the previously adopted Corporate Business Plan 2016-2021.

Plan	Objective	Strategy
Corporate Business Plan	5.1 An active and engaged Local Government, focussed on achieving the community's vision	5.1.1 Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision
	5.2 Engage in meaningful consultation to understand and prioritise community needs	5.2.3 Conduct an annual review of the City's Corporate Plan

COMMUNITY ENGAGEMENT:

There are no specific requirements to conduct community engagement when reviewing the Corporate Business Plan other than the community engagement required to conduct the major review of the Strategic Community Plan. The City undertook extensive community engagement over the 2016/17 year. The community engagement was designed to further prioritise the community's aspirations as created in the City's Strategic Community Plan in 2013.

- 1. Community Engagement for the Strategic Community Plan has taken place in the following forms:
 - May 2016 Community Perceptions Survey Engaging 603 community members
 - September-November 2016 Stall at Community Events Engaging 156 community members
 - September-October 2016 Community Workshops Engaging 46 community members
 - January 2017 Online Survey Engaging 580 community members
- 2. The following community engagement is proposed to take place:
 - The City will advertise through all media channels the release of the Corporate Business Plan 2017-2022.
 - Local public notice will be given for the adoption of modifications to the Strategic Community Plan 2017-2027.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	The City does not adopt a major review of the Corporate Business Plan.
Risk Theme	Errors omissions delays
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	The City currently employs an Integrated Planning Officer to oversee the major Corporate Business Plan review.
Rating (after treatment)	Low

COUNCIL DECISION

055

MOVED CR P FEASEY

SECONDED CR W COOPER

That Council:

- 1. Adopt the Corporate Business Plan 2017-2022 as detailed in the revised Attachment A.
- 2. Adopt minor modifications to the Strategic Community Plan 2017-2027 as detailed in Attachment B.
- 3. Provide local public notice of modifications to the Strategic Community Plan 2017-2027.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL 7/0

NOTE – That the Officer Recommendation has been amended at point one to include action 5.2.3 Conduct community perceptions and wellbeing surveys and correct a numbering error.



Draft Corporate Business Plan - 2017

1. Message from the Chief Executive Officer

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 and Youth Outdoor Space, it's a great tourist destination.

Kwinana's Strategic Community Plan 2017-2027 provides a strong foundation for the City to develop the Corporate Business Plan 2017-2022. Along with the other key informing plans and strategies, the Corporate Business Plan gives life to the Strategic Community Plan. These two plans then combine to form the City's "Plan for the Future". The Strategic Community Plan is essentially "what" we want to achieve over the next 10 years, while the Corporate Business Plan details "how" we will realistically go about achieving that in the next five years, having considered our financial capacity, workforce and assets.

City Officers have been focussed on achieving actions in previous revisions of the Corporate Business Plan, this has continued to transform the organisation to ensure the broadest range of high quality services are provided at the lowest possible cost to meet community needs.

The City's workforce 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 Kwinana community's wants and needs.

The City continues to be one of the fastest growing local governments in not just Western Australia but throughout the nation. 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.

This plan, along with other supporting plans will act as a detailed roadmap that will continue to push boundaries and drive change for the betterment of the Kwinana community.

Joanne Abbiss
Chief Executive Officer

2. Our Community and Economic Profile

Community and economic profile

*Source Data: forecast.id, accessed June 2016 (unless otherwise stated)



3. Our Integrated Planning Framework

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. Both plans have been significantly influenced by the outcomes of several community visioning processes and have been reviewed against the City of Kwinana's Long Term Financial Plan and other adopted strategies.

The objective of the Department of Local Government's approach to Integrated Planning and Reporting is to create a process of continuous improvement. The Department of Local Government anticipates that over time, local governments will progress to an advanced level in their planning and integration. To aid the process of continuous improvement and alignment with community aspirations, the Strategic Community Plan and Corporate Business Plan must be periodically reviewed and the City's performance regularly monitored and reported.

Figure 1 demonstrates how the Strategic Community Plan and Corporate Business Plan make up the Plan for the Future and how the Integrated Business Plans for each of the City's business units contain actions that will deliver on the objectives and strategies of each Plan. The relationship each plan has to the various informing strategies such as the City's Long Term Financial Plan and Workforce Plan is also shown.

The Corporate Business Plan is a more detailed document than the Strategic Community Plan as it contains information about the specific actions that will be undertaken to achieve the community's aspirations whilst still providing essential services. To include every specific action that each service team will undertake is not the intent of the Corporate Business Plan as it would make for a very lengthy document. Instead this plan generally includes only those actions that are beyond "business as usual" or are a part on an existing strategy, those actions that are seeking to improve the services we deliver or provide new services to meet the aspirations of our community. The extensive detail of how each business unit operates and all the functions they undertake as part of their day-to-day services will be contained in their integrated business plans. All business units have a responsibility to deliver their integrated business plans and to stretch themselves to achieve the key actions identified in the Corporate Business Plan.

It is through implementation of this Plan for the Future, that the City will achieve a sustainable future for the Kwinana community.



Figure 1 – The City's Integrated Planning Framework

4. The Key Informing Plans

Long Term Financial Plan

The Long Term Financial Plan informs the Corporate Business Plan by identifying and forecasting the City's finances over the next 20 years. The City of Kwinana is planning for a positive and sustainable future. The City seeks to maintain, and where possible, improve service levels into the future, while maintaining a healthy financial position.

The aim is to achieve this with the imposition of the least possible financial burden for the Kwinana community. This, of course, has required significant cost savings and a very conservative approach across a number of areas. These have been considered as a part of the Corporate Business Plan.

Workforce Plan

The Workforce Plan informs the Corporate Business Plan by identifying trends in the City's workforce and forecasting the needs for additional staff over the next 20 years. In addition to this, workforce planning is centred on the aspirations, objectives and strategies that the community has identified in the Strategic Community Plan as well as the statutory obligations the City is responsible to administer and deliver which have been identified in the Corporate Business Plan.

The Workforce Plan is required to be flexible, forward thinking whilst acknowledging the current trends in the workforce that will affect the demands and influences of employers and employees. During this ongoing process, the projected financial constraints that the organisation may face will need to be reviewed and assessed as this will possibly affect the continued delivery of the Workforce Plan and ultimately the services provided to the community.

Asset Management Plans

The Asset Management Plans focus on the management of the City of Kwinana's many assets. The City currently has Asset Management Plans for the following asset categories:

- Buildings
- Parks and Reserves
- Public Open Space Infrastructure
- Public Lighting
- Roads and Transport
- Stormwater Drainage

These plans specify the life cycle requirements for the effective management, inspection and replacement of these asset groups whilst outlining the financial implications and standards that need to be adhered to. This plan is intended to demonstrate how Council will achieve this outcome by applying the principles of responsible asset management planning.

5. Our Strategic Context

Through extensive community engagement the community unearthed its vision for the future:

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

The vision has provided the structure for the Strategic Community Plan, with each part of the vision becoming a specific community aspiration. To achieve these aspirations, clearly defined community outcomes have been identified. These outcomes further illustrate how the community would like the City of Kwinana to look like in 10 years time.

Community Aspiration

Aspiration 1: Rich in spirit

Community Outcomes

- A unique identity
- A City alive with activity
- A safe and welcoming place
- Services for an active community
- Strong community leaders
- A community who help each other
- A vibrant arts culture
- A sense of place and heritage
- Accessibility for everyone

Community Aspiration

Aspiration 2: Alive with opportunities

Community Outcomes

- Varied job opportunities
- Quality education for all ages
- A bustling retail scene
- A powerhouse industrial area
- A thriving local economy
- An innovative approval system

Community Aspiration

Aspiration 3: Surrounded by nature

Community Outcomes

A beautiful natural environment

- An energy efficient City
- A water-wise City
- A City adapted to climate change

Community Aspiration

Aspiration 4: It's all here

Community Outcomes

- Great public places
- Well-kept green spaces
- A well serviced City
- A well planned City
- A well maintained City
- A connected transport network

To aid in the alignment towards the community's vision, the City will live its values in all aspects of its operations. In 2015, the City launched a set of refreshed organisational values, based on the findings of numerous staff workshops and thousands of employee contributions. The City will live these values in everything that it does with the ultimate goal of becoming a 'Great Place to Work'.

Our values are:

Lead from where you stand

Leadership is within us all

What does this look like?

- Lead by example
- Strive to inspire
- Take the initiative

What doesn't this look like?

- Dodging responsibility
- Demotivating others
- Being average

Act with compassion

Show that you care

What does this look like?

- Hear what people are saying
- Treat others as you would like to be treated

Build relationships

What doesn't this look like?

- Being inconsiderate
- Judging others
- Being disrespectful

Make it fun

Seize the opportunity to have fun

What does this look like?

- Choose a positive attitude
- Make someone's day
- Laugh 'til it hurts

What doesn't this look like?

- Being negative
- Crossing the line
- Being a distraction

Stand strong, stand true

Have the courage to do what's right

What does this look like?

- Believe in yourself
- Learn from your mistakes
- Be resilient

What doesn't this look like?

- Letting fear hold you back
- Lowering your standards
- · Being inappropriately influenced

Trust and be trusted

Value the message, value the messenger

What does this look like?

Have faith in others

- Take a leap of faith
- Have each others backs

What doesn't this look like?

- Letting people down
- Making assumptions
- Not being trusted to do your job

Why not yes?

Ideas can grow with a yes!

What does this look like?

- Push the boundaries
- Drive change
- Nurture innovation

What doesn't this look like?

- Being stubborn
- Thinking inside the box
- Dismissing new ideas



6. Key Projects Year 1

The City is committed to making a positive impact in the community each and every year of this five year plan. Key projects that will be undertaken over the next financial year are:

Project	Description	Budget Allocation
Safety and Security	Including expansion of CCTV coverage, community education initiatives, illegal dumping control, compliance operations and 24/7 City Assist service	\$2.4m
Road Upgrades	Including Cockman Way, Anketell Road and Johnson Road	\$2.4m
Community Events	Children's Festival, Youth Festival, new major event and Australia Day	\$310k
Bushcare Program	Including weed control, feral animal control and firebreak maintenance in Kwinana's reserves	\$270k
Street Tree Program	Tree planting in Bertram and the Kwinana Industrial Area	\$250k
Bowling Club	New shed and replacement of bowling green	\$238k
Parks for People Program	Including upgrades to Rogan Park, Ascot Parkway, Bertram (small skate park) and Honeywood Park (exercise equipment)	\$216k
Waste Education Program	Bin tagging, collection calendars, education initiatives and workshops	\$206k
Wellard Pavilion	Air conditioning and commencement of extension	\$152k
Kwinana Netball Courts	Lighting, goal posts, shelters	\$155k
Traffic Calming	Traffic calming devices and new speed alert mobile trailer	\$145k
Medina Oval Upgrade	Carpark and entryway	\$140k
Family Day Care Centre Upgrade	New playground equipment and landscaping	\$100k
Local Business Grants and Programs	Initiatives to help local business grow including the Local Commercial and Activity Centre Grant	\$90k
Kwinana Tennis Courts	New fencing	\$80k
Free Public Wi-Fi	At Kwinana Adventure Park and the Edge Skatepark	\$50k
Recycling Bins	Continued rollout of 360L bin	\$38k
Youth Art Project	To create public art at the new skatepark	\$26k
Heritage Site Conservation	Smirk's Cottage, Sloan's Cottage and Wheatfield Cottage conservation works	\$25k

7. 5 Year Action Plan

Rich in Spirit

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.1 Create a Wellard/Bullrush District Place Plan	Community Development	Х				
			1.1.2 Create a Mortimer District Place Plan	Community Development	Х				
	1.1 Develop and strengthen community identity to create a sense of belonging	Place Plans for City areas	1.1.3 Create an Anketell District Place Plan	Community Development	Х				
A			1.1.4 Create a Kwinana Industrial Area Place Plan	Community Development		Х			
A unique Identity			1.1.5 Create a Kwinana Central Place Plan	Community Development	Х				
		Cultural Plan	1.1.6 Review the Cultural Plan	Community Development		Х		х	
		Multicultural Action Plan	1.1.7 Facilitate culture sharing by organising get- togethers and classes for cooking, dance and other hobbies	Community Development	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.8 Develop and disseminate a "New Residents' Kit / Welcome Pack" including information about local resources and services	Community Development and Marketing and Communications	\$7,500				
			1.1.9 Work with culturally and linguistically diverse groups and relevant service providers to ensure newcomers are welcomed and integrated into the community	Community Development	X	X	X	X	Х
			1.1.10 Develop and implement youth programs that increase engagement between CaLD young people, Aboriginal young people and non-CaLD young people - and consider mentoring opportunities	Community Development	X	X	X	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.11 Advocate for and with CaLD communities in all appropriate forums and networks to share information about CaLD-related issues and opportunities	Community Development	Х	Х	Х	Х	Х
			1.1.12 Organise small community gatherings to build relationships	Community Development	х	х	х	Х	х
			1.1.13 Work with the City's residents and community groups to increase CaLD residents' participation in community life	Community Development	Х	Х	Х	Х	Х
			1.1.14 Ensure multilingual support (partial or complete) on City websites	Community Development	Х	Х	Х	Х	Х
			1.1.15 Establish a budget for interpreting and translating, and monitor and review usage across the City	Community Development			X	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.16 Increase CaLD content in City marketing and promotional materials	Community Development	Х	Х	х	х	Х
			1.1.17 Work with other organisations to ensure essential community information available in priority community languages	Community Development	X	X	Х	X	Х
			1.1.18 Identify priority City publications for translation into key community languages, and translate them	Community Development			Х	X	Х
			1.1.19 Introduce a standardised multilingual message, including a contact number for an interpreting service, on all City letterhead and communications	Community Development	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.20 Leverage all available opportunities to promote the benefits of cultural diversity and the success of Kwinana as a harmonious multicultural community	Community Development	Х	Х	Х	Х	X
			1.1.21 Undertake and support anti- racism initiatives	Community Development	Х	Х	Х	Х	Х
			1.1.22 Advocate to the State and Commonwealth governments for the promotion of Kwinana's growth potential through its CaLD-related strengths	Community Development	х	Х	х	Х	Х
			1.1.23 Partner with community organisations to respond to racism and safety concerns	Community Development	Х	Х	Х	Х	Х
		Reconciliation Action Plan	1.1.24 Develop a Reconciliation Action Plan	Community Development	Х	Х			

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Youth Strategy	1.1.25 Review the operation of the Zone Drop in facility	Youth Services	Х		Х		Х
			1.1.26 Ensure young people have access to good quality local education and employment opportunities and are 'ready' to enter employment and/or pursue economic success	Youth Services	X	X	X	Х	Х
			1.1.27 Adopt the ten key principles of the Youth Friendly Communities Framework to guide City service provision in meeting the needs of young people	Youth Services	X				
			1.1.28 Run life skills workshops (financial counselling, health, etc.) at various community centres targeting young people, young parents, homeless people, etc.	Youth Services	X	X	X	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.1.29 Deliver youth and community outreach programs throughout the community to support vulnerable people at risk.	Youth Services	х	х	Х	Х	Х
			1.2.1 Host an Australia Day Celebration event	Community Development	х	X	Х	Х	Х
	1.2 Incoming and	pirit through pmmunity activities	1.2.2 Host a Youth Festival	Community Development	Х	Х	Х	Х	Х
			1.2.3 Host a Children's Festival event	Community Development	Х	Х	Х	Х	Х
			1.2.4 Host a Big Concert event	Community Development	Х	Х	Х	х	Х
A City alive with	strengthen community spirit through		1.2.5 Host the Christmas Lolly Run	Community Development	Х	Х	Х	Х	Х
activity	community activities and events		1.2.6 Provide a Community Event Funding Program for local community groups to host local events in their communities	Community Development	\$26,000	\$26,000	\$26,000	\$26,000	\$26,000
		Multicultural Action Plan	1.2.7 Facilitate multicultural festivals with food, a market, music, fashion, and crafts	Community Development	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.2.8 Provide culturally- appropriate food options at City events and functions	Community Development	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
			1.2.9 Assist CaLD community groups to present cultural celebrations, including Chinese New Year and Diwali	Community Development	X	Х	X	X	Х
			1.2.10 Ensure local multicultural groups are involved in all local events	Community Development	х	х	х	х	Х
			1.2.11 Support Harmony Week events	Community Development	х	Х	Х	Х	Х
			1.2.12 Facilitate Aboriginal cultural celebrations that people of other cultures can be involved in	Community Development	х	х	х	Х	Х
			1.2.13 Present cultural programs and workshops that invite residents of all cultural backgrounds to come together	Community Development	х	х	Х	Х	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.2.14 Present more art exhibitions by local CaLD artists	Community Development	Х	Х	Х	Х	Х
			1.2.15 Promote multiculturalism through multimedia displays at City facilities such as the Administration Building's and Darius Wells' reception areas	Community Development	Х	Х	Х	Х	X
			1.2.16 Incorporate CaLD themes into all City events	Community Development	Х	Х	Х	Х	Х
		City Strategy Team Business Plan	1.2.17 Deliver an annual program of civic events including Citizenship Ceremonies, community stakeholder functions, official openings and business events	City Strategy	\$66,500	\$66,500	\$66,500	\$66,500	\$66,500
A safe and	1.3 Facilitate improved community safety and	Community Safety and Crime Prevention Plan	1.3.1 Develop a Community Safety and Crime Prevention Plan	Essential Services and Community Development	х				
welcoming place	reduced crime levels	Welcoming Diversity Strategy	1.3.2 Recruit Community Liaison Officers and commence	Community Development	х	Х	Х	х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			community engagement patrols in the City Centre public places.						
			1.3.3 Develop a partnership with local Aboriginal Elders to encourage cultural sharing and engagement.	Community Development	Х	Х	Х	Х	Х
			1.3.4 Implement a range of youth diversion activities in various locations in the City Centre and surrounding areas.	Youth Services	Х	Х	X	Х	Х
		Community Development Team Business Plan	1.3.5 Create a policy which influences environments supportive of nonrisky alcohol consumption and free of tobacco and other drugs	Healthy Lifestyles	Х				
		ridil	1.3.6 Providing educational opportunities to enhance community resilience	Healthy Lifestyles	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.3.7 In partnership with WA Police and key stakeholders develop an antibullying and anti-violence social media campaign	Youth Services	\$5,000				
		Youth Strategy	1.3.8 In liaison with local schools ensure the provision of workshops targeting parents of teenagers, which provide information on how to protect young people from cyber bullying and other online risks	Youth Services	Х				
			1.3.9 Continue to provide the Zone Youth Space 'Drop In Service'	Youth Services	Х	Х	Х	Х	Х
			1.3.10 Investigate opportunities for grant funding for an Aboriginal youth mentoring program based at the Zone	Youth Services	\$5,000				
			1.3.11 Develop and implement an activation plan for the new Kwinana Outdoor Youth	Youth Services	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Space						
			1.3.12 Develop youth activation plans for key community facilities and spaces	Youth Services	х	х	х	х	х
			1.4.1 Activating parks, ovals, walking trails through place making	Healthy Lifestyles	х	х	х	х	х
			1.4.2 Supporting Community Events that promote community inclusion and involvement	Healthy Lifestyles	х	Х	Х	Х	Х
Services for an active community	1.4 A healthy and active community with services for everyone's needs	Community Development Team Business Plan	1.4.3 Support community involvement in activities that encourage a connected and mentally healthy community, such as community gardens and volunteering	Healthy Lifestyles	X	X	X	X	X
			1.4.4 Providing or supporting healthy lifestyle opportunities that	Healthy Lifestyles	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			build understanding of the importance of good physical and mental wellbeing						
			1.4.5 Using the Kwinana Recquatic Centre and Community Centres to deliver activities and programs that support healthy lifestyle behaviour change	Healthy Lifestyles	Х	Х	х	х	х
		Children and Families Policy	1.4.6 Review the Children and Families Policy	Community Development	Х				
		Active Ageing Strategy	1.4.7 Create an Active Ageing Strategy	Community Development		Х			
		Activate the City's Community Centres and Public Spaces	1.4.8 Activate the Zone Youth Space through the provision of appropriate activities, programs and services to meet the needs of young people, parents, agencies and the community	Community Centres	\$17,350	\$17,350	\$17,350	\$17,350	\$17,350

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.4.9 Activate the Darius Wells Library and Resource Centre through the provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	Community Centres	\$24,750	\$24,750	\$24,750	\$24,750	\$24,750
			1.4.10 Activate the John Wellard Community Centre including provision of appropriate activities, programs and services to meet the needs of agencies, hirers and the community	Community Centres	\$25,450	\$25,450	\$25,450	\$25,450	\$25,450
			1.4.11 Activate the William Bertram Community Centre including provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	Community Centres	\$30,750	\$30,750	\$30,750	\$30,750	\$30,750

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.4.12 Activate the City Centre through the provision of inclusive activities and events in Chisham Square	Community Centres	\$49,920	\$49,920	\$49,920	\$49,920	\$49,920
		Youth Strategy	1.4.13 Continue to facilitate multisector youth diversional programming and support service network group aimed at coordinating programming and case management service delivery for at risk young people	Youth Services	X	X	X	X	X
			1.4.14 Continue to work in partnership with stakeholders to deliver youth diversional programs i.e. Zone School Holiday Program, Beatball and Night Fields on Friday nights	Youth Services	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.4.15 Continue to deliver a range of low-cost, inclusive programs, which build confidence, self-esteem and general wellbeing	Youth Services	Х	х	Х	Х	х
			1.4.16 Continue to work in partnership with service providers, organisations and agencies to submit joint funding initiatives to address gaps in service provision	Youth Services	X	X	X	X	Х
			1.4.17 Continue to maintain and promote the City of Kwinana Youth Services Directory	Youth Services	Х	Х	X	Х	х
			1.4.18 In partnership with services deliver community events, which increase awareness of key social issues such as homelessness, domestic violence and drug and	Youth Services	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			alcohol abuse						
			1.4.19 Ensure parents in the City of Kwinana have access to appropriate parenting skills workshops	Youth Services	Х	Х	Х	Х	Х
			1.4.20 Continue to provide detached youth and community outreach sessions targeting homeless people and other marginalised and disadvantaged people	Youth Services	Х	X	X	X	Х
			1.4.21 Continue to support the Kwinana Rockingham Homelessness Interagency Group	Youth Services	Х	Х	х	Х	Х
			1.4.22 Continue to support the South Metropolitan Mental Health Sub-	Youth Services	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			committee						
			1.4.23 In partnership with nongovernment organisations ensure provision of community events, which raise awareness about homelessness and social disadvantage during Homelessness Awareness Week and other key state and national campaigns	Youth Services	X	X	X	X	X
		Multicultural	1.4.24 Increase CaLD content in all community, cultural, health and recreational facilities and services	Community Development	Х	X	Х	X	Х
		Action Plan	1.4.25 Increase CaLD content at the Kwinana Public Library and Youth Zone Space (e.g. multilingual	Community Development	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Storytime sessions and CaLD-related youth activities)						
			1.5.1 Complete actions to improve local sporting club organisational development	Healthy Lifestyles	X	X	X	Х	Х
		Club	1.5.2 Complete actions to improve local sporting club participation	Healthy Lifestyles	x	x	×	Х	Х
Strong 	1.5 Actively work with		1.5.3 Complete actions to improve local sporting club membership	Healthy Lifestyles	х	х	х	х	х
leaders	community the community to build	Development Plan	1.5.4 Complete actions to improve local sporting club people development	Healthy Lifestyles	х	х	х	Х	Х
			1.5.5 Complete actions to improve local sporting club infrastructure	Healthy Lifestyles	х	х	х	Х	Х
			1.5.6 Complete actions to improve local sporting club talent development	Healthy Lifestyles	х	Х	х	х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Community Development Fund	1.5.7 Deliver the Community Development Fund in two funding rounds per annum	Community Development	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
		Place Based Events Fund	1.5.8 Deliver the Place Based Events Fund	Community Development	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
		Community Development Team Business Plan	1.5.9 Form partnerships with local community groups to promote healthy environments i.e healthy canteens, safe alcohol provision, no smoking venues	Healthy Lifestyles	X	X	X	X	Х
			1.5.10 Support and encourage food businesses to provide healthy options	Healthy Lifestyles	х	х	х	Х	Х
		Youth Strategy	1.5.11 Continue to provide and facilitate the Kwinana Youth Advisory Council (YAC), Junior Council and Youth Reference Groups	Youth Services	X	X	Х	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.5.12 Provide a 'Youth Project Grants' program with the view to increase the number of youth led community-based projects.	Youth Services	Х	Х	Х	Х	х
			1.5.13 Review and enhance the structure of existing youth and community support service committees and networks with the view to increasing communication, coordination and collaboration of services at local and regional level	Youth Services	X	X	X	X	X
			1.5.14 Host a series of professional development workshops in Kwinana targeting youth workers	Youth Services	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.5.15 Market and promote the Zone Youth Space to the local secondary schools as both a hub of youth services and hireable space for school events and functions	Youth Services	Х	Х	х	Х	Х
			1.5.16 Administer a Youth Wellbeing Scorecard with industry benchmarking biannually (modelled after the City's existing Community Wellbeing Scorecard and informed by the SIAPJove youth evaluation framework) to assist the City and sector to gain a better understanding of local youth wellbeing needs	Youth Services	\$10,000				
			1.5.17 Hold capacity-building sessions for the sector	Youth Services	Х	Х	X	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.5.18 Promote youth data available via the web, and ensure all stakeholders are aware of it	Youth Services	х	Х	Х	Х	Х
			1.5.19 Analyse changes in data after two years to inform the impact assessment and prioritisation of youth development initiatives, and the review of Youth Strategy	Youth Services				X	
			1.5.20 Review all operations to remove barriers to accessibility for CaLD communities	Community Development	Х				
		Multicultural Action Plan	1.5.21 Assist unincorporated CaLD groups to access funding	Community Development	Х	Х	Х	Х	х
			1.5.22 Develop a Multicultural Officer position at the City to be the support person for referrals, information and possible advocacy	Community Development			Х		

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.5.23 Ensure information about grant and tender opportunities is communicated to CaLD communities in an accessible manner	Community Development	х	Х	Х	Х	Х
			1.5.24 Provide CaLD communities with training and support in grant and tender writing	Community Development	Х	Х	X	X	Х
			1.5.25 Collate and monitor data on the proportion of grants and tenders that support CaLD communities	Community Development	Х	Х	X	X	Х
			1.5.26 Ensure job advertisements encourage applicants from CaLD backgrounds	Community Development	Х	Х	Х	Х	Х
	1.6 Increase the	Active Citizenship Strategy	1.6.1 Create an Active Citizenship Strategy	Community Development		Х			
A community who help each other	prevalence of volunteering in Kwinana	Youth Strategy	1.6.2 Develop a campaign in partnership with the Kwinana Volunteer Service targeting local high schools	Youth Services	X				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			promoting the benefits and opportunities for volunteering						
			1.6.3 Provide a range of dedicated youth volunteer positions within the City of Kwinana	Youth Services	Х	Х	Х	Х	Х
		Public Art	1.7.1 Develop a Local Planning Policy for public art contributions to be mandatory	Strategic Planning	Х				
A vibrant arts	1.7 Develop and celebrate arts in	Masterplan	1.7.2 Review Public Art Masterplan	Community Development	Х				
culture	Kwinana		1.7.3 Review the City's Percent for Art Policy	Community Development	Х				
		Multicultural Action Plan	1.7.4 Present and support arts initiatives relating to Kwinana's diversity	Community Development	X	х	X	Х	х
A sense of place	1.8 Respect and		1.8.1 Review the City's Municipal Heritage Inventory	Planning				\$10,000	
and heritage	promote Kwinana's unique heritage	Heritage Assets	1.8.2 Develop a vision for the City's Heritage Assets	Community Development	Х	X			

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
	1.9 Improve levels of disability access and inclusion throughout the community		1.9.1 Develop links between the DAIP and other Council plans and strategies, including departmental business plans, and implement the DAIP consistently across the organisation in line with the City's Strategic Community Plan	Healthy Lifestyles	X	X	X	X	X
Accessibility for everyone		Disability Access and Inclusion Plan	1.9.2 Continue to provide a priority bin service for eligible people with a disability	Environmental Health	Х	Х	Х	Х	Х
			1.9.3 Design City of Kwinana events using the Disability Services Commission 'Creating Accessible Events checklist', and provide a link to the checklist on the City's webpage and Live webpage	Community Development	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.9.4 Ensure all relevant City of Kwinana events, programs and services are accessible and inclusive of people with disability	Healthy Lifestyles	Х	х	Х	Х	Х
			1.9.5 Continue to ensure the City's library provides products, resources and services for people with disability	Library	X	X	Х	X	Х
			1.9.6 Ensure that tender and contracts documentation includes the City's Disability Access and Inclusion Plan	Contracts and Procurement	X	X	X	Х	Х
			1.9.7 Ensure that contractor requirements are met as per the legislation and that contractors report on their delivery of DAIP objectives and strategies during the course of the contract	Contracts and Procurement	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.9.8 Ensure that City of Kwinana staff are aware of the requirements of relevant legislation	Healthy Lifestyles	х	х	х	Х	Х
			1.9.10 Ensure all programs run are accessible and inclusive	Healthy Lifestyles	Х	Х	Х	Х	Х
			1.9.11 Implement a program of upgrading and rebuilding to ensure all public toilets have a universally accessible toilet	Building Services	X	X	X	Х	Х
			1.9.12 Ensure that all City owned buildings meet Access Standards	Building Services	х	Х	х	Х	Х
			1.9.13 Ensure that ACROD parking meets both the required standards and the needs of people with disability	Engineering	Х	Х	Х	Х	Х
			1.9.14 Ensure all parks and recreational areas are inclusive and accessible	Healthy Lifestyles	Х	Х	Х	Х	х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.9.15 Ensure bushland walks and trails are inclusive and accessible	Environment	х	х	Х	Х	Х
			1.9.16 Ensure developments create accessible public spaces and install accessible equipment including playgrounds in new developments	Strategic Planning	Х	X	Х	X	Х
			1.9.17 Ensure that footpaths are accessible, maintained, and kept free of debris and sand	Depot	х	х	х	х	х
			1.9.18 Ensure buildings, car parks and public spaces are clearly signed	Building Services	х	х	Х	Х	Х
			1.9.19 Ensure all Building and Planning applications meet Disability Standards and legislative requirements	Building Services and Statutory Planning	Х	Х	Х	Х	Х
			1.9.20 Continue to update You're Welcome information and	Healthy Lifestyles	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			provide this information via the City's website						
			1.9.21 Provide a beach wheel chair and matting for use by the community at Kwinana Beach	Healthy Lifestyles	х	х	х	Х	Х
			1.9.22 Promote the achievement of DAIP outcomes to the community	Healthy Lifestyles	х	х	х	х	Х
			1.9.23 Ensure all of the City of Kwinana information is available on request in alternative formats and promote this to the community	Customer Services	х	х	х	Х	Х
			1.9.24 Ensure the City of Kwinana website and associated websites and social media pages meet the access and universal design principles listed on the Disability Services Commission website	Marketing and Communications	Х	Х	Х	X	х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.9.25 Ensure the City's grievance and complaints policies are clear, equitable and available in accessible and alternative formats	Customer Services	Х	х	Х	X	Х
			1.9.26 Ensure customer service staff are adequately trained so they can facilitate complaints from people with a disability	Customer Services	Х	Х	Х	Х	Х
			1.9.27 Continue to facilitate the Disability Access and Inclusion Working Group ensuring representation from the community and agencies	Healthy Lifestyles	X	X	X	X	X
			1.9.28 Ensure all community consultations is accessible and inclusive for everyone	Community Development	X	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			1.9.29 Consult with disability organisations and networks as required	Healthy Lifestyles	х	х	х	Х	Х
			1.9.30 Ensure meetings and forums held as part of community consultations comply with Accessible Events guidelines	Healthy Lifestyles	Х	Х	Х	Х	Х
			1.9.31 Ensure consultation documents are available in accessible formats	Community Development	Х	Х	Х	Х	Х
			1.9.32 Ensure all aspects of Council Meetings are accessible and inclusive	City Strategy	х	х	х	Х	Х
			1.9.33 Refer any access issues identified through consultations, which are not the responsibility of the City, to relevant parties	Healthy Lifestyles	Х	Х	X	X	Х

Alive with opportunities

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Economic Development Action Plan	2.1.1 Implement the Local Employment Solutions Council Policy	Economic Development	х	х	х	х	Х
Varied job opportunities	2.1 Residents have access to ample job opportunities locally	Kwinana Outer Harbour Project	2.1.2 Work with the State and Commonwealth governments, and non-government agencies, in progressing the Kwinana Outer Harbour Project to improve job prospects to the community	Executive	X	X	X	X	X
		Multicultural Action Plan	2.1.3 Work with the State and Commonwealth governments, and non-government agencies, in job creation initiatives targeting culturally and linguistically diverse residents	Community Development	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.1.4 Consider the community's diversity when reviewing vacancies; and where appropriate, include CaLD-related competencies in selection criteria (including relevant language skills)	Community Development	X	X	X	X	X
			2.1.5 Engage CaLD people with English language proficiency to assist those who don't with employment and housing, etc.	Community Development	х	Х	X	Х	Х
			2.1.6 Investigate the possibility of developing a work placement program for CaLD residents	Community Development	Х				
		Community Development Team Business Plan	2.1.7 Encourage service providers to take part in the healthier workplaces program	Healthy Lifestyles	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.1.8 Support a local network of service providers to encourage collaboration and partnerships and sharing of information regarding opportunities	Healthy Lifestyles	Х	х	х	х	X
			2.1.9 Supporting a coordinated effort by Volunteering Coordinator and Club Development Officer to promote local opportunities	Healthy Lifestyles	Х	Х	Х	Х	х
		Human Resources Team Business Plan	2.1.10 Continue to offer staff a variety of health and wellbeing opportunities	Human Resources	х	х	x	х	Х
	2.2 The community has a	Lifelong Learning Strategy	2.2.1 Create a Lifelong Learning Strategy	Community Development	х				
Quality education for all ages	choice of quality public and private facilities to meet their education and training needs throughout their life time	Multicultural Action Plan	2.2.2 Facilitate the holding of workshops on skills for success in the Australian job market	Community Development	Х	X	X	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.2.3 Advocate for expansion of affordable English classes for newcomers and those previously without access	Community Development	х				
			2.2.4 Facilitate foreign language classes	Community Development	Х	х	Х	X	Х
			2.2.5 Participate in networks that facilitate coordinated approaches to education, employment and training for culturally and linguistically diverse residents	Community Development	х	Х	X	X	X
			2.2.6 Advocate and work with all levels of government and the business community to strengthen Kwinana's position as a diverse and inclusive community	Community Development	Х	Х	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.2.7 Promote the importance of cross-cultural awareness training in the community	Community Development	х	х	х	х	Х
			2.2.8 Advocate for a more diverse range of languages to be offered in school as a second language	Community Development	Х				
			2.2.9 Advocate for cultural workshops in schools	Community Development	Х	Х	Х	Х	Х
			2.2.10 Support the development of student exchange opportunities through schools and community organisations (e.g. Rotary)	Community Development	Х	х	Х	х	Х
		Economic Development Action Plan	2.2.11 Ensure Private Sector Education providers are aware of opportunities that population growth in the region bring by creating a prospectus annually	Economic Development	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.3.1 Implement design guidance actions to ensure that the City Centre exhibits an Urban Structure that will create a context for people to engage with place	Statutory Planning	X	X	X	X	X
A bustling retail scene	2.3 The City Centre is home to a thriving range of specialty shops, restaurant and family entertainment venues and an active nightlife while neighbourhood centres are revitalised	City Centre Master Plan	2.3.2 Implement design guidance actions to ensure that the City Centre exhibits a Built Form that will create a context for people to engage with place	Statutory Planning	X	X	X	X	X
			2.3.3 Implement design guidance actions to ensure that the City Centre exhibits an Interface with the Public Realm that will create a context for people to engage with each other	Planning	X	X	X	X	X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			2.3.4 Improve Local Commercial and Activity Centres by providing a small business grant program annually	Economic Development	х	х	х	Х	Х
		Local Commercial and Activity Centres Strategy	2.3.5 Complete the Medina Town Centre Revitalisation Project	Economic Development	Х				
			2.3.6 Complete a report to revitalise the Orelia Local Commercial Centre	Economic Development	x				
			2.3.7 Complete a report to revitalise the Calista Local Commercial Centre	Economic Development	X				
		Local Planning	2.4.1 Complete the Postans Precinct Study	Strategic Planning	\$20,000				
A powerhouse industrial area	2.4 The Western Trade Coast Precinct is developed with maximum leverage being	Strategy	2.4.2 Create an Industrial Development Policy	Strategic Planning	х				
	gained from investments in new infrastructure Integration Trans Kwina	Integrated Transport Strategy	2.4.3 Create an Integrated Transport Strategy	Strategic Planning	Х				
		Kwinana Outer Harbour Project	2.4.4 Continue to lobby for the	Executive	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Kwinana Outer Harbour Project						
		Economic Development Action Plan	2.5.1 Create an Economic Development Action Plan	Economic Development	х				
		Land Optimisation Strategy	2.5.2 Create a Land Optimisation Strategy	Economic Development	Х				
A thriving local economy	2.5 Stimulate economic development and encourage diversification	Community Development Team Business Plan	2.5.3 Advocate for the development of a policy that supports and addresses barriers for local and new businesses offering health promoting services, such as personal trainers in public open spaces	Healthy Lifestyles	X	X	X	X	X
Innovative approval system	2.6 Provide a best practice development approval system that attracts and retains business investment in the area	Strategic IT Plan	2.6.1 Review the City's approval system annually to ensure that the City is utilising the integration features available with relevant State Government Planning Platforms	Planning	Х	Х	X	Х	X

Surrounded by nature

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Local Biodiversity Strategy	3.1.1 Integrate the Local Biodiversity Strategy into the Local Planning Strategy, Town Planning Scheme and Local Planning Policies	Environment and Planning	Х				
			3.1.2 Tender for grass weed control	Environment	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000
	3.1 Improve conservation of biodiversity and protection of native vegetation whilst achieving	nservation of diversity and otection of ive getation ilst achieving h levels of vironmental otection in velopments Natural Areas Management Plan Reservation of b comparison of compar	3.1.3 Complete bushland weed and condition mapping	Environment	\$50,000				\$65,000
A beautiful			3.1.4 Tender for Environmental Weed Control	Environment	\$90,000	\$90,000	\$105,000	\$105,000	\$105,000
natural environment	high levels of environmental protection in new developments		3.1.5 Prepare and implement a works program to control significant environmental weeds in Kwinana Reserves	Environment	Х	Х	Х	Х	Х
	developments		3.1.6 Investigate and apply for grants for environmental weed control	Environment	Х	х	Х	Х	Х
			3.1.7 Budget for new reserves	Environment	X	X	X	X	Х
			3.1.8 Post Controlled Burn/Arson Weed Control	Environment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.9 Routinely inspect fences, gates and pedestrian access points for damage and arrange repairs	Environment	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
			3.1.10 Removal of illegal dumping/litter from reserves	Environment	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
			3.1.11 Site preparation, weed removal, installation planting, maintenance, weed control	Environment	\$280,000	\$280,000	\$420,000	\$420,000	\$420,000
			3.1.12 Budget for consumables	Environment	\$40,000	\$40,000	\$60,000	\$60,000	\$60,000
			3.1.13 Post-arson weed management	Environment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
			3.1.14 Improve bushland in Clementi Reserve	Environment	\$8,000				
			3.1.15 Improve bushland in Millar Reserve	Environment		\$8,000			
			3.1.16 Revegetation of degraded bushland surrounding Wellard Park – Homestead Ridge	Environment	\$7,000				
			3.1.17 Complete fuel load assessments	Environment	Х	Х	Х	Х	Х
			3.1.18 Complete controlled burns	Environment	Х	Х	Х	Х	Х
			3.1.19 Complete Fire	Environment	X	Х	Х	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Mapping						
			3.1.20 Complete firebreak maintenance	Environment	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
			3.1.21 Complete controlled patch burns	Environment	Х	х	х	х	X
			3.1.22 Complete survey reserves	Environment	\$8,000				
			3.1.23 Undertake rabbit control measures	Environment	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
			3.1.24 Undertake fox control measures	Environment	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
			3.1.25 Undertake phytophthora control measures	Environment	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
			3.1.26 Undertake cat control measures	Environment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
			3.1.27 Undertake bee control measures	Environment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
			3.1.28 Provide information brochures/posters and promotion for natural areas	Environment	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
			3.1.29 Conduct Water Wise Garden & Community Energy Efficiency Workshops	Environment	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
			3.1.30 Conduct schools planting events	Environment	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
			3.1.31 Conduct community planting events	Environment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.32 Conduct Guided Activities (e.g Bushwalks, Nightstalks, Bird Walks and Wildflower Tours)	Environment	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
			3.1.33 Conduct a Clean Up Australia Day event	Environment	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
		vol 3.1 pro Perth Natural Resource 3.1	3.1.34 Conduct volunteer training	Environment	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
			3.1.35 Collect provenance seed	Environment	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
		Resource Management Swan Region	3.1.36 Continue to implement the Coastcare Program	Environment	Х	х	Х	Х	Х
		Swan Region Co Strategy 3. Bu	3.1.37 Develop a Bushfire Risk Management Plan as per WESTPLAN Fire	Emergency Services	х				
		Memorandum of Understanding between the City of Kwinana and Department Fire and Emergency Services	3.1.38 Develop and implement bushfire management and mitigation programs for Unallocated Crown Land and Unmanaged Reserves	Emergency Services	Х	Х	X	X	Х
			3.1.39 Develop practices for bushfire management on local government lands	Emergency Services	Х	х	Х	x	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.40 Administer the provisions of relevant Statutes, Regulations, Policies and Local Laws	Emergency Services	Х	Х	Х	Х	Х
			3.1.41 Support community engagement and awareness programs as identified in the Bushfire Risk Management Plans	Emergency Services	Х	Х	Х	Х	Х
			3.1.42 Provide advice on Bushfire Management Plans in regards to land use planning	Emergency Services	Х	Х	Х	Х	Х
			3.1.43 Develop and review relevant Emergency Services management documents	Emergency Services	Х	Х	Х	Х	Х
			3.1.44 Develop Emergency Services policies and procedures	Emergency Services	Х	Х	Х	Х	Х
			3.1.45 Develop and maintain the City Bushfire Response Plan	Emergency Services	Х	Х	Х	Х	Х
			3.1.46 Develop Brigade Response Plans	Emergency Services	Х	X	X	X	Х
			3.1.47 Provide input to the annual review of Gazetted Fire Districts within the City	Emergency Services	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.48 Facilitate Volunteer Bush Fire Brigade training	Emergency Services	Х	Х	х	Х	Х
			3.1.49 Liaise with and support the State Emergency Service	Emergency Services	Х	х	Х	Х	Х
			3.1.50 Develop and submit annual Local Government Grants Scheme operations and capital grants	Emergency Services	X	X	Х	Х	Х
			3.1.51 Complete an annual audit of current relocation/welfare centres to ensure readiness for activation	Emergency Services	Х	Х	Х	Х	Х
			3.1.52 Audit Emergency Coordination Centres to ensure readiness for activation	Emergency Services	Х	х	Х	Х	Х
			3.1.53 Support key Bushfire meetings and Committees	Emergency Services	х	х	х	Х	Х
			3.1.54 Maintain emergency water supplies owned by the City	Emergency Services	Х	Х	Х	Х	Х
			3.1.55 Inspect hydrants outside Gazetted Fire Districts	Emergency Services	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.56 Exercise Emergency Services as per Local Emergency Management Arrangements	Emergency Services	Х	Х	Х	Х	Х
			3.1.57 Attend Local Emergency Management Committee meetings	Emergency Services	X	X	Х	Х	Х
			3.1.58 Coordinate Local Government Incident Management capacity and capability	Emergency Services	Х	Х	Х	Х	Х
			3.1.59 Participate in Emergency Services Forums	Emergency Services	Х	Х	Х	Х	Х
			3.1.60 Respond to emergency incidents that impact on communities, infrastructure and assets in the City	Emergency Services	Х	Х	Х	Х	Х
			3.1.61 Respond to incidents in neighbouring Cities when requested by the Regional Duty Coordinator	Emergency Services	Х	Х	х	Х	х
			3.1.62 Encourage brigades to report suspicious and deliberately lit fires	Emergency Services	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.1.63 Provide appropriate support and counselling to City volunteers and staff following incidents	Emergency Services	Х	Х	Х	Х	Х
			3.1.64 Provide support to the City Recovery coordinator or recovery team when established	Emergency Services	Х	Х	Х	Х	Х
			3.1.65 Coordinate special projects as required by the Department of Fire and Emergency Services or the City	Emergency Services	Х	X	X	Х	Х
	3.2 Educate and promote improved environmental land management	Environmental Education Strategy	3.2.1 Create an Environmental Education Strategy	Environment	Х				
An energy efficient City	3.3 Promote the use of renewable energy within the City of Kwinana and reduce energy	Revolving Energy Fund	3.3.1 Retrofit City buildings with updated codes and actively engage in the design process of new Council buildings to ensure energy efficiency is maximised	Environment	\$191,300	\$191,300	\$191,300	\$191,300	\$191,300
	use where possible	Climate Change Mitigation and Adaptation Plan	3.3.2 Progressively install solar panels on Council buildings	Environment	\$139,466	\$139,466	\$139,466	\$139,466	\$139,466

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.3.3 Investigate green building options when planning new Council buildings	Asset Management	Х	х	х	х	Х
			3.3.4 Investigate working with sporting clubs to reduce their electricity use in the City's sporting facilities	Healthy Lifestyles	Х				
			3.4.1 Review the City's Verge Policy to align with the Water Corporation's Water wise Verge Best Practice Guidelines	Environment	Х				
	e City best practice	d evercise Sustainable	3.4.2 Write and Adopt a Green Building Policy for new and renovated Council Buildings	Environment	X				
A water-wise City		Water Management Plan	3.4.3 Monitor existing data loggers and real time monitoring systems weekly (at minimum) to quickly identify and address leaks	Environment	Х				
			3.4.4 Continue to redevelop bores and attach to centralised irrigation control	Works Depot	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.4.5 Carry out mapping of irrigated areas to allow quick station identification	Works Depot	Х				
			3.4.6 Maintain the registry of City of Kwinana bores	Works Depot	Х	Х	Х	Х	х
			3.4.7 Continue to monitor water use and irrigation application rates and improve water use efficiency	Works Depot	Х	Х	Х	Х	Х
		Groundwater Operating Strategy	3.4.8 Maintain monitoring of the groundwater resource to identify any potential adverse impacts of abstraction and respond pro-actively to mitigate impacts	Works Depot	Х	X	X	X	Х
			3.4.9 Monitor nutrient concentrations in groundwater and review nutrient management practices if needed	Works Depot	Х	Х	Х	Х	Х
			3.4.10 Review the Groundwater Operating Strategy every 5 years	Works Depot		Х			
		Water Conservation Plan	3.4.11 Review the Water Conservation Plan	Environment		Х		Х	

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Works Depot	3.4.12 Develop an educting program for the cleaning of side entry pits, GPTs and bubble up pits	Asset Management	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
		Team Business Plan	3.4.13 Develop the schedule/program for the inspection and maintenance of sumps and compensating basins	Asset Management	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
	3.5 Understand the impacts of climate change and take a risk management approach to addressing these effects in future planning Emergency Management Plan Community Emergency Services Coordinator Business Plan Climate Change Mitigation and Climate Change Management Plan Community Emergency Management Plan Community Emergency Services Coordinator Business Plan Climate Change Community Emergency Services Coordinator Business Plan	Management	3.5.1 Review the Kwinana Local Emergency Management Plan annually	Emergency Services	Х	Х	Х	Х	Х
A City adapted to climate change		Emergency Services Coordinator	3.5.2 Review with Department of Fire and Emergency Services the Community Emergency Services Coordinator Business Plan	Emergency Services	Х				
		Climate Change Mitigation and Adaptation Plan	3.5.3 Develop and adopt a Landscape Strategy which addresses the development and maintenance of an "urban forest"	Engineering	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			3.5.4 Develop a triple bottom line planning policy which includes measures to reduce the carbon emissions of new developments by supporting retention of vegetation, active transport and passive solar design	Environment, Strategic Planning and Healthy Lifestyles	X				
			3.5.5 Investigate the use of recycled materials in road base	Engineering	Х				
			3.5.6 Create a Local Planning Policy to address Sea Level Rise	Planning	Х				
			3.5.7 Develop a Management Plan to address Sea Level Rise	Environment	\$10,000				

It's all here

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
Great public spaces	4.1 Residents are provided with a range of	Community Infrastructure Plan	4.1.1 Conduct a feasibility study for the upgrade of Wells Beach Foreshore	City Infrastructure	\$300,000				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
	multifunctional community places and		4.1.2 Design and construct a Local Community Centre in Wandi	City Infrastructure				\$167,300	\$1,589,350
	accessible facilities		4.1.3 Design and construct a Local Sporting Ground with a Community Sports Building in Anketell North	City Infrastructure				\$36,700	\$348,650
			4.1.4 Design and construct a Local Sporting ground with a Pavilion in Wandi	City Infrastructure				\$107,500	\$1,021,250
			4.1.5 Design and construct a Local Sporting Ground with a Community Sports Building in Wandi	City Infrastructure				\$43,850	\$416,575
			4.1.6 Design and construct a Local Community Centre in Wellard East	City Infrastructure				\$176,579	\$1,677,504
			4.1.7 Design and construct a Community Sports Building in Bertram	City Infrastructure	\$385,000	Х			
		4.1.8 Design and construct a Pavilion Extension for Wellard	City Infrastructure	\$152,000	Х				
			4.1.9 Design and construct the Arts and Cultural Centre Upgrade	City Infrastructure			\$100,000	\$950,000	\$950,000
			4.1.10 Subject to a feasibility study, design and construct a new Depot Operations Centre	City Infrastructure		\$400,000	\$3,800,000	\$3,800,000	

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.1.11 Subject to Long Term Financial Plan deliberations of Council, design and construct Stage 1 of the Civic Administration Building Upgrade	City Infrastructure	\$1,000,000	\$1,000,000			
			4.1.12 Upgrade the Thomas Oval Netball Courts	Community Development	\$100,000				
	Building Assets Management Plan	4.1.13 Complete condition auditing of the City's building portfolio	Asset management	Х		Х		Х	
	Commu	Community Development	4.1.14 Continually engage community through the Parks for People Strategy	Healthy Lifestyles	Х	Х	Х	Х	Х
	Team	Team Business Plan	4.1.15 Motivate creative design of open space in newly developed areas	Healthy Lifestyles	X	Х	Х	X	Х
		Community Infrastructure Plan	4.2.1 Construct the Kwinana Outdoor Youth Space which includes a skate park	Engineering	\$770,505				
	4.2 The community has	Activate the City's	4.2.2 Activate the Kwinana Adventure Playground	Community Development	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Well-kept green spaces	easy access to well equipped, quality parks Community Centres and Public Spaces	•	4.2.3 Activate the Kwinana Outdoor Youth Space which includes a skate park	Community Development	\$40,000	\$5,000	\$5,000	\$5,000	\$5,000
	spaces Parks for	4.2.4 Upgrade the Rogan Park playground in Leda	City Infrastructure	\$117,300					
	People Strategy	4.2.5 Design and upgrade the Ascot Parkway Small Skate Park in Bertram	City Infrastructure	\$10,000	\$121,000				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.2.6 Upgrade Gawler Park in Calista	City Infrastructure	\$20,125				
			4.2.7 Upgrade Hewison Park in Medina	City Infrastructure	\$35,000				
			4.2.8 Upgrade the Whyatt Green playground in Leda	City Infrastructure		\$79,000			
			4.2.9 Upgrade the Calista Oval Low Ropes Course	City Infrastructure		X			
			4.2.10 Upgrade Ince Court Park in Parmelia	City Infrastructure		Х			
		Parks and Reserves Asset Management Plan	4.2.11 Undertake a condition survey of Parks and Reserves	Asset Management	Х		Х		Х
	Plan Public C Space Infrastru Asset Manage Plan Depot S Review	Infrastructure Asset Management	4.2.12 Undertake a condition survey of the City's Public Open Space	Asset Management	X		X		X
		Depot Service	4.2.13 Develop a Master Schedule of annual work for Depot services	Works Depot	Х				
		Improvement	4.2.14 Develop Activity Standards for work tasks and develop appropriate unit rates	Works Depot	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.2.15 Investigate a Maintenance Management/Work Order System for generating and managing maintenance work	Works Depot	х				
			4.2.16 Investigate the implementation of a Tree Management System	Works Depot	Х				
			4.2.17 Review current in house mowing schedules and advise on capacity to take on new mowing areas currently performed by contractors	Works Depot	х				
			4.2.18 Implement the Parks Inspection and Continuous Improvement System	Works Depot	Х	Х	Х	х	Х
			4.2.19 Coordinate the transfer of landscape and irrigation developer gifted assets to the City's maintenance operations and asset management systems	Works Depot	Х	X	Х	Х	X
		Community Development Team Business Plan	4.2.20 Consult access and inclusion working group regarding development of all public buildings, parks, beaches and spaces	Healthy Lifestyles	X	X	X	×	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.2.21 Support community groups to establish places that encourage community participation/involvement, i.e. community gardens	Healthy Lifestyles	х	Х	Х	x	Х
A well serviced City	4.3 Ensure the Kwinana community is well serviced by government and nongovernment services	Strategic Waste Management Plan	4.3.1 Conduct a full review of waste management contracts	Environmental Health	Х				
		Local Planning Strategy	4.3.2 Review the Local Housing Strategy	Planning	Х	х	Х	Х	Х
		Land Optimisation Strategy	4.3.3 Manage and maintain the City of Kwinana Aged Persons Accommodation	City Strategy	\$316,592	\$316,592	\$316,592	\$316,592	\$316,592
		Lobbying Strategy	4.3.4 Create a Lobbying Strategy	City Strategy	Х	х	Х	Х	Х
A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity	Town Planning Scheme	4.4.1 Continue to evolve the Policy Framework to reflect quality residential design and development including the accuracy and strategic management of Council's developer contributions policy	Statutory Planning	х				
			4.4.2 Adopt a new Town Planning Scheme	Strategic Planning	\$30,000				
		Public Open Space Standards Policy	4.4.3 Create a Public Open Space Standards Policy	Strategic Planning	Х	Х			
		Parking Strategy	4.4.4 Create a Parking Strategy	Strategic Planning	X				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
		Local Housing Strategy	4.4.5 Review the Local Housing Strategy	Strategic Planning	X				
		Strategic Waste Management Plan	4.4.6 Work with the Waste Authority to implement the West Australian Waste Strategy	Environmental Health	Х	X	Х	X	Х
			4.4.7 Activate the actions from the Wellard/Bullrush District Place Plan	Community Development	Х	х	х	Х	Х
			4.4.8 Activate the actions from the Mortimer District Place Plan	Community Development	х	х	х	Х	Х
		Place Plans for City Areas	4.4.9 Activate the actions from the Anketell District Place Plan	Community Development	Х	Х	Х	Х	Х
			4.4.10 Activate the actions from the Kwinana Industrial Area Place Plan	Community Development		X	X	X	Х
			4.4.11 Activate the actions from the Kwinana Central Place Plan	Community Development	Х	Х	Х	Х	Х
	4.5 Actively	Works Depot	4.5.1 Implement the Depot Annual Maintenance Works Program	Works Depot	See Above				
A well maintained City	improve the appearance of public areas and streetscapes	Team Business Plan	4.5.2 Implement the recommendations from the Works Depot Service Review	Works Depot	Х	Х	Х	X	Х
	throughout the City	Engineering Team Business Plan	4.5.3 Review Landscape Maintenance Agreements with Main Roads Western Australia every 2 years	Works Depot		X		Х	

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.5.4 Investigate a "value for money" methodology for condition assessment of drainage assets	Engineering	Х				
			4.5.5 Undertake a complete inventory, age identification and condition audit of all above ground structures	Engineering		X			
		Stormwater Drainage Asset	4.5.6 Implement a central automated database for drainage asset valuation and extraction	Engineering		Х			
		Management Plan	4.5.7 Develop a sump inspection and maintenance program, issue to Depot for implementation	Engineering	Х				
			4.5.8 Undertake a pilot pipe/pit survey for condition rating of select sites in urbanised residential and industrial areas	Engineering	х				
		Landscape 4.5 Strategy Stra	4.5.9 Create a Landscape Strategy	Engineering	Х				
	Public Lighting Asset Management Plan		4.5.10 Develop policy and guidelines to ensure all new installations are in accordance with energy efficiency principles and Western Power	Engineering		X			

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			specifications						
			4.5.11 Undertake a comprehensive audit of lighting assets for asset condition rating subject to funding being available	Engineering		Х			
			4.5.12 Undertake a survey to determine the type of lamp for all the lights and develop a energy efficient lamp replacement program subject to resources/funding availability	Engineering			X		
			4.5.13 Develop and implement a plan for the operation, maintenance, renewal and disposal of public lighting assets	Engineering		Х			
			4.5.14 Develop forward works program for upgrade and new lighting projects	Engineering		Х			
			4.5.15 Undertake a project to verify and label existing lighting poles outside the road reserve as part of the asset condition rating subject to funding being	Engineering			Х		

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			available						
			4.5.16 Identify opportunities and undertake upgrade of lamps to energy efficient type lamps where possible and continue with Western Power bulk globe replacement program	Engineering	X	X	X	X	X
		Integrated Transport Strategy	4.6.1 Create an Integrated Transport Strategy	Strategic Planning	\$100,000	Х			
	4.6 Provide a safe and efficient	vide a d t Roads and	4.6.2 Undertake a complete condition survey of all roads, kerbs and unkerbed road	Engineering		Х			
A connected transport	integrated network of roads,	Transport Asset Management	4.6.3 Undertake a footpath condition survey of all footpaths	Engineering		Х			
network	ransport network footpaths and cycle routes supported by a	riali	4.6.4 Develop an Infrastructure Risk Management Plan	Engineering		Х			
	good public transport system Works Team		4.6.5 Implement the 10 year Road Resurfacing and Road Rehabilitation Programs	Works Depot	\$750,000	\$750,000	\$800,000	\$800,000	\$800,000
		Business Plan	4.6.6 Implement the Road Shouldering Program	Works Depot	\$193,000	\$193,000	\$193,000	\$193,000	\$193,000

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.6.7 Implement the Footpath, Trails and Cycle ways Forward Works Program	Engineering	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
		Engineering Team	4.6.8 Implement the Traffic Survey Program	Engineering	X	х	X	X	х
		Business Plan 4.6. inst she con Tra 4.6.	4.6.9 Coordinate installation of Bus shelters/Facilities in conjunction with Public Transport Authority	Engineering	\$51,500	\$53,045	\$54,636	\$54,636	\$54,636
		Action Plan Action Plan 4.6 op loc Bike and Walk	4.6.10 Advocate to the Department of Transport to develop more bus routes/more frequent buses in Kwinana	Elected Members	Х				
			4.6.11 Investigate the opportunity to develop a local shuttle bus	Community Development	Х				
			4.6.12 Create the City's Bike and Walk Plan	Strategic Planning	Х				
		Community Development Team Business Plan	4.6.13 Creating a policy that specifies best practice requirements for encouraging active transport	Healthy Lifestyles	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			4.6.14 Reviewing the current Bike Plan to include needs for all pedestrians and footpath users, to plan for upgrades to existing facilities so that they are compliant with policies and accessible to all	Healthy Lifestyles	X				

City Sustainability

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.1.1 Review the Strategic Community Plan	City Strategy		Х		Х	
	5.1 An active and engaged Local Government, focussed on achieving the community's vision	Integrated	5.1.2 Review the Corporate Business Plan annually	City Strategy	X	X	х	Х	Х
Civic Leadership		Integrated Planning and Reporting Framework	5.1.3 Review the Workforce Plan annually	Human Resources	Х	X	х	Х	Х
			5.1.4 Review the Long Term Financial Plan	Finance	X	X	х	Х	Х
			5.1.5 Review the Asset Management Strategy	Asset Management		х		х	

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.1.6 Review the Buildings Asset Management Plan	Asset Management	Х	Х	Х	Х	Х
			5.1.7 Review the Parks and Reserves Asset Management Plan	Asset Management	Х	Х	Х	Х	Х
			5.1.8 Review the Roads and Transport Asset Management Plan	Asset Management	X	X	Х	X	Х
			5.1.9 Review the Storm Water Drainage Asset Management Plan	Asset Management	X	X	X	Х	Х
			5.1.10 Review the Public Lighting Asset Management Plan	Asset Management	X	X	Х	Х	Х
			5.1.11 Review the Multicultural Action Plan	Community Development		Х		Х	
			5.1.12 Review the Cultural Plan	Community Development		Х		Х	
			5.1.13 Review the Youth Strategy	Youth Services		Х		х	
			5.1.14 Review the Events Strategy	Community Development		Х		Х	
			5.1.15 Review the Parks for People Strategy	Community Development	Х	Х	Х	х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.1.16 Review the Children and Families Strategy	Community Development	Х		Х		Х
			5.1.17 Review the Club Development Plan	Healthy Lifestyles	X	X	Х	X	Х
			5.1.18 Review the Active Citizenship Strategy	Community Development		X	Х	X	Х
			5.1.19 Review the Disability Access and Inclusion Plan	Healthy Lifestyles	X		Х		Х
			5.1.20 Review the Local Commercial and Activity Centres Strategy	Strategic Planning		X		X	
			5.1.21 Review the Natural Areas management Plan	Environment		X		Х	
			5.1.22 Review the Local Biodiversity Strategy	Environment		Х		Х	
			5.1.23 Review the Climate Change Mitigation and Adaptation Plan	Environment		X		Х	
			5.1.24 Review the Sustainable Water Management Plan	Environment		Х		Х	
			5.1.25 Review the Groundwater Operating Strategy	Depot		х		х	

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.1.26 Review the Water Conservation Plan	Depot		Х		Х	
			5.1.27 Review the Local Planning Strategy	Planning		Х		Х	
			5.1.28 Review the Community Infrastructure Plan	Community Development	Х	Х	Х	Х	Х
			5.1.29 Review the Strategic Waste Management Plan	Environmental Health		Х		х	
			5.1.30 Review the Business Continuity Plan	Governance and Risk	Х		Х		Х
			5.1.31 Review the Disaster Recovery Plan	Governance and Risk	Х		Х		Х
			5.1.32 Provide a report to Council detailing achievements made against the Strategic Community Plan and Corporate Business Plan each quarter	City Strategy	X	X	X	X	Х
		Lobbying Plan	5.1.33 Advocate for projects and services that will achieve the	Elected Members	Х	Х	Х	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			community's vision						
			5.1.34 Regularly attend and participate in community events	Elected Members	Х	Х	х	Х	Х
			5.1.35 Promote the opportunities and attributes that Kwinana offers	Elected Members	X	X	X	Х	Х
			5.1.36 Develop relationships and work with both sides of Government, minority parties and relevant government agencies	Elected Members	Х	Х	х	Х	Х
		Community Communications Strategy	5.1.37 Annually update the Community Directory	Community Development		\$15,000			
		Transformation	5.1.38 Implement the findings of the Depot Service Delivery Review	Works Depot	Х	Х	Х	Х	Х
		Program	3.1.39 Recoup funds from the City Centre Revitalisation	City Strategy	X	Х	Х	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Project						
		ISO Accreditation	5.1.40 Maintain the ISO 9001: 2015 Quality Management Systems accreditation through an annual audit	City Strategy	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	.2 Engage in meaningful consultation to	Community	5.2.1 Ensure all projects requiring community engagement adhere to the Community Engagement Strategy	Community Development	Х	Х	х	Х	Х
	understand and prioritise community needs	Engagement Strategy	5.2.2 Implement Community Engagement Software	Marketing and Communications		\$25,000	\$25,000	\$25,000	\$25,000
			5.2.3 Conduct community perceptions and wellbeing surveys	City Strategy		\$25,000		\$25,000	
	5.3 Maintain and improve risk management	Risk Management Policy	5.3.1 Manage and monitor the City's Risk Register	Governance and Civic Services	Х	X	X	Х	Х
Business Performance	5.4 Ensure the financial stability of the City of Kwinana into the future	Long Term Financial Plan	5.4.1 Incorporate strategies into the Long Term Financial Plan to improve the City's financial sustainability	Finance	х	Х	х	Х	Х
			5.4.2 Create a Rating Strategy	Finance	Х				

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.4.3 Create a Debt Strategy	Finance	Х				
			5.4.4 Prepare the Annual Budget for adoption	Finance	Х	х	х	х	Х
			5.4.5 Complete the Land Data Project	Finance	Х				
			5.4.6 Continue to ensure Fair Value Accounting in liaison with the Department of Local Government and in AASB13	Finance	\$18,540	\$18,540	\$18,540	\$18,540	\$18,540
		Finance Team Business Plan	5.4.7 Undertake Financial Management Review of the appropriateness and effectiveness of the financial management systems and procedures in accordance with Local Government (Financial Management) Regulations 1996	Finance				\$9,000	
			5.4.8 Distribute debtor invoices electronically to improve processing	Finance	Х				

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			and customer service						
			5.4.9 Review the process to change the method of rating for residential land use properties within current rating of UV to GRV	Finance	\$140,000				
			5.4.10 Review land uses and their rating categories to ensure fair and equitable rating within the City	Finance	X				
			5.4.11 Conduct a review of the City's Software System	Finance	х				
			5.4.12 Conduct EOI and tender process for a new software system for the City of Kwinana	Finance	х	Х			
			5.4.13 Create a Procurement Strategy	Finance	Х				
	5.5 Increase the level of Federal, State and Corporate funding	Lobbying Plan	5.5.1 Continue to develop State and Federal Government	Executive	Х	Х	Х	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			partnerships to facilitate local services and projects						
	5.6 Maximise the value of the City's	Land Optimisation Strategy	5.6.1 Implement the action plan from the Land Optimisation Strategy	Economic Development	X				
	roperty assets	Leases Policy	5.6.2 Annually review the lease management policy and procedures	Governance	Х	Х	Х	Х	Х
	5.7 Build productive relationships		5.7.1 Continue to pursue mutually beneficial corporate sponsorship opportunities and grant funding opportunities	Executive	X	X	X	X	Х
		Lobbying Plan	5.7.2 Continue to engage with stakeholders to encourage economic development in Kwinana	Economic Development	Х	Х	Х	Х	Х
			5.7.3 Continue to actively seek resource sharing opportunities with other organisations	City Strategy	Х	X	Х	X	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.8.1 Ensure that reports to Council require consideration of the implications for the Strategic Community Plan and Corporate Plan	City Strategy	X	Х	Х	X	Х
	5.8 Apply best practice principles and processes to maximise efficiencies and	Integrated Planning	5.8.2 Ensure all actions of the Plan for the Future are included in the Long Term Financial Plan and annual budgets	Finance	Х	X	X	Х	х
	quality	Framework	5.8.3 Conduct a financial systems review to improve efficiencies and ensure the automation of financial reporting	Finance	X	×	X	X	Х
			5.8.4 Implement the internal audit function and carry out audits as per the Internal Audit Plan	Governance	X	Х	x	X	Х
	5.9 Champion a positive work culture that leads, values and supports its people and to develop a strong team	Customer Services Team	5.9.1 Develop a Customer Service Strategy	Customer Services	X				
	culture within the organisation to provide dynamic, effective, customer-focussed services, systems and processes	Business Plan	5.9.2 Review the CRM system to ensure improved	Customer Services	Х	Х	Х	Х	х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			reporting						
			5.9.3 Continually improve new technology such as the online lodgement of planning and building applications (eServices)	Customer Services	Х				
			5.9.4 Create a Knowledge Base to enable City Officers to provide a higher level of customer service to the community	Customer Services	X				
			5.9.5 Update call centre technology	Customer Services	\$20,000				
	5.10 Lead the management of the City's	5.1 soft the Contracts and pre	5.10.1 Implement a software system for the engagement of pre-qualified suppliers.	Contracts and Procurement	\$12,125	\$12,125			
	contractual arrangements and embed a compliant approach to procurement	Team Business Plan	5.10.12 Implement a software system for contracts and tenders management	Contracts and Procurement	х	X			

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.10.13 Provide training and continuously develop the Online Requisition enhancement throughout the whole organisation	Finance	Х	Х	х	х	Х
			5.10.14 Conduct an audit of existing contractual arrangements and agreements	Contracts and Procurement		Х	х	Х	Х
			5.11.1 Implement the Backup and Disaster Recovery Plan	ICT	Х	Х			
	5.11 Working in close partnership with		5.11.2 Complete the Kwinana Domain Improvements	ICT	Х	Х			
	suppliers, enable better utilisation of computer technology and systems to	IT Strategic Plan	5.11.3 Complete the ICT Security Projects	ICT	Х	х			
	optimise operational efficiency and business value		5.11.4 Complete the Corporate Application Review	ICT	Х	Х			
			5.11.5 Complete the IT Infrastructure Upgrade	ICT	Х	Х			
			5.11.6 Complete the City's On-	ICT	Х	Х			

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Premise Migration						
			5.11.7 Complete the Internet Upgrade Project	ICT	Х	Х			
			5.11.8 Complete the Computer Fleet Review	ICT	Х	Х			
			5.11.9 Facilitate Printing Upgrades	ICT	Х	Х			
			5.11.10 Facilitate AV Upgrades	ICT	Х	Х			
			5.12.1 Continually develop the City's Electronic Document Management System	Records	х	х	х	х	х
	5.12 To provide a modern, compliant, secure and accessible records		5.12.2 Review the Recordkeeping Plan	Records		Х		Х	
	management service and facilitate staff training in records systems, processes and responsibilities	Records Team Business Plan	5.12.3 Upgrade scanning hardware and software to increase record processing speed	Records	х				
			5.12.4 Implement the actions from the Records service review	City Strategy	Х	Х	Х		
People and Culture	5.13 Attract and retain a high quality, motivated and empowered workforce so as to position the organisation as an	Retention Strategy	5.13.1 Ensure policies, position descriptions and	Human Resources	Х	Х	Х	х	х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
	"Employer of Choice"		roles are clear to assist in job satisfaction						
			5.13.2 Measure employee satisfaction through regular Staff Values Surveys	City Strategy	х	Х	Х	х	Х
			5.13.3 Review and improve exit processes to ensure major issues are identified and used to facilitate improvements within the organisation. Trend data and report to CEO on a monthly basis	Human Resources	X	x	X	х	X
			5.13.4 Continue to monitor market trends in remuneration and conditions and offer packages that are competitive for negotiated salary positions	Human Resources	X	X	X	X	Х
			5.13.5 Negotiate a competitive and appropriate EBA	Human Resources		Х		Х	

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			ensuring consideration is given to flexibility in employment conditions						
			5.13.6 Research, implement and promote employee benefits	Human Resources	X	Х	Х	Х	Х
			5.13.7 Identify core components of succession planning, including specific tools and models	Human Resources	X	X	X	Х	Х
			5.13.8 Prepare individual training plans for key staff with consideration be given to business continuity and excellence in service delivery	Human Resources	X	X	Х	X	Х
			5.13.9 Explore development opportunities, such as mentoring, interim placement, job swaps and secondments	Human Resources	Х	Х	X	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.13.10 Conduct a Training Needs Analysis (TNA) for senior level employees	Human Resources	х	Х	Х	Х	х
			5.13.11 Build supervisory and management capability through formal training	Human Resources	Х	X	X	X	Х
			5.13.12 Ensure systems are in place to notify of any legislative amendments in order to remain compliant	Human Resources	X	Х	X	Х	X
			5.13.13 Continue to develop and proactively manage effective performance management	Human Resources	X	X	X	X	Х
			5.13.14 Ensure that an effective grievance resolution procedure is maintained and staff are trained in this area	Human Resources	X	X	X	X	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.13.15 Maintain a relevant and achievable EEO management plan through communication, review and evaluation	Human Resources	Х	Х	Х	х	х
			5.13.16 Ensure that the Performance Manager system is being effectively utilised by staff	City Strategy	х	Х	Х	Х	Х
			5.13.17 Empowering staff through inclusion /input in decision making activities by harnessing their current skills and knowledge level	Human Resources	X	X	Х	Х	Х
			5.13.18 Promote the City's wellbeing programs	Human Resources	X	X	X	Х	Х
			5.13.19 Increase the diversity of the workforce through the incorporation of EEO and diversity values in programs/activities across the	Human Resources	X	Х	X	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			organisation						
			5.13.20 Recognise and manage the aspirations of the different generations across the employee demographic	Human Resources	Х	Х	х	х	х
			5.13.21 Conduct a review of the City's exit processes	Human Resources	Х	х	х	х	х
			5.13.22 Review Occupational Safety and Health Policy annually	Human Resources	Х	Х	Х	Х	Х
		OSH Management Plan	5.13.23 Ensure all employees receive a safety and health induction on commencement of employment	Human Resources	X	х	х	Х	х
			5.13.24 Review position descriptions annually to ensure safety responsibilities are clear	Human Resources	X	X	X	Х	X

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.13.25 Ensure Staff Development Reviews include safety performance objectives (where applicable)	Human Resources	Х	Х	х	Х	Х
			5.13.26 Ensure Team Agenda items clearly articulate safety issues and current safety performance	Human Resources	X	X	X	Х	Х
			5.13.27 Develop an OSH calendar to coordinate OSH activities	Human Resources	х	Х	х	Х	Х
			5.13.28 Continuously develop and implement a cultural change program that promotes and rewards safe and healthy behaviour	Human Resources	Х	Х	х	Х	Х
			5.13.29 Review the Safety Plan annually	Human Resources	Х	Х	Х	Х	Х
			5.13.30 Review OSH information in the City's record management system to ensure employees have the	Human Resources	X	X	X	X	X

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			most current information						
			5.13.31 Review policies relating to OSH annually	Human Resources	Х	Х	х	Х	Х
			5.13.32 Review OSH Committee Terms of reference and compliance of the OSH Committee against the OSH Act 1984	Human Resources	X	X	X	X	х
			5.13.33 Revitalise the OSH Perception survey	Human Resources	Х	Х	Х	Х	Х
			5.13.34 Review the hazard and risk management process annually	Human Resources	Х	Х	Х	Х	Х
			5.13.35 Conduct workplace inspections as directed by the OSH Committee	Human Resources	X	X	X	Х	Х
			5.13.36 Conduct investigations for all accidents/incidents	Human Resources	X	Х	X	Х	Х
			5.13.37 Ensure employees are consulted and	Human Resources	Х	Х	Х	Х	х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			trained when purchasing new equipment or chemicals						
			5.13.38 Place information about incidents and health programmes on Team Meeting Agendas	Human Resources	X	X	х	Х	Х
			5.13.39 Review the Hazard/Near Miss/Injury Report form annually	Human Resources	Х	Х	х	Х	Х
			5.13.40 Implement a proactive health program	Human Resources	Х	Х	х	Х	Х
			5.13.41 Establish an annual training plan and budget	Human Resources	Х	Х	х	Х	Х
			5.13.42 Establish individual training plans during Staff Development Reviews	Human Resources	х	Х	х	х	Х
			5.13.43 Develop an annual evaluation of training	Human Resources	Х	Х	х	Х	Х
			5.13.44 Review training requirements of all OSH	Human Resources	X	X	Х	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			Representatives						
			5.13.45 Ensure all relevant staff are trained as Fire Wardens	Human Resources	Х	Х	х	х	Х
			5.13.46 Develop procedure for inhouse drills and review annually	Human Resources	Х	х	х	Х	Х
			5.13.47 Develop a Business Recovery and Continuity Plan and review	Human Resources	Х	Х	х	х	Х
	5.14 Develop and implement training and development programs/activities that meet current and future skills and competency needs	Training Needs Analysis	5.14.1 Conduct a Training Needs Analysis annually	Human Resources	Х	Х	х	х	Х
	5.15 Promote and continually reinforce a culture where all employees understand	Staff Values	5.15.1 Engage an independent consultant to facilitate Staff Values training sessions on a regular basis	City Strategy	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	and support the vision and purpose of the organisation	Action Plan	5.15.2 Deliver a Cultural Optimisation program including 360 reviews with formal feedback	Human Resources		Х	Х	X	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.15.3 Development of a training program and/or if appropriate a mentoring/coaching program to address identified gaps in the results of the review	Human Resources	X				
			5.15.4 Review and implement the Buddy System policy	Human Resources	Х	Х	Х	Х	Х
			5.15.5 Develop a Change Ambassador mandate	City Strategy	Х				
			5.15.6 Create a diverse mix of communications which includes EAP, EEO and Mental Health initiatives	Human Resources	X	Х	Х	Х	Х
			5.15.7 Boost Social XFT participation by putting out a call for new members	Social Team	X	Х	Х	Х	Х
			5.15.8 Create an annual calendar of social events	Social Team	Х	Х	Х	Х	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.15.9 Identify skills experts and rollout through the intranet	Marketing and Communications	Х				
			5.15.10 Provide presentation to new staff at induction about Staff Values	Marketing and Communications	Х	X	х	х	Х
			5.15.11 Undertake, if necessary, a performance improvement plan	All Teams	X	Х	х	Х	Х
			5.15.12 Translate actions into the Performance Manager software that demonstrate alignment to staff values	City Strategy	X	Х	х	Х	Х
			5.15.13 Undertake an audit and assessment of current state of the City and implement recommendations.	Human Resources	X	Х	х	Х	Х
			5.15.14 Implement the Organisational Values Benchmarking Framework	City Strategy	Х	X	X	X	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.15.15 Compare HR metrics with like Local Governments	Human Resources	Х	Х	х	х	Х
			5.15.16 Continually assess and review the City's Celebration and Recognition policy to determine currency and validity.	Human Resources	X	X	Х	X	X
			5.15.17 Promote and improve awareness of the staff awards	Marketing and Communications	Х	Х	Х	Х	Х
			5.15.18 Conduct employee satisfaction surveys at pre-determined intervals to establish "How the City is progressing"	Human Resources	Х	Х	х	Х	Х
			5.15.19 Communicate staff achievements via different media	Marketing and Communications	Х	Х	х	Х	Х
			5.15.20 Actively pursue ways and opportunities to "thank/recognise a colleague/team"	Marketing and Communications	х	Х	Х	X	Х

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.15.21 Participate in the 'Great Place to Work' study in order to gain certification	City Strategy	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400
			5.15.22 Conduct quarterly celebrations		X	Х	Х	Х	Х
			5.15.23 Encourage team building exercises to build trust in the organisation	Social Team	X	X	Х	Х	Х
			5.15.24 Promote the submission of innovations and implement into intranet (phase 2)	Marketing and Communications	Х	X	Х	Х	Х
			5.15.25 Create an office of multicultural interest by implementing the Multicultural Action Plan	Human Resources	X	Х	X	Х	Х
			5.15.26 Rollout EEO training every 2 years	Human Resources	X		Х		Х
			5.15.27 Develop a Staff Values Communication Plan	Marketing and Communications	Х				

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.15.28 Report on and share progress towards the Staff Values (Team meeting agendas, Quarterly performance reports, Values moment)	City Strategy	Х	х	х	х	х
	5.16 Establish a performance appraisal system that links individual and team behaviour with strategic direction		5.16.1 Review the Staff Development Review process to include performance against strategic actions	Human Resources	Х				
	5.17 Develop programs and processes to encourage and formally recognise good performance	Staff Recognition and Reward Policy	5.17.1 Implement the Staff Recognition and Reward Policy	Human Resources	Х	Х	х	Х	Х
	5.18 Ensure well developed systems are in place to manage the capacity of the HR team to service employees	IT Strategic Plan	5.18.1 Investigate e-learning options for the City	Human Resources	Х				
Assets	5.19 Minimise the life cycle cost of assets	Asset Management	5.19.1 Continue the City's Asset Management Cross Functional Team	Asset Management	Х	Х	Х	Х	Х
Assets	3.13 Williamse the life tycle cost of assets	Strategy	5.19.2 Integrate the finance and asset management systems	ICT		Х			

Corporate Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			5.19.3 Update the Long Term Financial Plan to reflect the financial projections outlined in all of the Asset Management Plans	Finance	Х	Х	х	Х	Х
			5.19.4 Update fair value/financial asset register to reflect current asset dimension, age and value	Finance	X	Х	X	Х	Х
			5.15.5 Investigate data pick-up resource requirements for all of the City's asset classes	Asset Management	Х				

Optimise City Services

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
Community Services	6.1 Encourage waste minimisation,	Strategic Waste Management Plan	6.1.1 Conduct a full review of waste management contracts	Environmental Health	X				X

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
	recovery and recycling as well as ensure appropriate disposal and reuse		6.1.2 Seek short term contracts for processing of waste and recyclables to remain flexible in view of the uncertainty regarding effect of the CDL, Phoenix EfW facility and possible changes to SMRC	Environmental Health	Х				
			6.1.3 Use the Strategy to guide the tender specifications for renewal, particularly surrounding recycling contamination and compaction density	Environmental Health	х	Х	х	Х	Х
			6.1.4 Maintain current scope for compliant recyclables (e.g. allow soft plastics)	Environmental Health	х	Х	х	х	Х
			6.1.5 Tender for kerbside and hard waste collection	Environmental Health	Х				
			6.1.6 Engage a new contractor/s to deliver waste services for Kwinana	Environmental Health	х				
			6.1.7 Consider using NSW model contracts to reduce cost and risk after implementation of CDL	Environmental Health	Х				

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			6.1.8 Seek update from Phoenix regarding facility opening	Environmental Health	Х				
			6.1.9 Perform a trial with 25% of all MSW going to Phoenix	Environmental Health	Х				
			6.1.10 Increase proportion of MSW incrementally until 100% of MSW is going direct to Phoenix	Environmental Health		Х			
			6.1.11 Assist the South Metropolitan Regional Council with the 3 bin trial	Environmental Health	Х				
			6.1.12 Continue assisting with the Recycle Right or similar model campaign	Environmental Health	X	х	x	Х	Х
			6.1.13 Develop a comprehensive resident behaviour change program aiming to improve recycling and waste management, through development of Recycle Right or similar model	Environmental Health	X				
			6.1.14 Increase recycling by issuing free 360L bins	Environmental Health	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			6.1.15 Promote the use of home composting bins/worm farms by organising community workshops twice a year	Environmental Health	х	Х	х	Х	Х
			6.1.16 Investigate options to participate in the Emissions Reduction Fund	Environmental Health	х	Х	х	х	Х
		Environmental Health Team Business Plan	6.1.17 Implement the Garage Sale Trail	Environmental Health	Х	Х	Х	Х	Х
	6.2 Provide City Assist services in line with stakeholder expectations to	City Assist Team Business Plan	6.2.1 Ensure City Assist implement the requirements of the Off Road Vehicle Act in partnership with the police and neighbouring local governments	City Assist	х	х	х	х	х
6.3 Provide Emergency in line with stakeholder expectation ensure a sa	ensure a safer community		6.2.2 Review City Assist Standard Operating Procedures	City Assist	Х	Х	Х	Х	Х
	6.3 Provide Emergency Services in line with stakeholder expectations to ensure a safer community	Emergency Service Team Business Plan	6.3.1 Undertake annual reviews of the City's Local Emergency Management Arrangements (LEMAs)	Emergency Services	Х	Х	х	Х	Х
			6.3.2 Develop annual mitigation or treatment works based on City's Bush Fire Risk Management Plans	Emergency Services	Х	Х	Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			(BRMP)						
			6.3.3 Monitor and Implement Vehicle Movement and Harvest Bans in accordance with Bush Fires Act 1954	Emergency Services	х	х	х	х	х
		6 a L	6.4.1 Further develop and implement the Library Local History Plan	Library	х	х	х	х	х
	6.4 Use the latest technology and partner with other agencies to provide quality services, collections and programmes that meet the needs of the community	6.4.2 Further develop and implement the Library Youth Services Strategic Plan for the provision of literacy and youth programs	Library	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	
			6.4.3 Further develop and implement the Library E-Services Strategic Plan	Library	\$43,500	\$43,500	\$43,500	\$43,500	\$43,500
			6.4.4 Review the Library Collection Development Guidelines	Library	Х	Х	Х	х	Х
		6.4.5 Further develop and implement the Library Adult Services Plan for the provision of literacy and lifelong learning programs and potential grant funding	Library	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			6.5.1 Maintain the highest qualification in the National Quality Framework (NQF)	Family Day Care	х	Х	Х	х	х
	6.5 Engage,		6.5.2 Provide services to support access to FDC for Aboriginal parents	Family Day Care	\$28,770	\$28,770	\$28,770	\$28,770	\$28,770
	support, resource and inspire educators to work collaboratively with families to ensure each child reaches	Family Day Care Team Business Plan	6.5.3 Monitor the new funding model for the FDC Service and examine the most cost effective provision of corporate services	Family Day Care	Х	Х	X	Х	Х
	their full potential		6.5.4 Review service policies with input from educators, staff and families	Family Day Care	х	Х	х	х	Х
			6.5.5 Review all systems and processes used to provide in-home care	Family Day Care	Х	Х	Х	Х	Х
Regulatory and Legal	Regulatory and Legal Regulatory and Legal City 6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City		6.6.1 Undertake regular reviews of the City's Developer Contribution Schemes in accordance with State Planning Policy 3.6 and the City's Scheme	Planning	х	Х		Х	Х
-5		6.6.2 Prepare a new Local Planning Scheme	Planning	Х	Х				
			6.6.3 Review the Residential Development Guidelines	Planning			Х	Х	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			6.6.4 Create a Signage Policy	Planning	Х				
			6.6.5 Create a Telecommunications Policy	Planning	X				
	in the assessment Te		6.7.1 Ensure Building Compliance across the City	Building Services	Х	X	x	X	X
		external customers Building Services	6.7.2 Review and ensure efficient Building processes	Building Services	Х	Х	Х	Х	Х
	inspection of buildings		6.7.3 Implement a Builder Satisfaction Survey	Building Services	Х				
	6.8 Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment		6.8.1 Develop a Public Health Plan consistent with legislative requirements	Environmental Health	Х				
		Environmental Health Team Business Plan	6.8.2 Work with Community Engagement to review processes in place to guarantee health compliance at all events annually	Environmental Health	Х	Х	X	Х	Х
			6.8.3 Implement a Mosquito and Midge Management Plan for Kwinana	Environmental Health	Х	Х	X	X	Х

Community Outcomes	Objectives	Strategy / Plans	Key Action and Projects	Responsible Area	17/18	18/19	19/20	20/21	21/22
			6.8.4 Review the City of Kwinana health policies and procedures as a result of the introduction of the Public Health Plan and any associated delegations or authorisations	Environmental Health	X				
			6.8.5 Prepare the annual Food Act Report for the Department of Health	Environmental Health	X	х	х	Х	Х
			6.8.6 Prepare a Risk and Hazard Management Plan that considers the City's known contaminated sites	Environmental Health	Х				

8. Risk Management

The City has adopted a Risk Management Policy which will drive the City's commitment towards taking a Strategic Risk Management approach across all of its operations. A register of significant risks and corrective actions is maintained by the City and reported to Council quarterly with the Strategic Community Plan and Corporate Business Plan.

9. How will we know if the plan is succeeding?

Reporting

All actions generated from the Integrated Planning and Reporting Framework will be entered into the City's corporate planning software to be reported on in a variety of different ways. As can be seen below, strategically important actions will be reported back to Council on a quarterly basis. Actions within Integrated Business Plans will be reported internally on a monthly basis.

Strategic Community Plan and Corporate Business Plan

Type: Strategic Progress and Corporate Progress Frequency: Annual Report and Quarterly Performance Report Who is the report for? The Community and Council

Integrated Business Plans

Type: Progress and Target Specific
Frequency: Quarterly and Monthly
Who is the report for? Senior Management and Executive

Measures

The City will utilise community perception indicators as well as several business indicators to show the overall performance of the Corporate Business Plan. This will be achieved through a detailed community perceptions survey and recording of internal business performance indicators. The Community Perceptions Survey was undertaken in early 2016 to review the community's perception of City services, with the questions asked being specifically related to objectives the community had outlined in the formulation of the Strategic Community Plan. The results of this survey were used as guidance in prioritising areas for improvement and measuring the organisation's success towards the community's vision. These Key Performance Indicators in addition to internal business performance indicators are listed below next to the outcome they are applicable to:

Rich in spirit

Rich in Spirit Outcomes	Measure	Target (%)	Current Performance 2016 (%)
	Increase in % of community satisfied with the area's character and identity	65	56
A unique identity	Increase in % of community satisfied with multiculturalism and racial harmony	N/A	56
A City alive with activity	Increase in % of community satisfied with festivals, events and cultural activities	66	64
A safe and welcoming place	Increase in % of community satisfied with safety and security	61	41
	Increase in % of community satisfied with health and wellbeing indicators	N/A	N/A
A healthy and active community	Increase in % of community satisfied with access to mental health information and support	N/A	46
	Increase in % of community satisfied with opportunities to take part in physical activity	N/A	63
	Increase in % of community satisfied with services and facilities for youth	56	58
	Increase in % of community satisfied with services and facilities for families	63	58
Services for	Increase in % of community satisfied with services, facilities and care for seniors	65	56
everyone's needs	Increase in % of community satisfied with health and wellbeing services	N/A	60
	Increase in % of community satisfied with access to mental health information and support	N/A	46
	Increase in % of community satisfied with library and information services	75	76
Strong community leaders	Increase in % of community satisfied with access to community grants and funding	N/A	56
A community who help each other	Increase in % of community satisfied with volunteer support and recognition	N/A	61
A vibrant arts culture	Increase in % of community satisfied with public arts	N/A	49

A sense of place and heritage	Increase in % of community satisfied with how local history is preserved and promoted	64	58
Accessibility for everyone	Increase in % of community satisfied with access to services and facilities for people with disabilities	60	54

Alive with opportunities

Alive With Opportunities Outcomes	Measure	Target (%)	Current Performance 2016 (%)
Varied job opportunities	Increase in % of community satisfied with job creation	49	43
	Increase in % of community satisfied with education and training	54	49
Quality education for all ages	Increase in % of community satisfied with local primary schools	N/A	59
	Increase in % of community satisfied with local high schools	N/A	43
	Increase in % of community satisfied with how the City Centre is being developed	58	62
A bustling retail scene	Increase in % of community satisfied with access to goods and services in the local area	59	57
	Increase in % of community satisfied with cafes and restaurants in the local area	N/A	51
A powerhouse industrial area	Increase in % of community satisfied with the City's industrial area	N/A	N/A
A thriving local economy	Increase in % of community satisfied with economic development	49	43
Innovative approval system	Increase in % of community satisfied with planning and building approvals	52	57

Surrounded by nature

Surrounded by Nature Outcomes	Measure	Target (%)	Current Performance 2016 (%)
A beautiful natural environment	Increase in % of community satisfied with conservation and environmental management	62	57
	Increase in % of community satisfied with animal and pest control	60	54

An energy efficient City	Increase in % of community satisfied with effort to promote and adopt sustainable practices	59	52
Conscious water usage	Increase in % of community satisfied with the City's water usage practices	N/A	N/A
A City adapted to climate change	Increase in % of community satisfied with effort to mitigate climate change	N/A	N/A

It's all here

It's All Here Outcomes	Measure	Target (%)	Current Performance 2016 (%)
Great public places	Increase in % of community satisfied with community centres, halls and toilets	64	65
	Increase in % of community satisfied with sport and recreation facilities	71	66
Well-kept green spaces	Increase in % of community satisfied with playgrounds, parks and reserves	72	65
	Increase in % of community satisfied with street lighting	66	54
	Increase in % of community satisfied with weekly rubbish collections	83	71
A well serviced City	Increase in % of community satisfied with fortnightly recycling collections	79	63
	Increase in % of community satisfied with verge side bulk rubbish collections	73	63
	Increase in % of community satisfied with management of food, health, noise and pollution issues	60	53
A well planned City	Increase in % of community satisfied with access to housing that meets your needs	66	62
A well maintained	Increase in % of community satisfied with road maintenance	61	56
City	Increase in % of community satisfied with streetscapes	60	55
	Increase in % of community satisfied with traffic management on local roads	60	56
A connected transport network	Increase in % of community satisfied with footpaths and cycleways	61	54
	Increase in % of community satisfied with access to public transport	70	55

City Outcomes

The City also tracks Key Performance Indicators that are vital to business improvement

City Outcomes	Measure	Target	Current*
	Current Ratio (or Working Capital Ratio) (%)	100	98
	Debt Service Cover Ratio (%)	500	650
	Operating Surplus Ratio (%)	15	-1
	Own Source Revenue Coverage Ratio (%)	90	80
	Development Applications assessed within statutory timeframes (%)	100	97
Business Performance	Local Development Plans assessed within statutory timeframes (%)	100	100
. Gironnanes	Subdivision Applications assessed within statutory timeframes (%)	100	100
	Building Approval Certificates processed and issued within 10 days (%)	100	100
	Certified Building Permits processed and issued within 10 days (%)	100	100
	Uncertified Building Permits processed within 25 days (%)	100	100
	Asset Consumption Ratio (%)	65	80
Assets	Asset Renewal Funding ratio (%)	100	99
	Asset Sustainability Ratio (%)	100	55
	Staff Turnover (%)	15	14
	Gender Balance Senior Management	1:1	3:4
	Number of Innovations Implemented	5	3
	Lost Time Frequency Rate (%)	2	5.61
People and Culture	Incident Rate (%)	0	1.35
	Incidents Reported	100	163
	Hazards Reported	30	34
	Reason for Leaving (Better fit with workplace culture and values) (%)	0	4

^{*} Current values for Business Performance and Assets are as at 30 June 2016, Current values for People and Culture are as at 30 June 2017

Review

The Corporate Business Plan is reviewed annually as it is the main "driver" for the City of Kwinana's annual budget. The annual review will also seek to improve the functionality of the document and will further prioritise key actions.



Strategic Community Plan 2017-2027 – Minor Modifications

These are the proposed modifications to the Strategic Community Plan as a result of the major review of the Corporate Business Plan. Making these modifications will ensure that the Strategic Community Plan and the Corporate Business Plan integrate. Additions are indicated by GREEN and deletions are indicated by RED.

Rich in Spirit

A unique identity	
Objective 1.1 Develop and strengthen community identity to create a sense of belonging	Strategies • Place Plans for City areas • Cultural Plan • Multicultural Action Plan • Reconciliation Action Plan • Youth Strategy
A City alive with activity	
Objective 1.2 Inspire and strengthen community spirit through community activities and events	Strategies Reconciliation Action Plan Community Development Team Business Plan Events Strategy Multicultural Action Plan Governance and Civic Services City Strategy Team Business Plan
A safe and welcoming place	
Objective 1.3 Facilitate improved community safety and reduced crime levels	Strategies
Services for an active community	
Objective 1.4 A healthy and active community with services for everyone's needs	Strategies Healthy Lifestyles Plan Parks for People Strategy Community Development Team Business Plan Children and Families Strategy Active Ageing Strategy Activate the City's Community Centres and Public Spaces Youth Strategy Multicultural Action Plan Reconciliation Action Plan
Strong community leaders	1000HOHIOTH TOTOTT TOTOTT TOTOTT

Objective 1.5 Actively work with the community to build local capacity	Strategies Club Development Plan Community Development Fund Place Based Events Fund Community Development Team Business Plan Healthy Lifestyles Plan Youth Strategy Multicultural Action Plan Reconciliation Action Plan Children and Families Strategy City Centre Vibrancy Strategy Community Safety Plan Cultural Plan
A community who help each other	
Objective 1.6 Increase the prevalence of volunteering in Kwinana	Strategies • Active Citizenship Strategy • Youth Strategy
A vibrant arts culture	
Objective 1.7 Develop and celebrate arts in Kwinana	Strategies • Public Art Strategy Masterplan • Economic Development Team Business Plan • Multicultural Action Plan • Reconciliation Action Plan • Cultural Plan
A sense of place and heritage	
Objective 1.8 Respect and promote Kwinana's unique heritage	Strategies • Cultural Plan-Heritage Assets
Accessibility for everyone	
Objective 1.9 Improve levels of disability access and inclusion throughout the community	Strategies • Disability Access and Inclusion Plan

Alive with opportunities

Varied job opportunities	
Objective	Strategies
2.1 Residents have access to ample job	Economic Development Action Plan
opportunities locally	Workforce Plan
	 Indian Ocean Gateway Project-Kwinana Outer
	Harbour Project
	Multicultural Action Plan
	 Reconciliation Action Plan
	Community Development Team Business Plan
	Human Resources Team Business Plan
Quality education for all ages	
Objective	Strategies
2.2 The community has a choice of quality public	District Structure Plans
and private facilities to meet their education and	 Lifelong Learning Strategy
training needs throughout their life time	Multicultural Action Plan
	 Local Planning Strategy
	Economic Development Action Plan
A bustling retail scene	
Objective	Strategies
2.3 The City Centre is home to a thriving range of	City Centre Master Plan
specialty shops, restaurant and family	 Land Asset Retention and Disposal Strategy
entertainment venues and an active nightlife	 Local Commercial and Activity Centres Strategy

while neighbourhood centres are revitalised	 City Centre Vibrancy Strategy
A powerhouse industrial area	
Objective	Strategies
2.4 The Western Trade Coast Precinct is	Local Planning Strategy
developed with maximum leverage being gained	Integrated Transport Strategy
from investments in new infrastructure	 Indian Ocean Gateway Project Kwinana Outer
	Harbour Project
A thriving local economy	
Objective	Strategies
2.5 Stimulate economic development and	 Economic Development Action Plan
encourage diversification	Public Health Plan
	Land Optimisation Strategy
	 Community Development Team Business Plan
Innovative approval system	
Objective	Strategies
2.6 Provide a best practice development approval	Strategic IT Strategic Plan
system that attracts and retains business	
investment in the area	

Surrounded by nature

A beautiful natural environment	
Objective	Strategies
3.1 Improve conservation of biodiversity and	Local Biodiversity Strategy
protection of native vegetation	Natural Areas Management Plan
3.2 Achieve whilst achieving high levels of	 Perth Natural Resource Management Swan
environmental protection in new developments	Region Strategy
3.2 Educate and promote improved	<u>■ Tree Retention Policy</u>
environmental land management	Emergency Services Team Business Plan
	Memorandum of Understanding between the City
	of Kwinana and the Department of Fire and
	Emergency Services
	Environmental Education Strategy
	Local Planning Strategy
An energy efficient City	
Objective	Strategies
3.3 Promote the use of renewable energy within	Revolving Energy Fund
the City of Kwinana and reduce energy use	Climate Change Mitigation and Adaptation Plan
where possible	
A water-wise City	Ctuataniaa
Objective	Strategies
3.4 Encourage and exercise best practice water	Sustainable Water Management Plan Groundwater Operating Strategy
management	Water Conservation Plan
	Works Depot Team Business Plan
A City adapted to climate change	- Works Depot Team Dusiness Flam
Objective	Strategies
3.5 Understand the impacts of climate change	• Emergency Services Team Business Plan
and take a risk management approach to	Kwinana Local Emergency Plan
addressing these effects in future planning	Community Emergency Services Coordinator
	Business Plan
	Climate Change Mitigation and Adaptation Plan
	◆ Local Planning Strategy

It's all here

Great public places	
Objective	Strategies
4.1 Residents are provided with a range of	Community Infrastructure Plan
multifunctional community places and accessible	Building Assets Management Plan
recreation facilities	Community Development Team Business Plan
Well-kept green spaces	
Objective	Strategies
4.2 The community has easy access to well	Community Infrastructure Plan
equipped, quality parks and public open spaces	Community Development Team Business Plan
	Activate the City's Community Centres and Public
	Spaces
	Parks for People Strategy
	Parks and Reserves Asset Management Plan Public Occupants of the Asset Management Plan
	Public Open Space Infrastructure Asset Management Plan
	Management Plan • Works Depot Team Business Plan Depot
	Service Review Improvement Plan
	Healthy Lifestyles Plan Community
	Development Team Business Plan
	Public Art Strategy
A well serviced City	
Objective	Strategies
4.3 Ensure the Kwinana community is well	Strategic Waste Management Plan
serviced by government and nongovernment	Environmental Health Team Business Plan
services	Healthy Lifestyles Plan
	Youth Strategy
	 Children and Families Strategy
	Local Planning Strategy
	Land Optimisation Strategy
A # 10''	Lobbying Strategy
A well planned City	
Objective	Strategies
4.4 Create diverse places and spaces where	Local Planning Strategy
people can enjoy a variety of lifestyles with high levels of amenity	Town Planning SchemePublic Open Space Policy Standards
levels of afficility	Parking Strategy
	Local Housing Strategy
	■ Town Planning Scheme
	Environmental Health Team Business Plan
	Strategic Waste Management Plan
	Place Plans for City Areas
A well maintained City	
Objective	Strategies
4.5 Actively improve the appearance of public	Works Depot Team Business Plan
areas and streetscapes throughout the City	Engineering Team Business Plan
	Stormwater Drainage Asset Management Plan
	Landscape Strategy Dublin Limiting Asset Management Plan
A some stad two many trades	Public Lighting Asset Management Plan
A connected transport network	Chrotonico
Objective	Strategies
4.6 Provide a safe and efficient integrated network of roads, footpaths and cycle routes	Local Planning Strategy Integrated Transport Strategy
supported by a good public transport system	Roads and Transport Asset Management Plan
Supported by a good public transport system	Works Depot Team Business Plan
	Engineering Team Business Plan
	Multicultural Action Plan
L	

Bike and Walk Plan
Community Development Team Business Plan

The Strategic Community Plan with the above proposed changes has also been attached.





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Message from the Mayor

Welcome to the Strategic Community Plan 2017 -2027, the guiding document for the City of Kwinana over the next 10 years.

It is with great pleasure that I present the City's first major revision of the Strategic Community Plan, originally adopted in 2013. To ensure our vision has remained in line with the growing and changing population, we have gone back to the Kwinana community and asked the question: 'where do you see Kwinana in ten years?'. Over 1300 responses were received, helping the City to further prioritise the community aspirations you will see in this Plan: Rich in Spirit; Alive with Opportunities; Surrounded by Nature; It's All Here.



It is an incredible responsibility to plan for the social, environmental and economic future of a whole City, a responsibility that all local governments are required to demonstrate through their Strategic Community Plan. A Council must have the ability to make tough decisions between competing priorities, juggle limited resources, maintain focus on the 'big picture' and act for the good of the whole City. To achieve this complex task a City must have a clear direction.

This is why the Strategic Community Plan is so important. As the City's overarching document it guides everything we do as a Council, ensuring that every step we take is a step toward achieving our community's vision for the future.

Mayor Carol Adams

The City of Kwinana is situated in the south west of the Perth Metropolitan Region, approximately 30km from the Perth CBD. It is a unique community, set among extensive native bushland and public open space. The City is currently undergoing rapid growth in population, investment and industrial expansion. Western Australia's premier heavy industry zone, the Kwinana Industrial Area, generates billions each year for the State's economy.



Community and economic profile

Kwinana is currently the second fastest growing local government area in Western Australia, with the population predicted to double in the next 20 years.

Kwinana Mandurah 1.1* Fremantle Perth Melville Canning Rockingham Cockburn Other Not identified 14.1* Work Location 18.5* 18.5* 18.5* 18.5* 18.5* 10.4* 20.3*

Household Size



2.7 people

on average

This indicates Kwinana is an ideal choice for young families. This trend is projected to continue into 2030.

Employment



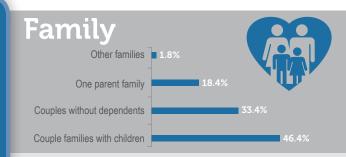
13.7% unemployed

87.2[%] employment

Home Owners



70% of people living in Kwinana own or are purchasing their own home.



Households



Dwellings in 2016

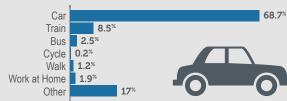


Dwellings in 2036



The median age in Kwinana is 32

Travel to Work



The current mode of travel to work is by car, however a significant section of the resident labour force (51.5%) work within the south west corridor, suggesting the need to retain a strong public transport focus on employment locations within this sector.

Employment Sector



The dominant work sectors are in manufacturing and construction. Emerging sectors are within education and training, public administration and safety, health care and social assistance.

Population, Family, Household, Household Size, Age and Home Owner statistics (excluding forecasts to 2036) sourced from 2016 Census (Australian Bureau of Statistics). Work Location Travel to Work, Employment Sector and population and dwelling forecasts for 2036 sourced from Forecast.id. Employment statistics sourced from

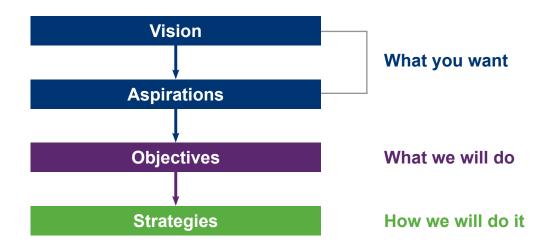
About the Plan

The Strategic Community Plan sets out the long term vision and aspirations of the Kwinana community over the next 10 years. It is a strategic roadmap of where the community want to go and how we are going to get there. To reflect the community's changing aspirations, a minor review of the Strategic Community Plan is undertaken every two years and a major review every four years.

This overarching Plan, along with the City's Corporate Business Plan, guides all the work the City undertakes. The Strategic Community Plan outlines what the community's long term vision is for the area, while the Corporate Business Plan details how that vision will be achieved. Both plans have been significantly influenced by the outcomes of previous visioning consultation and have been reviewed against the City of Kwinana's Long Term Financial Plan and other adopted strategies.



The structure of the Strategic Community Plan





Our integrated planning framework



The Local Government Act (1995) requires all local governments in Western Australia to adopt a Strategic Community Plan and Corporate Business Plan. The above diagram shows how the Strategic Community Plan is applied at the City of Kwinana.

The objective of the Department of Local Government's approach to Integrated Planning and Reporting is to create a process of continuous improvement. It is anticipated that over time, local governments will progress to an advanced level in their planning and integration. To aid the process of continuous improvement and alignment with community aspirations, the Strategic Community Plan and Corporate Business Plan is periodically reviewed and the City's performance is regularly monitored and reported.

The City of Kwinana does not exist in isolation and is influenced positively and negatively by broader planning policies and regional, national and global trends. It is therefore important that the outcomes we are working towards as a community, align with those for the region and the State. The Strategic Community Plan reflects relevant State and regional plans and demonstrates how the City as a community (represented by Council) will work to address these at a local level.

Community visioning

To conduct the first major review of the Strategic Community Plan, the City undertook extensive community engagement over 2016/17. The community engagement was designed to further prioritise the community's aspirations as created in the City's first Strategic Community Plan in 2013. The following consultation was undertaken:

1. **May 2016** Community Perceptions Survey – Engaging 603 community members

2. **September to November 2016** Presence at Community Events –

Engaging 156 community members

3. **September to October 2016** Community Workshops – Engaging 46 community members

4. **January 2017** Online Survey - Engaging 580

community members



How decisions are made



The Council meets on the second and fourth Wednesday of each month (except December and January).

The City does not use extensive standing committees, instead firmly believing that it has a responsibility to respond quickly and professionally to development requests and community requirements, in preference to unnecessarily delaying important projects.







Aspiration 1

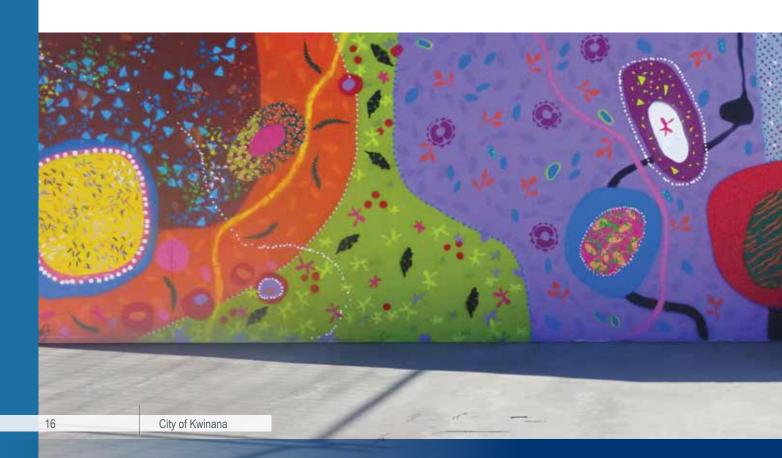
Rich in spirit Community

Kwinana 2030 will be a place where the strong community spirit that has historically existed continues to thrive and develop.

The City will be alive with an assortment of community events that encourage civic participation and celebrate our cultural diversity. There will be abundant activities for families, youth and seniors as well as support programs for the vulnerable, and accessibility for all.

A range of multi-purpose community and recreation facilities will be activated by services and programs that meet community needs and provide a home to a variety of sustainable community and sporting groups. The strong sense of community and connection to place will be further strengthened by a network of volunteers and community leaders working to deliver Kwinana 2030, as well as through the promotion of the area's arts, culture and heritage.

The spirit of Kwinana will have been preserved despite the challenges and changes brought about by its population growth. In fact, it is this unique community spirit that has been the driving force behind changing perceptions of the area and is one of the major attractions for the ever-increasing number of people choosing to make Kwinana their home. Residents enjoy a high level of community safety, especially with regard to emergency services, as well as low crime levels, with hoon driving and off road vehicle use being well controlled.



A unique identity

Objective

1.1 Develop and strengthen community identity to create a sense of belonging

Strategies

- Place Plans for City areas
- Cultural Plan
- Multicultural Action Plan
- Reconciliation Action Plan
- Youth Strategy

Measures

- Increase in % of community satisfied with the City's character and identity
- Increase in % of community satisfied with cultural diversity and racial harmony

A City alive with activity

Objective

1.2 Inspire and strengthen community spirit through community activities and events

Strategies

- Reconciliation Action Plan
- Community
 Development Team
 Business Plan
- Events Strategy
- Multicultural Action Plan
- Governance and Civic Services Team Business Plan

Measures

Increase in % of community satisfied with festivals, events and cultural activities

A safe and welcoming place

Objective

1.3 Facilitate improved community safety and reduced crime levels

Strategies

- Community Security Strategy
- Community Safety Plan
- Healthy Lifestyles Plan
- Youth Strategy

Measures

Increase in % of community satisfied with safety and security



Services for an active community

Objective

1.4 A healthy and active community with services for everyone's needs

Strategies

- Healthy Lifestyles Plan
- Parks for People Strategy
- Children and Families Strategy
- Active Ageing Strategy
- Activate the City's Community Centres and Public Spaces
- Youth Strategy
- Multicultural Action Plan
- Reconciliation Action Plan

Measures

- Increase in % of positive health and wellbeing indicators
- Increase in % of community satisfied with opportunities to take part in physical activity
- Increase in % of community satisfied with services and facilities for youth
- Increase in % of community satisfied with services and facilities for families
- Increase in % of community satisfied with services, facilities and care for seniors
- Increase in % of community satisfied with health and wellbeing services
- Increase in % of community satisfied with access to mental health information and support
- Increase in % of community satisfied with library and information services

Strong community leaders

Objective

1.6 Actively work with the community to build local capacity

Strategies

- Club Development Plan
- Community
 Development Fund
- Place Based Events Fund
- Healthy Lifestyles Plan
- Youth Strategy
- Multicultural Action Plan
- Reconciliation Action Plan
- Children and Families Strategy
- City Centre Vibrancy Strategy
- · Community Safety Plan
- Cultural Plan

Measures

- Increase in % of community satisfied with access to community grants and funding
- Increase in % of people who feel they belong in their community

A community who help each other

Objective

1.7 Increase the prevalence of volunteering in Kwinana

Strategies

 Active Citizenship Strategy

Measures

 Increase in % of community satisfied with volunteer support and recognition

A vibrant arts culture

Objective

1.8 Develop and celebrate arts in Kwinana

Strategies

- Public Art Strategy
- Economic Development Team Business Plan
- Multicultural Action Plan
- Reconciliation Action
 Plan
- Cultural Plan

Measures

 Increase in % of community satisfied with festivals, events and cultural activities

A sense of place and heritage

Objective

1.9 Respect and promote Kwinana's unique heritage

Strategies

Cultural Plan

Measures

 Increase in % of community satisfied with how local history is preserved and promoted

Accessibility for everyone

Objective

1.10 Improve levels of disability access and inclusion throughout the community

Strategies

 Disability Access and Inclusion Plan

Measures

 Increase in % of community satisfied with access to services and facilities for people with disabilities



Aspiration 2

Alive with opportunities **Economy**

In 2030 the City of Kwinana will be a place that is alive with opportunities. The continued prosperity of the local industrial, retail and business community will provide a wide range of employment options for residents.

The Kwinana Industrial Area, still a powerhouse of the State's economy with its great transport network and attractive streetscapes, is now complemented in 2030 by the development of Latitude32 which is well underway. An efficient and affordable development approval system, integrated across government, generates increased private sector investment and is aligned with the City's economic development and activity centres strategies.

New port and freight infrastructure has been leveraged to create further diversification of business in the area and priority projects that act as stimuli to the local economy have been facilitated.

Day or night, the City Centre is bustling with specialty shops, restaurants and family entertainment venues. Residents of all ages have access to lifelong learning opportunities with plenty of high quality public and private educational institutions and a greater variety of tertiary courses and apprentice training opportunities.



Varied job opportunities

Objective

2.1 Residents have access to ample job opportunities locally

Strategies

- Economic Development Action Plan
- Workforce Plan
- Indian Ocean Gateway Project
- Multicultural Action Plan
- Reconciliation Action Plan

Measures

 Increase in % of community satisfied with job creation

Quality education for all ages

Objective

2.2 The community has a choice of quality public and private facilities to meet their education and training needs throughout their life time

Strategies

- District Structure Plans
- Lifelong Learning Strategy
- Multicultural Action Plan
- Local Planning Strategy

Measures

- Increase in % of community satisfied with education and training opportunities
- Increase in % of community satisfied with local primary schools
- Increase in % of community satisfied with local high schools

A bustling retail scene

Objective

2.3 The City Centre is home to a thriving range of specialty shops, restaurant and family entertainment venues and an active night-life while neighbourhood centres are revitalised

Strategies

- City Centre Master Plan
- Land Asset Retention and Disposal Strategy
- Local Commercial and Activity Centres Strategy
- City Centre Vibrancy Strategy

Measures

- Increase in % of community satisfied with how the City Centre is being developed
- Increase in % of community satisfied with access to goods and services in the local area
- Increase in % of community satisfied with cafes and restaurants in the local area



A powerhouse industrial area

Objective

2.4 The Western Trade Coast Precinct is developed with maximum leverage being gained from investments in new infrastructure

Strategies

- Local Planning Strategy
- Integrated Transport Strategy
- Indian Ocean Gateway Project

Measures

 Increase in % of community satisfied with the City's industrial area

A thriving local economy

Objective

2.5 Stimulate economic development and encourage diversification

Strategies

- Economic Development Action Plan
- Public Health Plan

Measures

 Increase in % of community satisfied with economic development



Innovative approval system

Objective

2.6 Provide a best practice development approval system that attracts and retains business investment in the area

Strategies

• IT Strategic Plan

Measures

 Increase in % of community satisfied with planning and building approvals



Aspiration 3

Surrounded by nature Environment

In 2030 the City of Kwinana is still 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 1950's 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.

This unique history of sensitively integrating environmental and land use planning has continued as the City has successfully minimised loss of remnant vegetation and natural systems in new developments, while still accommodating its share of Perth's population growth and expansion of the State's economy. A practical, affordable and sustainable balance has been achieved between protection and development. The rich biodiversity of the area has been conserved through the identification and preservation of significant natural areas as well as with the active participation of residents in a range of environmental activities. A system of well managed reserves, protected from illegal use and linked by a coordinated walk trails network makes Kwinana the 'People's Park' of the southern corridor.

A robust suite of policies that address environmental management and climate change are administered by well-trained professionals at the City, achieving integration with residential areas, preservation of health and amenity, and peak environmental performance and compliance. Energy and water conservation has long been a focus of the City's operations and the impacts and risks climate change presents are incorporated into operational plans, policies and development assessments.



A beautiful natural environment

Objective

- **3.1** Improve conservation of biodiversity and protection of native vegetation
- **3.2** Achieve high levels of environmental protection in new developments
- **3.3** Educate and promote improved environmental land management

Strategies

- Local Biodiversity Strategy
- Natural Areas
 Management Plan
- Perth Natural Resource Management Swan Region Strategy
- Tree Retention Policy
- Emergency Services
 Team Business Plan
- Environmental Education Strategy
- Local Planning Strategy

Measures

- Increase in % of community satisfied with conservation and environmental management
- Increase in % of community satisfied with animal and pest control

An energy efficient City

Objective

3.4 Promote the use of renewable energy within the City of Kwinana and reduce energy use where possible

Strategies

- Revolving Energy Fund
- Climate Change Mitigation and Adaptation Plan

Measures

 Increase in % of community satisfied with effort to promote and adopt sustainable practices

A water-wise City

Objective

3.5 Encourage and exercise best practice water management

Strategies

- Sustainable Water
 Management Plan
- Groundwater Operating Strategy
- Water Conservation Plan
- Works Depot Team Business Plan

Measures

Increase in % of community satisfied with the City's water usage practices

A City adapted to climate change

Objective

3.6 Understand the impacts of climate change and take a risk management approach to addressing these effects in future planning

Strategies

- Emergency Services
 Team Business Plan
- Climate Change Mitigation and Adaptation Plan
- Local Planning Strategy

Measures

 Increase in % of community satisfied with effort to mitigate climate change



Aspiration 4

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 have been well planned to meet community needs and have been constructed to match population growth. They have enabled the provision of more services and activities for youth, families and seniors and have sustainable maintenance and running costs.

The whole community has access to a variety of quality parks and public areas throughout the City that have an exciting range of playground and exercise equipment. The area enjoys a wide range of government services, with particularly high standards of policing and public transport. A variety of medical services are available locally to help support a healthy lifestyle and allow residents to age in place. The City's land use planning continues to enable a diverse range of lifestyle options and mix of densities, from semi-rural properties through to City Centre apartment living.

There is a sustainable balance of industrial, commercial and residential developments supported by vibrant activity centres with great parking and public transport. There is not only affordable housing but affordable living. The excellent transport network continues to expand with a focus on improved road safety and design, street lighting, footpaths and cycle routes. A range of utilities are provided across the district including extensive mobile coverage and high-speed broadband access. The significant levels of community pride are reflected in well maintained private properties, beautiful streetscapes and public areas.



Great public places

Objective

4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities

Strategies

- Community
 Infrastructure Plan
- Building Assets
 Management Plan

Measures

- Increase in % of community satisfied with community centres and facilities
- Increase in % of community satisfied with sport and recreation facilities

Well-kept green spaces

Objective

4.2 The community has easy access to well equipped, quality parks and public open spaces

Strategies

- Community
 Infrastructure Plan
- Development Team
 Business Plan
- Parks for People Strategy
- Parks and Reserves
 Asset Management Plan
- Public Open Space Infrastructure Asset Management Plan
- Works Depot Team Business Plan
- Healthy Lifestyles Plan
- Public Art Strategy

Measures

 Increase in % of community satisfied with playgrounds, parks and reserves

A well serviced City

Objective

4.3 Ensure the Kwinana community is well serviced by government and nongovernment services

Strategies

- Strategic Waste
 Management Plan
- Environmental Health Team Business Plan
- Healthy Lifestyles Plan
- Youth Strategy
- Children and Families Strategy

Measures

- Increase in % of community satisfied with street lighting
- Increase in % of community satisfied with waste service collections
- Increase in % of community satisfied with management of food, health, noise and pollution issues



A well planned City

Objective

4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity

Strategies

- Town Planning Scheme
- Public Open Space Policy
- Parking Strategy
- Local Housing Strategy
- Environmental Health Team Business Plan
- Place Plans for City areas

Measures

 Increase in % of community satisfied with access to housing that meets their needs

A well maintained City

Objective

4.5 Actively improve the appearance of public areas and streetscapes throughout the City

Strategies

- Works Depot Team Business Plan
- Engineering Team Business Plan
- Stormwater Drainage
 Asset Management Plan
- Landscape Strategy
- Public Lighting Asset Management Plan

Measures

- Increase in % of community satisfied with road maintenance
- Increase in % of community satisfied with streetscapes

A connected transport network

Objective

4.6 Provide a safe and efficient integrated network of roads, footpaths and cycle routes supported by a good public transport system

Strategies

- Local Planning Strategy
- Transport Strategy
- Roads and Transport
 Asset Management Plan
- Works Depot Team Business Plan
- Engineering Team Business Plan
- Bike and Walk Plan

Measures

- Increase in % of community satisfied with traffic management on local roads
- Increase in % of community satisfied with footpaths and cycleways
- Increase in % of community satisfied with access to public transport







How will we know if the plan is succeeding?

The City, in conjunction with the community, will review this plan once every two years using results gained from a bi-annual community perceptions survey. This will give life to the measures listed in this plan and provide an indication of the City's progress towards achieving the community's vision. In addition to the survey, the City will undertake the following reporting processes to keep the community informed:

- Quarterly Performance Report to Council
- Integrated Planning Progress Report in the Annual Report
- Regular updates via the City's media channels



ADMINISTRATION

Cnr Gilmore Ave and Sulphur Rd, Kwinana WA 6167 PO Box 21, Kwinana WA 6966

Hours Mon-Fri 8am-5pm (Cashier hours 8am-4pm)

Telephone 08 9439 0200 admin@kwinana.wa.gov.au

www.kwinana.wa.gov.an

16.5 Adoption of the Annual Report, including the full set of Audited Financial Statements, for the year ending 30 June 2017 and acceptance of the date set for Electors' General Meeting

DECLARATION OF INTEREST:

There were no declarations of interest declared

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 2017 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 2017 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 Electors' General Meeting.

OFFICER RECOMMENDATION:

That Council:

- 1. Adopt the 2016/2017 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 Electors' General Meeting as Wednesday 17 January 2017 commencing at 7:00pm.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS 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.
- (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 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 will be distributed through the Administration Centre and at the City Library and will be available for viewing on the night of the Elector's General Meeting. The Annual Report will also be placed on the City's website.

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

5.121. 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).

5.54. Acceptance of annual reports

- (1) Subject to subsection (2), the annual report for a financial year is to be accepted* by the local government no later than 31 December after that financial year.
 - * Absolute majority required.
- (2) If the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after that financial year, the annual report is to be accepted by the local government no later than 2 months after the auditor's report becomes available.

5.55. Notice of annual reports

(1) The CEO is to give local public notice of the availability of the annual report as soon as practicable after the report has been accepted by the local government.

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.

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.

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.

FINANCIAL/BUDGET IMPLICATIONS:

The City has made provision for the Electors' General Meeting in its adopted budget for the 2017/2018 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.

ENVIRONMENTAL IMPLICATIONS:

The Annual Report will only be printed upon request. 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:

This proposal will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan	5.1 An active and engaged Local Government, focussed on achieving the community's vision	5.1.1 Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Failure to adopt the Annual Report and set the date of the EGM as recommended. I.e. Council chooses to defer the decision to a later date.	
Risk Theme	Failure to fulfil statutory regs or compliance requirements	
Risk Effect/Impact	Compliance	
Risk Assessment Context	Strategic	
Consequence	Minor	
Likelihood	Almost certain	
Rating (before treatment)	Moderate	
Risk Treatment in place	Prepare Contingent Plans - in event risk occurs	
Response to risk treatment required/in place	The holding of an annual Electors' General Meeting (EGM) is required in accordance with the <i>Local Government Act 1995</i> . 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, as prescribed in Section 5.54 of the <i>Local Government Act 1995</i> .	
Rating (after treatment)	Low	

COUNCIL DECISION

056

MOVED CR M ROWSE

SECONDED CR D WOOD

That Council:

- 1. Adopt the 2016/2017 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 Electors' General Meeting as Wednesday 17 January 2017 commencing at 7:00pm.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

7/0





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Abridged Annual Financial Statements and Audit Report



Mayor's Report

It is my honour to introduce the City of Kwinana's 2016/17 Annual Report and to reflect on the events and achievements of the last 12 months.

The Kwinana Council and City Officers have facilitated some remarkable milestones over the past year, including construction of the impressive Kwinana Adventure Park and Edge Skatepark, upgrades to various other parks and recreational facilities around the City as well as a revitalisation of some of the City's most historic suburbs.

Kwinana's population continues to skyrocket as well. According to data from the Australian Bureau of Statistics' 2016 Census, Kwinana is the second fastest growing local government area in Western Australia, with the population predicted to double in the next 20 years. With our commitment to improving and rejuvenating our City, it's easy to see why so many people are keen to call Kwinana home.

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 the countless local community groups and organisations, businesses and politicians, to my fellow Councillors, to our Chief Executive Officer and her hardworking Executive team,

and to all the staff at the City for working alongside me and continuing to demonstrate sound leadership.

I'm honoured to work closely with such a dedicated group of people who are truly committed to the betterment of our City.



Mayor of Kwinana



CEO's Report

The 2016/17 financial year was one of the busiest in recent memory, with new infrastructure such as the award winning Kwinana Adventure Park cementing Kwinana's place as one of WA's most vibrant and forward-thinking metropolitan communities, and a great place to live, visit and do business.

One of the most significant events of 2016/17 was the first major review of the Strategic Community Plan, originally adopted in 2013. Following robust consultation which saw more than 1,300 responses, the City reaffirmed its commitment to four key aspirations: Rich in Spirit; Alive with Opportunities; Surrounded by Nature; It's All Here.

It is an enormous responsibility to deliver the social, environmental and economic desires of an entire City, particularly one as complex as Kwinana. We work hard every day to meet this commitment and I have unwavering confidence the team at City of Kwinana — highly skilled, with a deep understanding and passion for the Kwinana community — have never been better equipped to turn these opportunities into realities.

In many ways, 2016/17 was a year of reflection and rejuvenation. While the Strategic Community Plan confirmed we were still heading in the right direction, we took additional steps to fine tune our trajectory. This included major reviews of service delivery models for areas such as events, safety and security and community engagement. We continue to implement sensible changes to how we do business.



Each year, a Council is faced with a myriad of tough decisions and numerous moments of compromise. We simply can't do everything we'd like to. These facts are not isolated to Kwinana, they are felt by every government agency in all parts of Australia. However the City of Kwinana's ability, over the last 12 months but also the last decade, to continue delivering some of the most ground-breaking work in the local government sector, is something I am incredibly proud of.

Kwinana's transformation into one of Western Australia's premium family destinations is something we should all celebrate, and I would like to thank Councillors, City of Kwinana staff, our community and business partners — past and present — for making this possible.

Joanne Abbiss
Chief Executive Officer



Our Vision

The Local Government Act (1995) requires all local governments in Western Australia to adopt a Strategic Community Plan and Corporate Business Plan.

The Strategic Community Plan sets out the long term vision and aspirations of the Kwinana community over the next 10 years. It is a strategic roadmap of where the community want to go and how we are going to get there. To reflect the community's changing aspirations, a minor review of the Strategic Community Plan is undertaken every two years and a major review every four years.

The City completed its first major review of the Strategic Community Plan in 2016/17 after an extensive program of community engagement. The responses gained from the community indicated the original vision is still relevant to the Kwinana community and required no change. The Strategic Community Plan 2017-2027 provides strategic direction aimed at achieving the community's vision. This is reflected in the following vision statement which captures the essence of what it will be like to live in Kwinana in 2030.

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 continues to thrive and develop. The City will be alive with an assortment of community events that encourage civic participation and celebrate our multiculturalism.

What we aspire to create:

- a unique identity;
- a City alive with activity;
- a safe and welcoming place;
- services for an active community;
- · strong community leaders;
- a community who help each other;
- a vibrant arts culture;
- a sense of place and heritage; and
- · accessibility for everyone.

Alive with opportunities

In the coming years, the City of Kwinana will be a place alive with opportunities. The continued prosperity of the local industrial, retail and business community will provide a wide range of employment options for residents.

What we aspire to create:

- · varied job opportunities;
- · quality education for all ages;
- a bustling retail scene;
- · a powerhouse industrial area;
- a thriving local economy; and
- · an innovative approval system.

Surrounded by nature

In 2030, the City of Kwinana will still be physically surrounded by nature. A practical, affordable and sustainable balance has been achieved between protection and development. The rich biodiversity of the area has been conserved through the identification and preservation of significant natural areas as well as with the active participation of residents in a range of environmental activities.

What we aspire to create:

- · a beautiful natural environment;
- an energy-efficient City;
- · a water-wise City; and
- a City adapted to climate change.

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.

What we aspire to create:

- great public places;
- well-kept green spaces;
- · a well-serviced City;
- a well-planned City;
- a well-maintained City; and
- a connected transport network.

Key initiatives for 2017/18:

Rich in spirit

- · creation of Place Plans for City areas;
- · implementation of the Cultural Plan;
- · implementation of the Multicultural Action Plan;
- · creation of a Reconciliation Action Plan;
- implementation of the Youth Strategy;
- implementation of the Events Strategy;
- · implementation of the Community Development Team Business Plan;
- implementation of the Governance and Civic Services Team Business Plan;
- creation of a Community Security Strategy;
- · implementation of the Community Safety Plan;
- · implementation of the Healthy Lifestyles Plan;
- · implementation of the Parks for People Strategy;
- · implementation of the Children and Families Strategy;
- creation of an Active Ageing Strategy;
- continued Activation of the City's Community Centres and Public Spaces;
- implementation of the Active Citizenship Strategy;
- creation of a Public Art Strategy;
- implementation of the Economic Development Team Business Plan; and
- implementation of the Disability Access and Inclusion Plan.

Alive with opportunities

- · creation of the Economic Development Action Plan;
- implementation of the Workforce Plan;
- progression of the Indian Ocean Gateway Project;
- · implementation of the Multicultural Action Plan;
- · creation of a Reconciliation Action Plan;
- implementation of District Structure Plans;
- creation of a Lifelong Learning Strategy;
- · implementation of the Local Planning Strategy;
- implementation of the City Centre Master Plan;
- · implementation of the Land Asset Retention and Disposal Strategy;
- implementation of the Local Commercial and Activity Centres Strategy;
- implementation of the City Centre Vibrancy Strategy;
- · creation of an Integrated Transport Strategy;
- · implementation of the Public Health Plan; and
- implementation of the IT Strategic Plan.

Surrounded by nature

- implementation of the Natural Areas Management Plan;
- implementation of the Local Biodiversity Strategy;
- alignment with the Perth Natural Resource Management Swan Region Strategy;
- implementation of the Tree Retention Policy;
- · implementation of the Emergency Services Team Business Plan;
- · creation of an Environmental Education Strategy;
- implementation of the Local Planning Strategy;
- implementation of the Revolving Energy Fund;
- implementation of the Climate Change Mitigation and Adaptation Plan;
- implementation of the Sustainable Water Management Plan;
- implementation of the Groundwater Operating Strategy;
- implementation of the Water Conservation Plan; and
- implementation of the Works Depot Team Business Plan.

It's all here

- · implementation of the Community Infrastructure Plan;
- construction of the Kwinana Outdoor Youth Space;
- implementation of the Building Assets Team Business Plan;
- implementation of the Parks for People Strategy;
- implementation of the Parks and Reserves Asset Management Plan;
- implementation of the Public Open Space Infrastructure Asset Management Plan;
- implementation of the Works Depot Team Business Plan;
- implementation of the Healthy Lifestyles Plan;
- creation of a Public Art Strategy;
- implementation of the Strategic Waste Management Plan;
- implementation of the Environmental Health Team Business Plan;
- implementation of the Youth Strategy;
- implementation of the Children and Families Strategy;
- implementation of the Public Open Space Policy;
- · creation of a Parking Strategy;
- · implementation of the Local Housing Strategy;
- implementation of the Town Planning Scheme;
- creation of Place Plans for City areas;
- · implementation of the Engineering Team Business Plan;
- implementation of the Stormwater Drainage Asset Management Plan;
- creation of a Landscape Strategy;
- creation of an Integrated Transport Strategy;
- implementation of the Public Lighting Asset Management Plan;
- implementation of the Roads and Transport Asset Management Plan; and
- · creation of a Bike and Walk Plan.

Other Strategic Plans

Corporate Business Plan 2016-2021

This 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 resources required.

During the 2016/17 financial year, there was a minor change to the Corporate Business Plan, endorsed by Council on 9 November 2016.

Original:

• Action 1.3.1.5 Advocate for an increased presence of Police in the City (including the feasibility of a 24hr Police Station).

Amended to:

 Action 1.3.1.5 Advocate to the Department of Education and the Minister for Police to reinstate the School Based Community Policing Program at Gilmore College and an education/skills program for troubled youth.

Kwinana Workforce Plan 2016-2021

The City of Kwinana Workforce Plan 2016-2021 considers the future resourcing requirements of the City of Kwinana taking into consideration the Community Infrastructure Plan, community priorities, corporate business plan actions and the prevailing legislative environment.

Long Term Financial Plan

The Long Term Financial Plan is about planning for a positive and sustainable future. The City seeks to maintain and wherever possible, improve service levels into the future, while preserving a healthy financial position. The aim is to achieve this with the least possible financial burden for the Kwinana community. The Workforce Plan and the Corporate Business Plan have been considered in the formulation of the Long Term Financial Plan.

Reporting on the Corporate Business Plan and Organisation Risk

City Officers have been reporting on the actions that were expected to commence or that were to be completed for each quarter. Reports were produced for the quarters ended 30 September 2016, 31 December 2016, 31 March 2017 and 30 June 2017, providing Council with a summary of how City Officers progressed with actions outlined in the Corporate Business Plan.



City Living

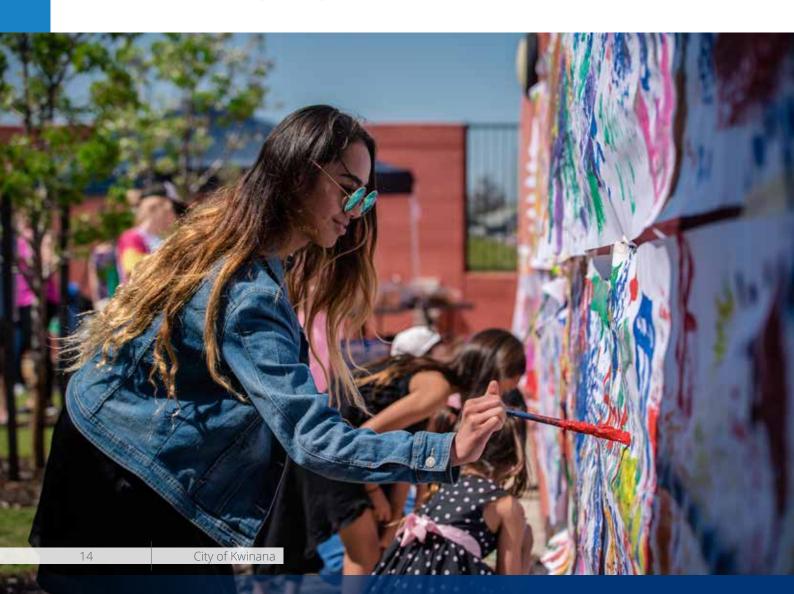
This directorate delivers important services to Kwinana which build and enhance the strong communities that already exist throughout the area.

Darius Wells Library and Resource Centre

In its fourth year of operation, the Darius Wells Library and Resource Centre (DWLRC) is an integral part of the Kwinana Community. The Centre offers a diverse range of programs and activities to suit all ages.

The children's programs and events are extremely popular and always well-attended. The 2016/17 outdoor movie nights had an average attendance of 300 people while the Christmas movie saw approximately 500 people attend.

Around 100 children interacted with the educational and fun Science Fair. Many external organisations attended and a seed grant from the International Centre for Radio Astronomy Research provided an amazing display of space and the sky taken by Western Australian photographers. Former Chief Scientist of WA Professor Lyn Beasley also attended.



The West Australian Symphony Orchestra (WASO) children's program EChO is now an annual event with two sessions – one for the general public and one for local primary schools.

The David Nelson Art Room was well-used with adult art classes, a social art group, social network groups and after-school programs.

The team at the Centre continued to work in collaboration with Centre tenants and local organisations. The life-long learning programs assisted in establishing networks, social interactions and developing acceptance among our diverse community including new migrants, people with a disability and people who have become socially isolated.

The community agencies located in the DWLRC provided valuable services including job search assistance, counselling, early childhood development support, education and skill-building workshops, migrant support, family and relationship counselling and legal advice. These services also make use of the onsite crèche regularly.

Chisham Square Christmas Decorations

A 7.5 metre Christmas tree with lights and decorations, together with 10 lamp post motifs were purchased and installed in Chisham Square, Kwinana City Centre along with hired traditional Christmas decorations.

The new tree and decorations were launched on 2 December with a series of pop-up Christmas-themed activities. The evening was enjoyed by local organisations, volunteers and families.

William Bertram Community Centre

Adult programs coordinated by the City were well attended, including the Crochet Group, which has been supported by a pop-up crèche. After-school children's programs remained popular with almost all booked out each term. Two playgroups, including a Japanese playgroup, are being run independently at the Centre along with Baby Rhymetime.

SciTech brought the Planetarium to the Centre during the June school holidays, which was one of many well-attended activities run by the Centre. The Wild Wild West event held in September attracted more than 500 local residents.

Bright outdoor furniture was purchased for the courtyard and a self-service coffee machine is now accessible to residents in the foyer. These additions have helped increase casual use of the Centre.

John Wellard Community Centre

During the 2016/17 year there were a variety of programs at the Centre, which received positive feedback. The community enjoyed the nature-based school holiday activities for children and school holiday Lego Robotics session.

The four public access computers and printer have been well-used throughout the year for job applications and personal work with community members accessing the service on a regular basis, providing a local alternative for internet access.

The Centre's adult programs remained popular with an emphasis on art and craft themes. The Pin It Made It art group ran for another year with a new group of women joining in on the fun and some regulars who have been attending from the start. This supportive social network provides not just a craft program, but an opportunity to stay connected to like-minded people in the community.

Similarly, the sewing group assisted participants with many making clothing for their family or looking at developing their skills further to sell some of the items as a business. The Centre also featured the Food Sensations series and one-off soap making session.

The range of regular hirers using the Centre continued this year with regular yoga classes, an after-school homework program, regular church groups, Wellard Residents Association Meetings, Toast Masters, Boogie Babes, Playgroup, Return to Work Program and dance classes.

Wellard Twilight Christmas Market

In partnership with Kwinana Rotary, Peet (with Creating Communities) and Colliers, the City hosted the first Wellard Twilight Christmas Market event on 10 December 2016. The event was an overwhelming success with thousands of people enjoying the balmy evening, live music, local entertainment and a Christmas-themed festive street market atmosphere.

As part of the event, the John Wellard Community Centre was turned into a Winter Wonderland with entertainment, crafts, gingerbread decorating and snow machine all delighting children and their families.

Community Centres Crèche

The Community Centres' crèche services continued at Toddler Town Crèche (Darius Wells Library and Resource Centre) and John Wellard Community Centre, as well as a pop-up crèche at the William Bertram Centre. The three crèches provided over 3,000 child places across the year, which allowed parents to access services and programs.

Community Centres' Hireable Spaces

Across the Community Centres, the team processed a total of 2,909 bookings, which was made up of:

- · Darius Wells Library and Resource Centre: 941;
- John Wellard Community Centre: 1,179; and
- William Bertram Community Centre: 789.

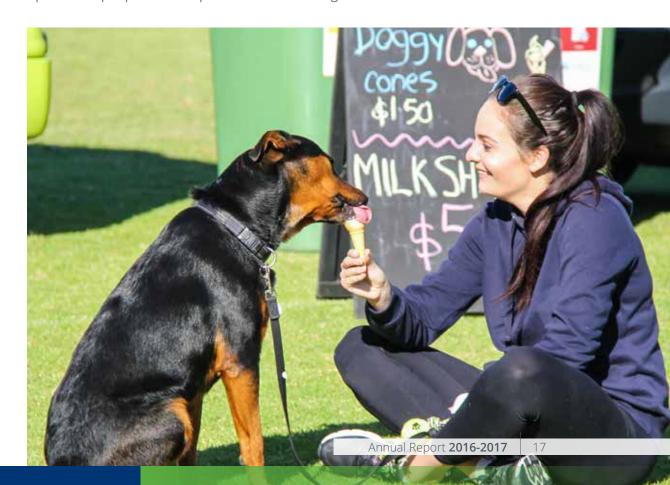
All spaces are hired regularly, both internally and by external users. Uses include celebrations, cultural events, meetings, workshops, counselling and training sessions.

Community Events

While the City again presented a vibrant and engaging program of community events throughout the year, a comprehensive review of the overall events program was also undertaken – the outcome of which heralds a new, refreshed and exciting direction for 2017/18.

In 2016/17, the community enjoyed an array of entertaining community festivities, ranging from the Alcoa Children's Party, to the Kwinana Festival, Australia Day Celebrations, Our Heritage celebrations, Harmony Week and NAIDOC Week events.

Petscapade, presented in partnership with Peet Ltd, was a fun-filled event for pet lovers of all ages. Held on Sunday, 28 May, the wonderful blue skies and warm sunshine attracted hundreds of pets and their owners to the Village at Wellard. Before and after the pet walks, visitors wandered around the specialised pet themed stalls and accessed free professional advice and pet check-ups on offer at the pop-up vet. Pony rides, the animal farm and cuddles with the bunnies were a hit with the younger visitors and the event wrapped up with the pet parade competition winners being announced.





The Alcoa Children's Party was again the biggest party for Kwinana's youngest residents with the theme being 'explore the five senses' and featured hands-on activities to challenge sight, smell, sound, touch and taste. Held on 25 October during Children's Week, the event offered free rides and attractions for young ones, as well as information stalls and local service providers available for parents. The event was a great opportunity for parents to meet other families with children around the same age in their local area.

Kwinana Festival also attracted a big audience who experienced a full day of live entertainment, free rides, a Healthy Lifestyles stadium, stalls and fresh food offerings. Sponsored by LiveLighter, Kwinana Industries Council, Healthway, CSBP and Fremantle Ports, the Festival was held on 12 November at Calista Oval and featured the famous Tyrannosaurus Park, Johnny the Astonishing Strong Man, show rides and bouncy castles, arcade games, Captain Clean Up and Nesian Mana Polynesian Power Dancers.



On Sunday, 7 May, Kwinana's history was celebrated with the Our Heritage event at Sloans Cottage in Leda. The event included bushland planting in the serene natural environment of Sloans Reserve, the ever-popular native seedling sale, Southern Cross Bush Band, a paranormal talk, archery, Veteran Car Club Vehicle display, Devonshire teas, wood-fired pizza and plenty of activities for children.

Perhaps the highlight of the year was the opening of the City's multi-award winning \$5.2m Adventure Park on Calista Oval on Sunday, 16 October. An amazing 10,000 people flocked to experience the enormous 11,000 square metres of play space, including the larger-than-life tree maze, splash pad, sand factory, double flying fox, climbing nets and junior play area.

Picnic tables, shelters and barbeque facilities were enjoyed by all and the free fruit, ice cream, coffee and other treats topped off an enjoyable introduction to this amazing play area in this beautiful natural setting.

The unique Kwinana Christmas morning Lolly Run again brought joy to the children of Kwinana with volunteers delivering over 12,000 lolly bags to households throughout Kwinana, using various modes of transport from fire trucks to heritage cars. Long-time Kwinana residents look forward to the Lolly Run each year while new residents get a lovely surprise on Christmas morning as they experience the rich Kwinana community spirit.

Neighbours got to know each other through eight different Neighbour Day events across the City on Sunday, 26 March, which were organised by local communities with the assistance of the City's Neighbour Day community grants program. The events showcased the unique characteristics of each neighbourhood. Residents came together to build a pizza oven at Sloans Cottage in Leda, there was horse riding in Wandi and the community enjoyed a free outdoor movie in Sunrise Estate. It was an opportunity for friends and neighbours to get together and build relationships.

Seniors' Christmas Party

The Seniors' Christmas Party continues to be a highlight on the event calendar for many older residents in the community. The 2016 Christmas event was attended by 130 residents and was held at the Kwinana Bowling Club in Medina.

Art Exhibitions

The City presented a number of art exhibitions at the Darius Wells Library and Resource Centre During 2016/17 including:

- · Kwinana Christian School students exhibition;
- · Local artist Dianne Newton;
- · Local artist Vanessa Leibenberg: My View exhibition;
- Local artist Tusif Ahmad: Symphony of Paper Cuts exhibition;
- · Voices of Kwinana Photography;
- Harmony Exhibition: Memories of Place Reflections on Gentle Road;
- Local artists Albert Windie and Edith Woods an annual exhibition; and presenting work by local Aboriginal artists.

Multicultural Action Plan

During 2016/17, the City undertook significant community consultation with residents from diverse cultural backgrounds to develop the City's Multicultural Action Plan and form the Multicultural Advisory Group – a group of local residents whose role is to support, guide and monitor the implementation of the Multicultural Action Plan.

The group also provides advice to the City on issues relating to people of a culturally and linguistically diverse background

The objectives of the plan are to:

- ensure full participation and inclusion of culturally and linguistically diverse communities in social, economic and cultural life;
- remove barriers to equity experienced by culturally and linguistically diverse communities; and
- promote the benefits of Kwinana's cultural and linguistic diversity.

Koorliny Arts Centre

Koorliny Arts Centre, built in 1990, is a major performing arts venue presenting more than 100 performances annually to upwards of 30,000 attendees. In 2016/17, the Koorliny Arts Centre continued to offer the community a variety of opportunities to engage in the visual, literary and performing arts.

Seniors are well catered for with monthly Morning Melodies concerts attracting near full-house numbers. Local artists also get together each week to hone their skills and encourage one another as part of the long-running Koorliny Leisure Painters group. The Centre's successful Stories on Stage program is in its fifth year and offers author conversations over supper.

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. At the 42nd annual Robert Finley awards, Koorliny's 2016 production of The Little Mermaid was awarded Best Musical in Western Australia. The Centre was also the recipient of Runner Up Best Musical for Spamalot and the Best Actor in a Musical and Best Supporting Actress in a Musical awards.

The professional touring season continued to grow during the year and Koorliny was delighted to present professional works for all ages, including the Melbourne International Comedy Festival Roadshow. 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, appreciating all our City has to offer.

In the coming year, Koorliny is planning the reactivation of the amphitheatre space and the smaller theatre with intimate, cabaret and comedy-style performances. The Centre will be focusing on engaging the people of Kwinana with community arts projects and events and showcasing the positive artistic resources that we have in the City.



Club Development

Sporting and recreational clubs are supported by the City's Club Development Officer, which is part funded by the Department of Sport and Recreation and supports the development and activities of local clubs.

In 2016/17, the Club Development Officer assisted 39 sporting clubs and 13 recreational groups. Management group meetings were held with clubs in shared use agreement facilities to ensure they were well administered, operational requirements were met and they were properly constituted and provided with opportunities to access financial support.

Two open days were held to promote clubs in Kwinana while 10 skills-based workshops were held to upskill and educate club committee and coaches in areas of first aid, financial planning, conflict resolution and many more. The Club Development Officer worked closely with clubs to ensure relevant policies and governance issues were being worked through and updated.

The City also improved sporting infrastructure with improvements to the Kwinana Netball Courts and Kwinana Tennis Club. Stage one of the netball courts saw new court surfacing, new perimeter fencing, new access, a more social environment with low level set-back fencing designed to encourage spectator viewing areas and installation of a dual use netball/basketball court.

The Tennis Club benefitted from a new playing surface and net posts. With assistance from the City, the Tennis Club has also installed a new sun shade.

Health and Wellbeing

Healthy Lifestyles Programs

The City's Healthy Lifestyles team continued to encourage the Kwinana community to be active and eat well during 2016/17. Healthy Lifestyle messages were once again promoted at all of the major events in Kwinana, with all events remaining alcohol and smoke-free.

Children at the Alcoa Children's Party (October 2016) were offered more than 200 fruit kebabs. At the LiveLighter Kwinana Festival Fair Day (November 2016), the Healthy Stadium challenged children to participate in 11 different sporting activities, as well as minute-to-win-it style activities facilitated by the South Metropolitan Population Health Unit, Anglicare WA, MercyCare and KEYS. Pedal-powered smoothies were popular at the Harmony Week Celebration Evening (March 2017) and a series of old fashioned games were played during the Our Heritage event (May 2017). Finally, the Healthy Lifestyles team led the walk at Petscapade (May 2017) and encouraged participants to discover their inner artist and draw a 'paw-trait' of their pet.

Healthy eating workshops such as the FoodREDi and Food Sensations programs were run in October 2016 and February 2017 over a four week period to show participants how to prepare healthy, tasty food on a budget. In addition to these programs, a series of one-off activities were run to celebrate Australia's Healthy Weight Week (February 2017) including a Happiness Diet workshop facilitated by a dietitian and a Pot to Plate Afternoon Tea Party, where parents and children decorated a pot, planted a herb and taste tested a recipe featuring one of the herbs they planted.

The Healthy Lifestyles team also encouraged the community to be physically active, with the Parks Play series continuing for the 2016/17 year. Five events were held from September 2016 to April 2017, with over 175 children and their parents participating. This event continues to be a good opportunity for the City to work with external stakeholders such as Ngala, KEYS, the Kwinana Schools and Community Network (KSCN) as well as other internal teams, such as the Library.

In March 2017 the City partnered with the Southern Districts BMX Club and the Zone's Youth team to host a Pop Up Pedal Party to celebrate Bike Week. Over 50 participants came down to try the BMX track, get their bike checked and make a pedal powered smoothie. For the first time, the Healthy Lifestyles team partnered with the KSCN to run the Kwinana Adventure Race, which encouraged families to visit a local park and complete a checkpoint question. This initiative was incredibly popular and received a lot of positive feedback from the community.

Kwinana also has a virtual reality game available, which encourages children and the young at heart to enjoy electronic devices in our local parks. Magical Park is available at Rhodes Park during 2017 to catch dinosaurs, fairies and the like.

The City continued to promote the importance of keeping mentally healthy too,



with a series of activities such as Tai Chi and Yoga offered during Mental Health Week (October 2016). In addition, the City supported Anglicare WA to run a two-day ASIST (Applied Suicide Intervention Skills Training) program at the Wellard Community Centre (September 2016), with 22 participants completing the course.

In June 2017, the Beat the Winter Blues series was facilitated by the WA Association for Mental Health, with workshops covering topics such as life balance, stress, mindfulness and supporting a friend during tough times. Also hosted in June 2017 was the second Pit Stop program, facilitated during Men's Health Week to encourage men to look after their health. This year the Healthy Lifestyles team partnered with the Kwinana Tigers Hockey Club and 25 men engaged in the quick health check.

The City also won the Heart Foundation's Local Government Award for populations over 25,000 people, in recognition of the great work being done to promote prioritising healthy, active living.



Recquatic

On Saturday 29 October, the Recquatic held its annual Open Day with a successful turn out of over 1,000 attendees. The free event 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's mascot Sammy the Seal also put in an appearance, meeting children and taking photos.

The gymnasium has evolved to now offer functional training, which focusses on training movement patterns rather than isolating individual muscles. It provides fantastic fat burning workouts by using full body exercises that improve strength, endurance and boost metabolism. This has also allowed the fitness classes to be expanded and offer a more varied timetable.

In partnership with the Department of Sport and Recreation, the successful pilot program SilverSport offered assistance for seniors to participate in various physical activities. The Recquatic had an overwhelming response with 179 SilverSport participants overall.

Kwinana Swim School was nominated by Royal Life Saving Society of WA as a 2017 Austswim recognised swim centre. The Swim School has expanded to 1,400 students, offering classes to children from three months old through to adults, including Specialised Access and Inclusion Lessons (SAIL).

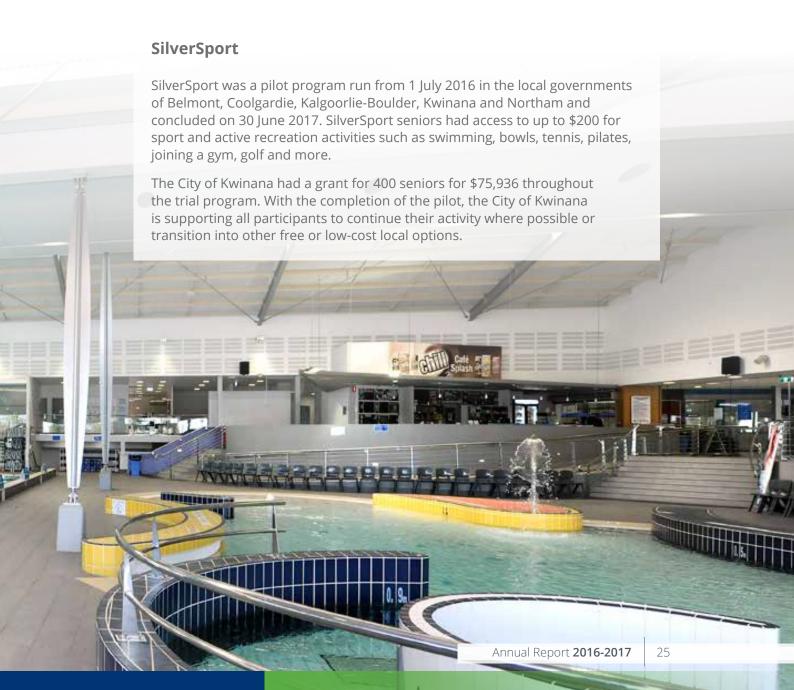


Individual Sporting Donations

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 2016/17 the City supported 32 athletes to the value of \$5,825. Athletes represented Western Australia in athletics, gridiron, ultimate frisbee, ice skating, sailing, ten pin bowling and many more.

KidSport

The City continued to support young people's access to sporting clubs through the KidSport program. The Department of Sport and Recreation funded the program to help young people play sport with a grant of \$138,000. Of participants, 63% had not been registered with a club before. New members are vital to sporting clubs and their development, as they bring enhanced energy, potential new volunteers and increased participation numbers. Aussie Rules football continues to be the most popular sport followed by hockey, rugby, athletics and netball.





The City strives to support all residents, people with a disability and their carers with a range of support services to ensure all residents of Kwinana have equal access and opportunity.

The City continued to hold bi-monthly meetings of the Access and Inclusion Working Group which provided 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.

The City delivers a Disability Access and Inclusion Plan which addresses the key outcomes of service and event delivery, access to buildings, access to information, equal level and quality of service, the same opportunity to make complaints and to be consulted and to receive the same opportunities to be employed.

Practical examples within the City include:

- Newly-built centres and facilities such as the Kwinana Adventure Park and Edge Skatepark, both of which are universally accessible.
- Continued upgrades to local parks which improve access and inclusion
- Installation of connecting pathways to assist access to seating and play areas.
- Provision of Auslan interpretation for better access to local services.
- Specialised rubbish collection services.
- Newly engineered cross walk access in the central business district.
- Provision of large print books and talking cassettes at the Library.
- Access to a floatable wheelchair at Wells Park.
- Access to a wheelchair for users of the Darius Wells Library and Resource Centre.
- Continued to offer the SAIL swimming program at the Kwinana Recquatic.

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



Youth Welfare and Youth Development

Zone Youth Space

The Zone Youth Space is an inclusive space for all young people in Kwinana. The Drop-in Service was delivered daily after school and provided a range of life skills, leisure and recreational programs such as LAN Gaming, Rock and Water, Master Chef and Multi Sports Sessions.

Youth Advisory Council

Kwinana's Youth Advisory Council (YAC) provides young people aged 12 to 24 years with an opportunity to actively participate in local issues, build community connections and join forces with other like-minded youth to make a positive community impact. The YAC committee got involved in a range of initiatives during the year including volunteering at the Hyperfest Festival and participation in the YACtivate (state level) youth advisory councils conference.



Leadership Youth and Respect in Kwinana (LyriK) Program

The LyriK program provides young people aged 10 to 18 with opportunities to further develop their goals and achieve their aspirations through a range of challenging programs. Young people enter the program by being nominated for a LyriK award with winners announced at an annual awards ceremony. In 2016/17, 38 nominations were received recognising the amazing contributions and efforts of Kwinana's young people.

The LyriK program in conjunction with the Multicultural Youth Advocacy Network also hosted a Multicultural Youth Panel at the Zone Youth Space. Several young people from different cultural backgrounds took up positions on the panel and shared their views and experiences about growing up in Kwinana. The event aimed to create greater awareness and build understanding of the different cultures of young people living in Kwinana.

The LyriK program is proudly supported by sponsors Alcoa and Coogee Chemicals.

Youth Engagement

Volunteering is a great way to build resilience and develop much-needed skills for future employment. A range of youth volunteers joined the team this year to develop skills in the areas of photography, videography, event delivery, stage management and public speaking.

Engaging with youth in a range of community settings provides young people with an avenue to share their views about how to make the City's services and programs youth friendly. The Youth Outreach Live Outdoors (YOLO) program runs fun, engaging activities for young people at a range of locations.

The City works closely with local police, community services, local businesses and state sector agencies to engage with young people and their families to increase awareness about community safety. The multi-agency working group meets monthly to plan community safety initiatives primarily targeting the Kwinana Central Business District.

Community Outreach and Liaison

Ensuring vulnerable groups in the community have access to support services continues to be a focus of the City. The City's Community Outreach Officers provided support to 113 community members, assisting them to access accommodation support, counselling services and other community support services.



Bright Futures Family Day Care

The 2016/17 financial year saw some significant changes to service operation. This resulted in an increase in educator memberships to 108 with an average of 96 educators working per month.

The service has also had a significant focus on developing a strong quality improvement plan in the lead up to an Assessment and Ratings visit by the Education and Care Regulatory Authority. Staff have been working alongside educators to ensure a quality service and the best outcomes for children are achieved.

The service was once again nominated for the Excellence in Family Day Care Award 2016 and 2017 with a number of educators also being nominated by families. This is a fantastic recognition of the continuing quality service provided by Bright Futures.

A focus for the service in the coming year is to increase Bright Futures Children's Service reputation within the community through a strategic marketing plan. This plan is already being implemented with an increase in social media presence which will help to engage with the local community at a higher level and will also target an increase in educator membership within the City of Kwinana, including the recruitment of Aboriginal educators.

In Home Child Care

The In Home Child Care service has continued to build strong relationships with families and other community services such as Department of Child Protection and Family Services, Disability Services, Kwinana Early Years Service and various other community child health services.

The Federal Government will cease funding for the In Home Child Care Program next financial year, so the service is investigating options for continuing to provide this service to eligible families independently.

The In Home Child Care service remains an active member of the Australian In Home Care Association, the peak body for In Home Child Care representation across Australia. National media campaigns continue to be pushed to raise awareness of the program and appeal to the Federal Government to continue funding support.

Moorditj Kulungars My Time Program

We continue to offer the Mooditj Kulungars playgroup, 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.

Positive feedback has been provided by parents about how valuable this service is to the Aboriginal community of Kwinana.

Kwinana Public Library

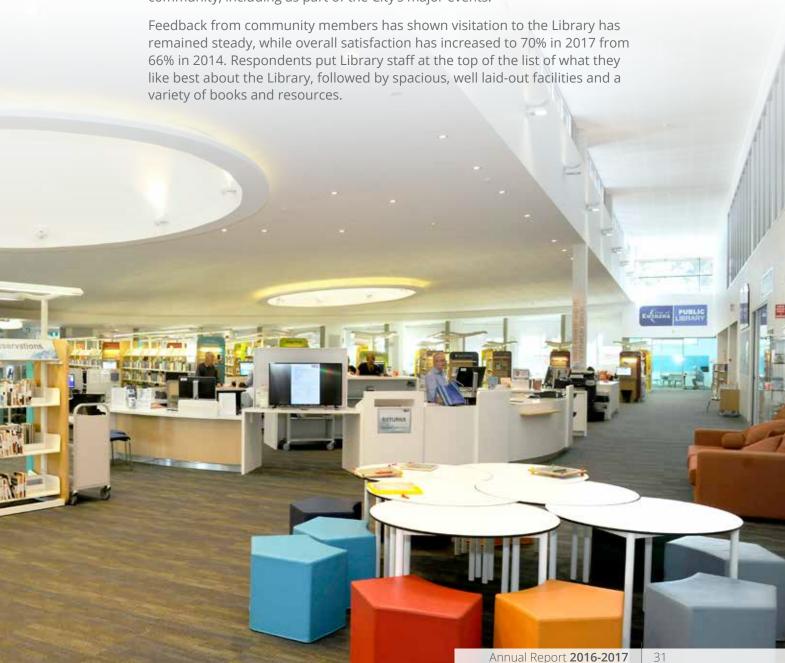
New and improved services, programs and resources included new video games, access to the ComicsPlus online service, improvements to public computer access and to the Voices of Kwinana portal.

The Library participated in National Novel Writing Month and Write Along the Highway write-ins as well as activities in collaboration with local public libraries such as Paint Kwinana REaD, Find my Ancestry genealogy volunteer workshop, and weekly Toddlertime sessions. A second community book has also been created in collaboration with local students and staff from Orelia Primary School.

New furniture is in place in the children's area and reading areas, self-check touchscreens have been upgraded, radio frequency stock take technology was finalised and the book return area was reconfigured to streamline workflows.

Events have been well-attended by the community with highlights including Children's Book Week, eSmart Week and International Games Week.

The Library has continued to work on outreach events across the local community, including as part of the City's major events.



Environmental Health

Food Quality and Compliance

There are now 274 registered food businesses in the City of Kwinana. The total number of food business inspections in 2016/17 was 275. In addition to this, the team processed 130 notifications and food fit-out plans for new fixed/mobile/temporary food businesses.

Where education measures were unsuccessful to ensure compliance and public safety, nine improvement notices, one prohibition order and two infringement notices were issued.

Water Sampling

As per the legislative requirements, including those of the *Health (Aquatic Facilities) Regulations 2007*, water sampling by Environmental Health Officers resulted in a total of 90 samples being collected and taken for analysis to ensure the water met the required standards for each of the three categories – beach sampling, potable water sampling and pool sampling.

Public Buildings

Under the *Health (Public Buildings) Regulations 1992*, Environmental Health Officers conducted 72 inspections to ensure public health and safety. Public buildings include bars, meeting rooms, community centres and other buildings where members of the public gather for a common purpose. Events are also covered by these regulations and 13 such inspections were conducted.

Other Registrations and Inspections

The Environmental Health team also maintains registers and conducts inspections for lodging houses, offensive trades, hairdressers, skin penetration businesses, equine premises, keepers of poultry, pigeons and bees, traders, contaminated sites, air and water handling systems, demolition permits, fireworks approvals, gaming and liquor licensing permits, dust, odour, noise and waste management plans, infectious disease notifications and pet meat producers.

Noise and Environmental Pollution

Environmental Health Officers handled 124 noise complaints and conducted 76 inspections. Four noise management plans were received, assessed and approved. There were also two noise impact assessments for road and rail noise and 23 noise management plans assessed for development and out of hours works during this period.

The team also responded to four complaints about unauthorised discharges.

Compliance Requests

A large proportion of the Environmental Health team's workload is in assisting residents, businesses and industry with compliance related matters. Some matters attended in 2016/17 include two air quality matters, 17 animal matters, 12 food premises, seven damages to housing, 61 to other housing/property, 22 issues of littering or illegal dumping, 124 noise complaints, eight pest issues and four unauthorised discharges.

Mosquito Management

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.

A regional strategic mosquito management plan that integrates management for private developments and the City's reserves and drains was drafted and the findings are beginning to be implemented.

Waste Education

The City has introduced new initiatives including a dedicated waste education and promotions officer and the introduction of free community and school tours of the Southern Metropolitan Regional Council (SMRC) and Regional Resource Recovery Centre (RRRC).

The City continues to support the SMRC's Recycle Right education program. The program uses a website and mobile application to advise users how to recycle household materials correctly.

The Garage Sale Trail has once again been featured and heavily promoted within the City. The Garage Sale Trail is a national initiative that sees businesses and households across Australia host garage sales in order to promote the reduce, reuse and recycle message.

Waste Management

During 2016/17, there were a total of 182 customer requests received and assessed by the team with 96 inspections carried out including bin audits, compliance inspections, littering inspections and verge collection inspections.

The City continued to provide residential properties the opportunity to upgrade from a 240litre to a 360litre recycle bin. At 30 June 2017, the total number of 360litre bins in use was 881.

Environment Services

The City of Kwinana Environment team once again ran a number of environmental activities that have had support from volunteers across the community. Over six community planting days were conducted in 2016/17 with native seedlings planted in seven different conservation reserves. This would not have been possible without our dedicated local volunteers, of which 156 participated in the community planting program. The NAB Corporate Day also had 30 volunteers planting 700 seedlings at Lake Magenup. The school planting program saw 275 students from Bertram, Orelia and North Parmelia Primary Schools assist with planting in our conservation reserves. This program gives students the direct opportunity to experience nature, and appreciate the biodiversity contained in our local reserves.

In June 2017, there was an opportunity to provide a series of specialised place making workshops in Wandi, as part of Living Green in Kwinana. These four workshops provided an opportunity for small landholders to learn more practical skills to manage their properties, while also appealing to a wider audience. In particular, Fruit Tree and Food Production, Keeping Backyard Chickens and Preserving the Harvest were popular with over 87 people attending these three workshops.

There has also been a series of events in conjunction with the Walk on the Wild Side including the annual Wildflower Walk in September 2016 and a Nightstalk in Belgravia Dampland. The walk attracted over 70 participants, with a local artist providing a special interpretation of the landscape in her paintings, as part of the walk. Once again this year, the City supported the annual Great



Cocky Count by hosting a workshop. The team has continued to support the Clean Up Australia Day program, by assisting local communities to clean up their areas. This year Rio Tinto assisted the Clean Up of Henley Reserve, as part of a corporate challenge.

The Environment team attended a number of community events, including the Kwinana Festival and the Children's Party, spreading a positive environmental message through the community.

As part of a successful State Natural Resource Management grant, a number of reserves in Kwinana had fauna surveys. The report will make recommendations about future management of these areas to protect species contained within them. It has also provided associated funds to conduct the Kwinana Fauna Watch education project, raising awareness about existing fauna in our reserves.

During 2016/17, the City was awarded funding from the Waterwise Council program run by the Water Corporation. This funding allowed the City to install 11 water efficient toilets and four water efficient urinals in public toilets at Sloans Reserve, Rhodes Park, Medina Oval and Challenger Beach. It also allowed the City to offer free soil conditioner and soil wetter to participants in a Verge Gardening Workshop held in April.

The City also continued its leak detection program using data loggers and has now identified leaks, which would have cost the City approximately \$20,000 if left undetected. Leak detection has saved around 9,000 kilolitres of water in the last 12 months. As a result of these initiatives the City was awarded Gold Waterwise Council status by the Water Corporation and Department of Water at an event in May 2017.

The City successfully installed a 100KW solar panel system on the Darius Wells Library and Resource Centre. These solar panels will save the City over \$40,000 a year in energy costs and save 134.6 tonnes of CO2 per year. In addition, a long term project to install electricity sub-meters and real time monitoring was completed at the Recquatic. This monitoring will allow the City to more effectively manage energy usage at the Centre by identifying unusually high consuming end uses.

A successful Living Smart Sustainable Living Course was run at the Wandi Community Centre with 20 participants.

The City's Environmental Field teams have implemented the City's Natural Area Management Plan in the City's 27 conservation reserves including weed control, feral animal control, revegetation and regeneration works and community engagement.

Building Assets

Milestones for the Building Assets team during the 2016/17 financial year included ongoing restoration works to Wheatfield and Sloans Cottage, restoration of the Chalk Hill lookout, restoration of Hewison Park gazebo, continuation of the asbestos replacement program and scheduled playground equipment replacement at Harrison Way public open space and Casuarina Fire Station Reserve.

City Development

This directorate coordinates services, activities and programs undertaken by Building, Statutory Planning and Strategic Land Use Planning.

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. In this respect, a major focus over the past year has been the impact of new development and improving urban amenity coupled with sustainable growth for quality outcomes for the community.

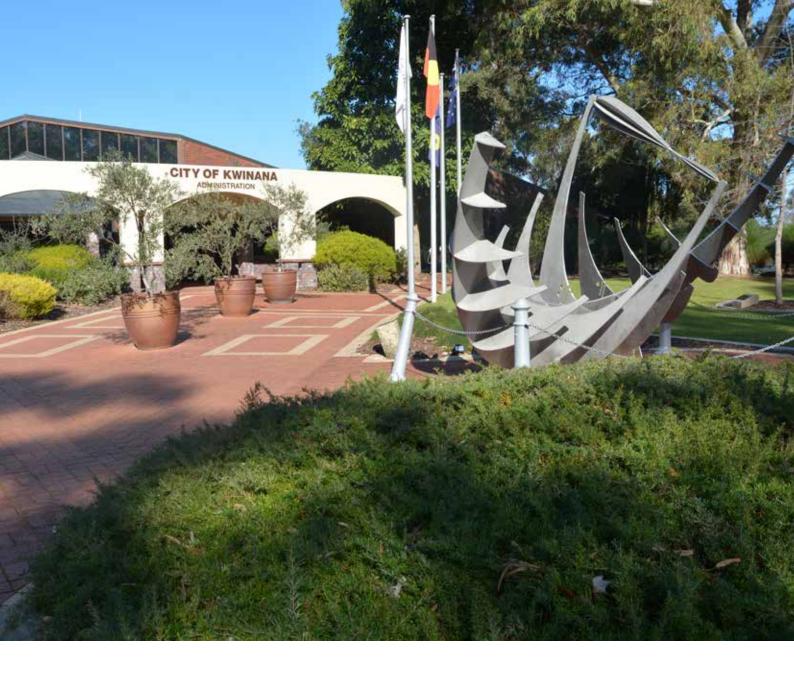
Urban Amenity Strategy, Streetscape Policy and Tree Retention and Landscape Policy

In April 2017, Council adopted its Urban Amenity Strategy along with its Local Planning Policy No 2: Streetscapes. The vision is to ensure that new neighbourhoods and urban environments celebrate the unique characteristics of Kwinana. To seek high quality and leafy landscapes, the City will have a strong focus on street tree planting and urban landscaping. In addition, the City will encourage a diversity of lot typologies and densities, as well as quality, accessible and diverse public open space. The retention of trees and key significant vegetation will also be an important feature of future neighbourhoods and urban areas in keeping with the character of the City's older established suburbs. In this respect, the Council adopted the Tree Retention and Landscape Policy in late 2016 which focuses on the sensible retention of existing mature trees and landscape features within new subdivisions and development.

Development Contribution Plans and Community Infrastructure Plan

The developer contribution scheme amendments progressed further during the year with the six new Development Contribution Plans (DCPs) for standard infrastructure nearly completed pending final consideration by the Minister for Planning prior to gazettal and inclusion in the City's Town Planning Scheme.





The City continues to revise its Community Infrastructure Plan, taking into consideration new growth rates and experience with the City's existing community infrastructure. This plan outlines over \$130million 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. This work feeds directly into the revision of eight existing DCPs for community infrastructure as part of another separate scheme amendment process. The City aims to have this scheme amendment to the Western Australian Planning Commission for assessment during 2017/18.

Local Structure Plan Approvals and Detailed Area Plans

During 2016/17, final approval was granted for a number of new or modified local structure plans in the City's new urban growth cells, particularly along the Kwinana Freeway. In addition, multiple Detailed Area Plans were either approved or modified by Council to take into account new development opportunities, changes to bushfire requirements, built form and noise impacts.

Bike and Walk Kwinana

The City has been progressing a jointly-funded project examining bike riding and walking across the City, which will make a series of recommendations to improve these transport types for the future. This project has already included public consultation with more to follow in 2017/18. It will lead to more opportunities for healthier lifestyles for the community.

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 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 2017/18.

Local Planning Strategy

Work on the new Local Planning Strategy continued with a strong focus on economic and employment factors affecting land use as well as housing opportunities and strategies for the City. These studies will be taking place in 2017/18 and will feed directly into the new Local Planning Strategy.

Building Services

The Building Services team has been encouraging building companies to use the City's website and submit their building applications electronically. The advantage is that once the application is entered online and verified, the application goes straight to a building surveyor to begin the assessment process. To assist in uploading documents for the permit, the document uploads have been revised to minimise individual mandatory uploads, which helps to streamline the service.

The online application portal has also been modified to permit the submission of a verge permit application with a building application for the lot.



Corporate and Engineering Services

This directorate provides vital administrative support functions to all City of Kwinana operations. It includes areas of City Assist, Works Depot, Engineering, Emergency Management, Contracts and Procurement and Fleet Management.

Contracts and Procurement

The Contracts and Procurement team undertake a number of procurement functions for the organisation including Request for Tender, Request for Quotation, Request for Proposal, Expressions of Interests, Request for Consultant and centralised stationery order processing.

The team continues to ensure the City complies with the principles of procurement integrity including fairness and impartiality, accountability and transparency of process, confidentiality and security of information and materials and effective management of conflicts of interest.

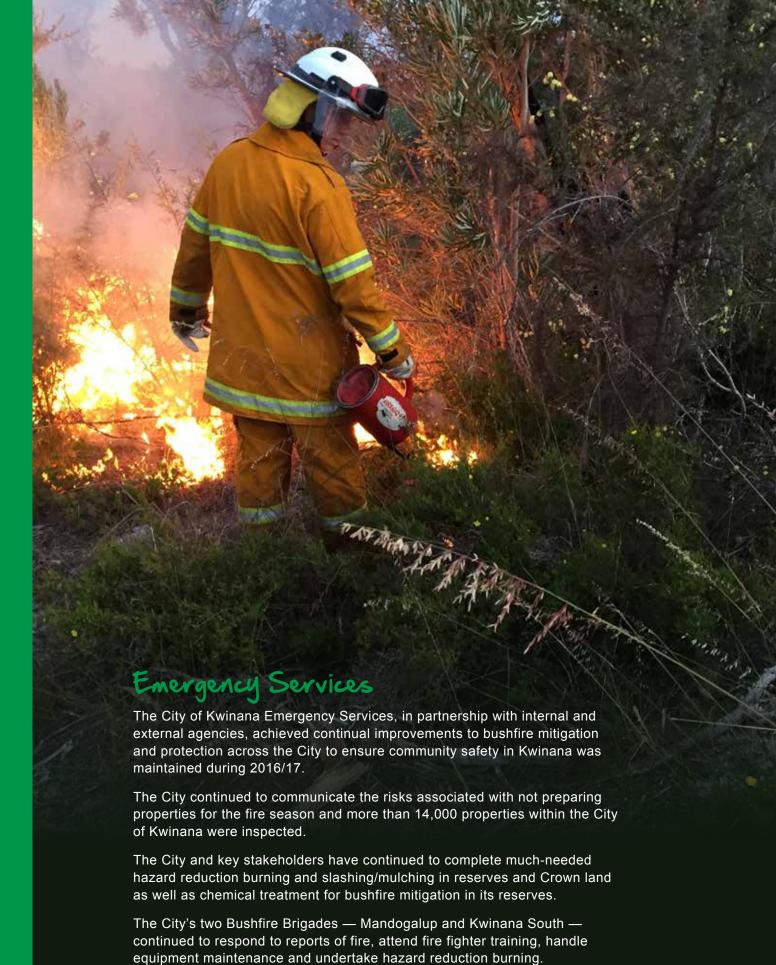
During 2016/17, the Contracts and Procurement team conducted the procurement process for the acquisition of goods and services for various community projects and maintenance requirements including:

- provision of bore and irrigation electrical services;
- provision of bore maintenance, testing and construction;
- Kwinana Outdoor Youth Space detailed design and construction;
- supply and laying of extruded concrete kerbing;



- Banksia Park grounds maintenance and Callistemon Court grounds maintenance;
- · provision of traffic management services;
- provision of street and footpath sweeping services;
- · provision and installation of various types of fencing and bollards;
- supply and construction of concrete footpaths;
- provision of specialised turf services;
- supply of road construction materials;
- supply and install solar panels Darius Wells Library and Resources Centre:
- · Chisham Avenue, Parmelia Avenue and Moysey Court drainage upgrade;
- bushland reserves contracted weed control program;
- eduction and cleaning of stormwater drainage structures;
- provision of landscape and irrigation maintenance services;
- Medina Netball Courts resurfacing and auxiliary works;
- provision for mowing services;
- provision of plumbing services;
- provision of electrical services;
- · provision of fire equipment servicing and maintenance;
- provision of mechanical services;
- · tree supply and planting;
- · purchase of three replacement trucks;
- weed control services;
- provision of painting works various facilities;
- · cycling and walking network plan; and
- supply of energy to contestable sites.





While it was considered a mild fire season within the City's boundaries, the brigades had heavy commitments at other locations throughout the State.

City Assist

The 2016/17 financial year saw service delivery changes and an increase in demand to the City Assist team.

City Assist received 7,782 reports from the community.

The top six issues were:

Parking related: 755

• Facility or duress alarms: 735

Dog related: 714Cat related: 521Litter related: 454

• Bush fire concerns: 250

CCTV

The City's CCTV project continued to expand with new CCTV installed in and around the City's Adventure Park and upgrades to existing CCTV at some of the City key facilities.

Upcoming CCTV instalments will bring the total number of cameras operating within the City to over 60.

Compliance

The team received 228 compliance related enquiries and complaints which included 22 unauthorised developments, 15 unauthorised structures, 14 untidy properties and 10 public thoroughfares and crossover issues.

Over the 2016/17 financial year, the City facilitated three prosecutions for non-compliance and one State Administrative Tribunal attendance.

Works Depot

During 2016/17, the Depot team conducted a comprehensive review and analysis of its operations resulting in a report outlining an optimal future service delivery model and subsequent facility requirements for a new operations centre.



- replacement of bore equipment (motors and pumps) in line with asset renewal program;
- installation of new irrigation system to Town Park and extension of irrigation at Kelly Park;
- replacement of 700 metres of chain mesh fencing surrounding Medina Oval:
- successful implementation of the Kwinana Adventure Park Management Plan:
- Tree Replacement Program Implementation 82 trees replaced under the program this year;
- total groundwater abstraction was less than the licenced allocation for all Department of Water ground water licences;
- Sloans Reserve carpark upgrade subbase preparation prior to laying of asphalt;
- Kwinana Loop Trail upgrade of the trail from Sloan's Reserve to Feilman Drive:
- extension of Duckpond Road, Wellard; and
- introduction of in-field tablet devices to assist with reporting of graffiti vandalism.



The Chisham Avenue, Parmelia Avenue and Moysey Court drainage upgrade project was scoped and budgeted to address flooding issues experienced by residents near the intersection of Parmelia Avenue and Moysey Court. The project required the installation of over 230 metres of drainage pipe, 17 pits and 16 soak wells. A combination of piped and soak well drainage solutions was required due to the proximity of a high pressure gas main.

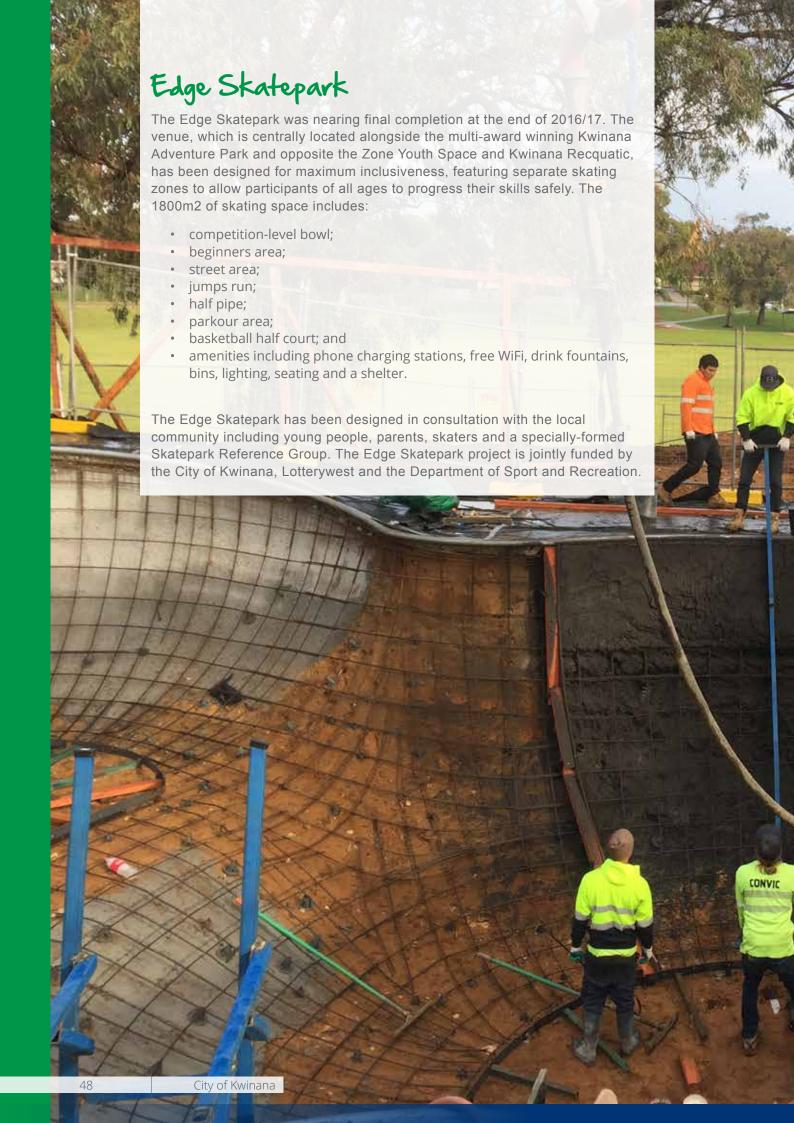
Stage 2 of the Lee Road upgrade project was also completed for a total cost of just over \$460,000, which included improved truck turning movements onto Rockingham Road. This project was part-funded by Main Roads' Metropolitan Regional Road Group Rehabilitation Funding.

Pengilly Road in Orelia received a full upgrade that included road resurfacing, drainage upgrades, new kerb and footpath and the installation of a new bus shelter. This project was funded by the federal government's Roads to Recovery Program.

New street lighting was installed along Leda Boulevard from Blacksmith Drive to Wellard Road. The project has significantly improved the lighting along the section of Leda Boulevard providing a safer road environment for both pedestrians and motorists.









City Strategy

City Strategy looks after the corporate 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, Finance, Customer Services, ICT, Records, 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 Procurement Policy and creation of new policies such as Advocacy and Lobbying and the Multicultural Policy and Action Plan. The Delegated Authority annual review was conducted in June 2017.

Risk and Business Continuity

Risk has been a major focus during the year. City Officers are required to document risk events and carry out an analysis to try and reduce the level of risk to the City. Each business unit has a risk register that requires regular review and risk implications are addressed when presenting Council reports.

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.

Quality Management

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 9001:2015.

Internal Audit

Council adopted an internal audit function to improve the effectiveness of all business processes and to progress towards becoming a best practice local government in good governance. The internal audit function will review current operational practices and identify improvements across the organisation. Council appointed an independent audit committee member to assist in achieving these objectives and improve accountability.



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 teams at the City did a short presentation about their area and afternoon tea was served. Teachers were then taken on a bus tour of Kwinana.

Citizenship Ceremonies

Over the year, citizenship ceremonies were held each month, welcoming 454 new citizens from 46 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 event.

On Australia Day, this event took place at Calista Oval next to the new Adventure Park. It was held in conjunction with the Australia Day breakfast and awards. After the ceremony, the new citizens and their guests were invited to a private buffet at the new Patio at the Adventure Park and the children attending enjoyed playing at the new facilities.





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.

Promotional Marketing

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 and the Our Heritage event. The team also continued to implement the marketing plan for the Kwinana Adventure Park.

In order to better promote events that occur in Kwinana, the team began development of a new What's On website. The new site will include a submission system that allows local groups to request their own events be advertised.

Media Liaison

Over 80 press releases relating to important City matters were issued throughout the year. The team continued to maintain strong relationships with the local media.



Corporate Website

One of the team's biggest projects for 2016/17 was the rollout of the new City of Kwinana corporate website. Statistics clearly demonstrate the major impact the new website has had since its launch in July 2016. Total annual page views have increased by 26% to 585,118, while the average time a person spends on each page has decreased by 23%, meaning information is plentiful and simple to understand.

Internal Communications

Focus continued to be placed on internal communications and staff engagement in 2016/17.

A new intranet platform was launched and the team pushed ahead with new employee communication activities via traditional and digital channels.

The team continued to support the Staff Values project team to ensure effective rollout and embedding of the values throughout the organisation.

Social Media

The City continues to manage one of the most engaging social media presences throughout the local government sector, with the City of Kwinana Facebook page surpassing 13,000 followers and the City of Kwinana Twitter Page over 1,700.

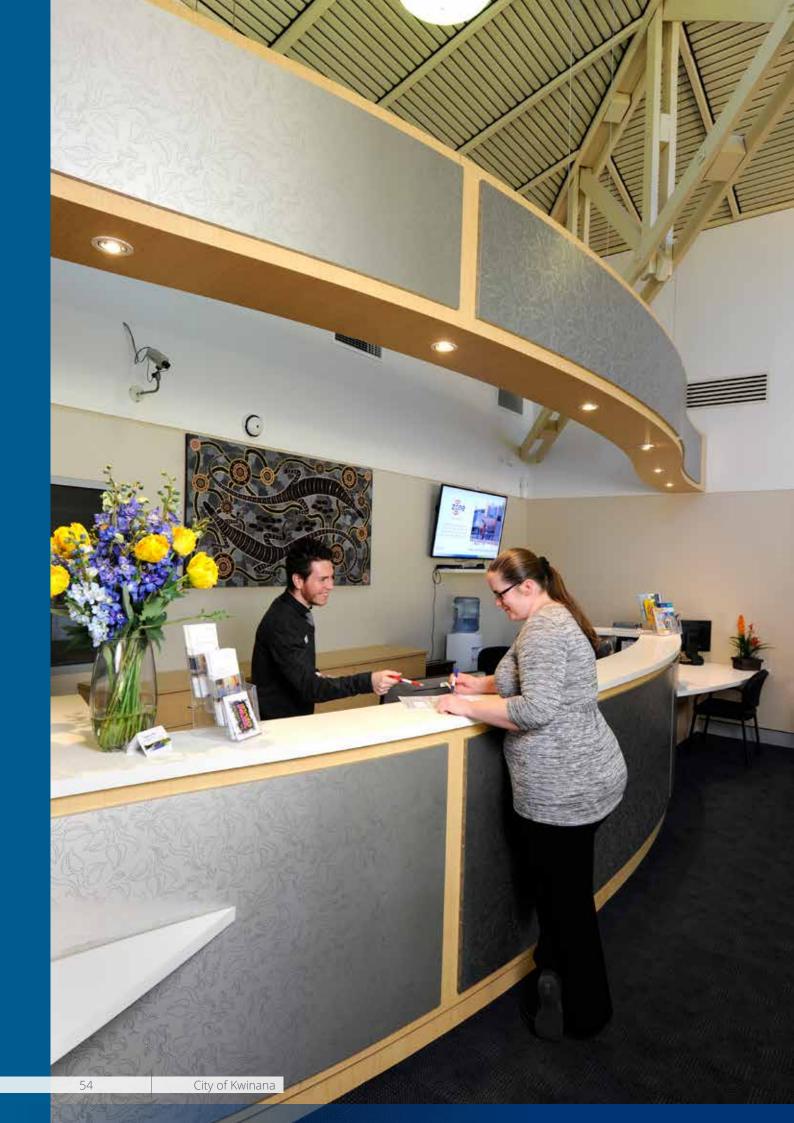
Facebook in particular has become a key communication vehicle for the City and is used extensively to ensure the community is kept informed of and engaged with news, services and events. Key insights from the City's Facebook Page demonstrate its effectiveness (all increases are over previous year):

- page followers: 13,473 (21% increase);
- engagements (reactions, shares, comments): 68,524 (56% increase);
- total Impressions: 8.9 million (120% increase);
- individuals reached: 4.6 million (105% increase); and
- video views: 448,000.

An emphasis was placed on adding value to all content shared online and as a result, visits to the City's corporate website from social media increased by almost 300% over the previous year to more than 22,000.

Signage

The team managed Stage 2 of a comprehensive revitalisation of signage throughout the community, including the continued rollout of new entry statements, directional signage and facility signage.





Customer Services

The Customer Service team's review of processes and work instructions resulted in improvements and efficiencies for various customer experience across multiple teams.

Ensuring prompt, easy access to services and information is delivered by a variety of options has continued to drive the focus on online services and straight forward customer communication. Growing an expansive knowledge information base will be the backbone for these programs and the priority for the team for the upcoming year.

Information and Technology

The IT team completed several major projects over the 2016/17 financial year, including;

- third party audit of all IT systems;
- subsequent development of an IT Strategic Plan covering the next five years;
- investment into recreational technology for youth at the Zone;
- intensive IT Training and Development for IT staff members;
- development of an IT Disaster Recovery Strategy and Plan;
- upgrade of internet services and networking hardware for most offices and outstations; and
- review of existing audio/visual systems.

In addition, planning and procurement for many more major projects has begun, including:

- migration out of the Civica Managed Cloud to a new on-premise IT platform;
- new Wi-Fi network for both the public and staff;
- complete audio/visual technology overhaul for many offices;
- replacement of the library management software system;
- · replacement of the Recquatic bookings software system;
- · upgrade of internet connectivity at the Works Depot;
- review of computing assests with a view towards better mobility;
- review of existing telephony system with a view towards better internal and external customer service:
- replacement of printing assets with a view towards 20% to 30% reduction in printing costs;
- new communications systems, including Skype for Business and other video conferencing facilities; and
- third party security and penetration testing.

Finance

The Finance team is tasked with the prudent financial management of the City's resources. The team's core outputs include the City's Long Term Financial Plan, Annual Budget, Annual Budget Review, Annual Financial Statements and Rating Services. During the 2016/17 financial year, the finance team achieved the following:

- fair value revaluation of the City's Land and Buildings;
- finalised and implemented the results of the banking services tender;
- external auditors completed a financial management review in addition to the annual and interim audits; and
- all of the City's rateable properties were revalued with the finalisation of the Unimproved (UV) and Gross Rental Value (GRV) valuations provided by Landgate and processed into our rating system.

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 2016/17, the City of Kwinana had twenty (20) employees whose salary exceeded \$100,000. Of these employees two (2) had a salary between \$100,000 and \$110,000, six (6) had a salary between \$110,000 and \$120,000, five (5) 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.



Records Management

Statutory Reports

This report has been published in accordance with the requirements of the *State Records Act 2000*.

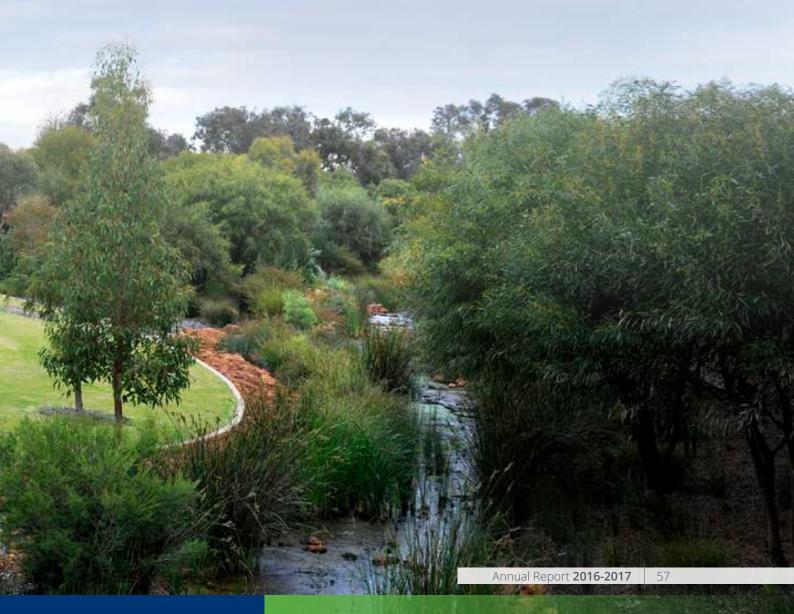
Record Keeping Statement

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 approved by the State Records Office on 9 December 2016. This Plan describes the City's commitment to good and compliant recordkeeping procedures.

The City upgraded its Record Keeping System in April 2017, which has improved the functionality and integration with other software that the City uses.



Offsite Storage of Records

Since 2013, all hard copy files held by the Records Management team 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 occupational health and safety benefit as officers no longer travel offsite or lift and carry boxed files.

Records Training

The City continues to provide training to all staff to inform them of their 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 regard to compliance with the City's Recordkeeping Plan. In 2016/17, records training consisted of:

- a Records Induction Sheet, which was given to all new employees;
- an e-module powered by the National Archives of Australia was delivered to all new employees and 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
- team refresher sessions in conjunction with and as a result of an internal auditing program.

Economic Development

Commercial Activity

The City continued efforts to ensure local businesses were able to provide services and a unique sense of place for the various communities they serve.

As part of that effort, Council approved the Local Commercial Activity Centre Improvement Grant Funding program.

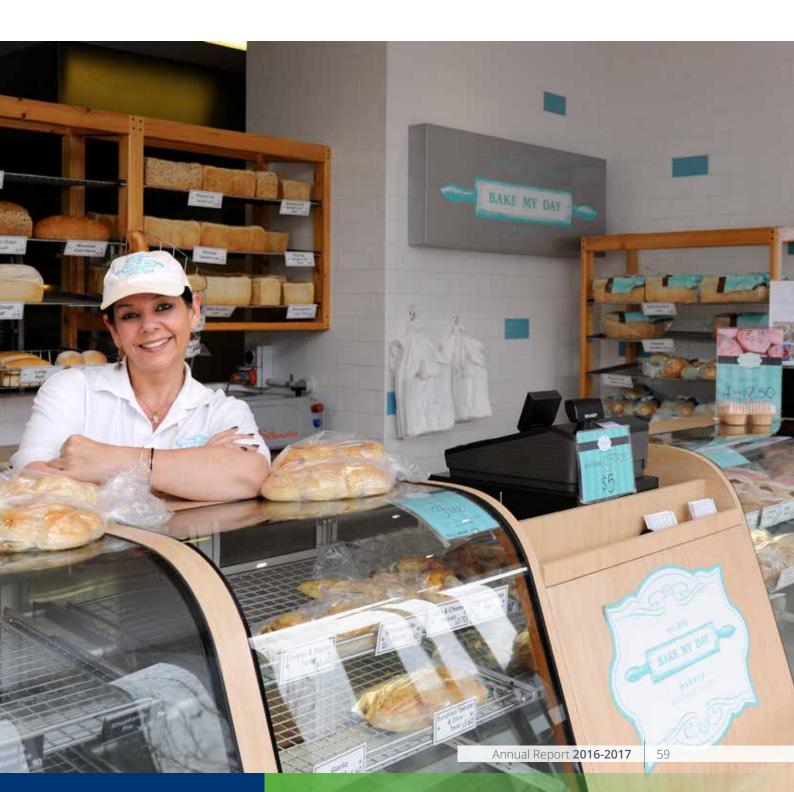
An Expression of Interest was widely distributed and 17 local small businesses from Medina, Parmelia, Calista and Orelia received tentative approval for the grant.

The City also completed the long-awaited Medina Laneway as part of the broader Medina Revitalisation strategy, which has been underway for over five years. The Laneway was designed to create a link between the recently completed houses and the Pace Road shops. The Laneway is adorned with colourful art that reflects the unique flora, fauna and architecture of the area. It also features custom-made locally-manufactured street furniture and fruit trees. The Laneway was opened to the public on 1 April 2017 with a street festival attended by many local residents.

Indian Ocean Gateway

The Indian Ocean Gateway proposal is centred on building a 21st century land-backed port in the Kwinana Industrial Area. The benefits include \$42.4 billion of annual revenue and a further \$28 billion of indirect annual revenue to the state with direct employment of 37,000 employees and indirect employment for another 49,000 employees.

Consultation has included 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 City continues to engage with relevant stakeholders to indicate the City's interest in being involved in the planning process.



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Statement by Chief Executive Officer

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Statement of comprehensive income by nature or type

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Statement of comprehensive income by program

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Notes to and Forming Part of the Concise Financial Report



MOORE STEPHENS

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INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA

Opinion on the Audit of the Concise Financial Report

We have audited the accompanying concise financial report of the City of Kwinana (the City), which comprises the statement of financial position as at 30 June 2017, 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, and related notes derived from the financial report of the City for the year ended 30 June 2017 and the statement by Chief Executive Officer. The concise financial report does not contain all disclosures required by Australian Accounting Standards and accordingly, reading the concise financial report is not a substitute for reading the audited financial report.

In our opinion, the concise financial report of the City of Kwinana for the year ended 30 June 2017 complies with Accounting Standard AASB 1039: Concise Financial Reports.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Concise Financial Report* section of our report. We are independent of the City in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the "Code") that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Report on Other Legal and Regulatory Requirements

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) No 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.

Concise Financial Report

The concise financial report does not contain all the disclosures required by the Australian Accounting Standards in the preparation of the financial report. Reading the concise financial report and the auditor's report thereon, therefore, is not a substitute for reading the financial report and the auditor's report thereon.

Responsibilities of Management and Council for the Financial Report

Management is responsible for the preparation of the concise financial report in accordance with Standard AASB 1039: Concise Financial Reports, and for such internal control as management determines is necessary to enable the preparation of the concise financial report.

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MOORE STEPHENS

INDEPENDENT AUDITOR'S REPORT TO THE ELECTORS OF THE CITY OF KWINANA (CONTINUED)

Date: 27 November 2017

Perth, WA

Auditor's Responsibilities for the Audit of the Concise Financial Report

Our responsibility is to express an opinion on whether the concise financial report, in all material respects, complies with AASB 1039 Concise Financial Reports and based on our procedures, which were conducted in accordance with Auditing Standard ASA 810 Engagements to Report on Summary Financial Statements.

MOORE STEPHENS CHARTERED ACCOUNTANTS

WEN-SHIEN CHAI

PARTNER

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CITY OF KWINANA CONCISE FINANCIAL REPORT FOR THE YEAR ENDED 30TH JUNE 2017

LOCAL GOVERNMENT ACT 1995 LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City being the annual financial report and supporting notes and other information for the financial year ended 30 June 2017 are in my opinion properly drawn up to present fairly the financial position of the City at 30th June 2017 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 as authorisation of issue on the

ath day of November

Chief Executive Officer

BASIS OF PREPARATION

The concise financial report has been prepared in accordance with AASB 1039 "Concise Financial Reports". The accounting policies adopted have been consistently applied to all financial periods presented unless otherwise stated. The concise financial report is an extract from the full financial report for the financial year ended 30 June 2017. The financial statements, specific disclosures, and other information included in the concise financial report are derived from and consistent with, the full financial report of the City of Kwinana. The concise financial report cannot be expected to provide a full understanding of the financial performance, financial position, financing and investing activities of the City of Kwinana.

A copy of the full financial report and auditors report can be obtained free of charge via the City's website, www.kwinana.wa.gov.au, or upon request.

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE FOR THE YEAR ENDED 30TH JUNE 2017

		2017 \$	2017 Budget \$	2016 \$
Revenue				
Rates		34,367,785	34,912,115	33,835,973
Operating grants, subsidies and contributions		8,909,512	13,789,967	8,326,242
Fees and charges		13,492,239	13,725,456	13,605,449
Interest earnings	1	2,251,635	1,967,000	2,041,745
Other revenue	1	2,183,307	536,982	2,491,278
		61,204,478	64,931,520	60,300,687
Expenses				
Employee costs		(25,332,263)	(27,361,605)	(24,804,808)
Materials and contracts		(23,375,655)	(24,341,197)	(23,318,679)
Utility charges		(2,388,243)	(2,564,418)	(2,432,897)
Depreciation on non-current assets	1	(12,461,397)	(11,316,975)	(11,315,275)
Interest expenses	1	(1,191,217)	(1,223,591)	(1,165,687)
Insurance expenses		(539,510)	(593,600)	(524,890)
Other expenditure		(740,180)	(840,107)	(1,142,175)
		(66,028,465)	(68,241,493)	(64,704,411)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on asset disposals		43,484	214,497	87,538
(Loss) on asset disposals		(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to profit or	loss			
Changes on revaluation of non-current assets		1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income		17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF COMPREHENSIVE INCOME BY PROGRAM FOR THE YEAR ENDED 30TH JUNE 2017

N	OTE	2017 \$	2017 Budget \$	2016 \$
Revenue	1		Ψ	
Governance		398,955	31,895	227,327
General purpose funding		40,009,005	38,824,295	39,166,809
Law, order, public safety		437,430	446,539	511,117
Health		202,220	384,632	242,987
Education and welfare		7,742,585	6,070,114	7,498,753
Community amenities		7,307,664	13,981,358	7,811,527
Recreation and culture		2,931,537	3,042,950	2,774,943
Transport		311,016	261,984	270,430
Economic services		1,338,552	1,564,439	1,354,003
Other property and services		525,514	323,314	442,791
		61,204,478	64,931,520	60,300,687
Expenses	1			
Governance		(4,938,262)	(5,012,497)	(5,413,510)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,670,214)	(2,914,573)	(2,357,364)
Health		(1,237,340)	(1,394,217)	(1,134,212)
Education and welfare		(10,101,888)	(8,754,118)	(9,960,264)
Community amenities		(8,897,157)	(10,575,604)	(8,737,603)
Recreation and culture		(17,528,733)	(17,845,900)	(16,909,009)
Transport		(12,558,114)	(12,879,280)	(12,280,975)
Economic services		(1,934,499)	(2,052,203)	(1,642,555)
Other property and services		(3,607,794)	(4,009,038)	(3,540,077)
		(64,837,248)	(67,017,902)	(63,538,724)
Finance costs	1			
Governance		(62,679)	(63,009)	(67,751)
Education and welfare		(96,611)	(96,765)	(98,103)
Recreation and culture		(869,687)	(886,255)	(828,506)
Transport		(162,240)	(177,562)	(169,802)
Economic services		0	0	(1,525)
		(1,191,217)	(1,223,591)	(1,165,687)
		(4,823,987)	(3,309,973)	(4,403,724)
Non-operating grants, subsidies and				
contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Profit on disposal of assets		43,484	214,497	87,538
(Loss) on disposal of assets		(211,313)	(20,557)	(23,219)
Net result		15,042,185	765,954	33,953,002
Other comprehensive income				
Items that will not be reclassified subsequently to profit or lo	ss			
Changes on revaluation of non-current assets		1,966,674	0	799,828
Total other comprehensive income		1,966,674	0	799,828
Total comprehensive income	•	17,008,859	765,954	34,752,830

CITY OF KWINANA STATEMENT OF FINANCIAL POSITION AS AT 30TH JUNE 2017

CURRENT ASSETS Cash and cash equivalents 2 53,726,269 55,357,714 Trade and other receivables 3 4,463,080 4,096,861 Inventories 4 36,203 26,162 TOTAL CURRENT ASSETS 58,225,552 59,480,737 NON-CURRENT ASSETS 3 4,488,131 3,943,449 Property, plant and equipment 5 159,964,117 160,822,364 Infrastructure 6 288,754,573 275,191,387 TOTAL NON-CURRENT ASSETS 453,206,821 439,957,200 TOTAL ASSETS 511,432,373 499,437,937 CURRENT LIABILITIES Trade and other payables 7 4,269,486 9,233,372 Current portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 NON-CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953		NOTE	2017	2016
Cash and cash equivalents 2 53,726,269 55,357,714 Trade and other receivables 3 4,463,080 4,096,861 Inventories 4 36,203 26,162 TOTAL CURRENT ASSETS 58,225,552 59,480,737 NON-CURRENT ASSETS 3 4,488,131 3,943,449 Property, plant and equipment 5 159,964,117 160,822,364 Infrastructure 6 288,754,573 275,191,387 TOTAL NON-CURRENT ASSETS 453,206,821 439,957,200 TOTAL ASSETS 511,432,373 499,437,937 CURRENT LIABILITIES 511,432,373 499,437,937 CUrrent portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 7 22,117,000 21,635,000 NON-CURRENT LIABILITIES 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349			\$	\$
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Other receivables 3 4,488,131 3,943,449 Property, plant and equipment 5 159,964,117 160,822,364 Infrastructure 6 288,754,573 275,191,387 TOTAL NON-CURRENT ASSETS 453,206,821 439,957,200 TOTAL ASSETS 511,432,373 499,437,937 CURRENT LIABILITIES Trade and other payables 7 4,269,486 9,233,372 Current portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES Payables 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 <td< td=""><td>TOTAL CURRENT ASSETS</td><td></td><td>58,225,552</td><td>59,480,737</td></td<>	TOTAL CURRENT ASSETS		58,225,552	59,480,737
Other receivables 3 4,488,131 3,943,449 Property, plant and equipment 5 159,964,117 160,822,364 Infrastructure 6 288,754,573 275,191,387 TOTAL NON-CURRENT ASSETS 453,206,821 439,957,200 TOTAL ASSETS 511,432,373 499,437,937 CURRENT LIABILITIES Trade and other payables 7 4,269,486 9,233,372 Current portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES Payables 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 <td< td=""><td>NON-CURRENT ASSETS</td><td></td><td></td><td></td></td<>	NON-CURRENT ASSETS			
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TOTAL ASSETS 511,432,373 499,437,937 CURRENT LIABILITIES Trade and other payables 7 4,269,486 9,233,372 Current portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285		· ·		
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Trade and other payables 7 4,269,486 9,233,372 Current portion of long term borrowings 8 617,723 3,105,457 Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	CURRENT LIABILITIES			
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Provisions 9 4,522,884 4,545,806 TOTAL CURRENT LIABILITIES 9,410,093 16,884,635 NON-CURRENT LIABILITIES 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285			· · ·	
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Payables 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	TOTAL CORRENT LIABILITIES		9,410,093	10,884,033
Payables 7 22,117,000 21,635,000 Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285				
Long term borrowings 8 22,071,411 20,150,953 Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	NON-CURRENT LIABILITIES			
Provisions 9 436,010 378,349 TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	3	7		
TOTAL NON-CURRENT LIABILITIES 44,624,421 42,164,302 TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	Long term borrowings	8	22,071,411	
TOTAL LIABILITIES 54,034,514 59,048,937 NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	Provisions	9		
NET ASSETS 457,397,859 440,389,000 EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	TOTAL NON-CURRENT LIABILITIES		44,624,421	42,164,302
EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	TOTAL LIABILITIES		54,034,514	59,048,937
EQUITY Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285				
Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	NET ASSETS		457,397,859	440,389,000
Retained surplus 232,470,241 220,833,639 Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285	EQUITY			
Reserves - cash backed 50,343,659 46,938,076 Revaluation surplus 174,583,959 172,617,285			232,470,241	220,833,639
Revaluation surplus 174,583,959 172,617,285			50,343,659	
·	Revaluation surplus		174,583,959	
	•			

CITY OF KWINANA STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30TH JUNE 2017

	NOTE	RETAINED SURPLUS \$	RESERVES CASH BACKED \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2015		191,937,888	41,880,825	171,817,457	405,636,170
Comprehensive income Net result		33,953,002	0	0	33,953,002
Changes on revaluation of assets	11	0	0	799,828	799,828
Total comprehensive income	• •	33,953,002	0	799,828	34,752,830
Transfers from/(to) reserves		(5,057,251)	5,057,251	0	0
Balance as at 30 June 2016		220,833,639	46,938,076	172,617,285	440,389,000
Comprehensive income Net result		15,042,185	0	0	15,042,185
Changes on revaluation of assets	11	0	0	1,966,674	1,966,674
Total comprehensive income		15,042,185	0	1,966,674	17,008,859
Transfers from/(to) reserves		(3,405,583)	3,405,583	0	0
Balance as at 30 June 2017		232,470,241	50,343,659	174,583,959	457,397,859

This statement is to be read in conjunction with the accompanying notes.

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CITY OF KWINANA STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30TH JUNE 2017

1	NOTE	2017 Actual	2017 Budget	2016 Actual
CASH FLOWS FROM OPERATING ACTIVITIES		\$	Sudget \$	\$
Receipts		·	·	·
Rates		33,186,450	35,272,115	33,622,693
Operating grants, subsidies and contributions		9,063,794	13,789,967	11,396,890
Fees and charges		13,492,243	13,675,456	13,552,673
Interest earnings		2,251,634	1,967,000	2,041,745
Goods and services tax		3,275,733	0	3,247,432
Other revenue	_	2,183,307	536,982	1,907,421
		63,453,161	65,241,520	65,768,854
Payments				
Employee costs		(25,116,512)	(27,361,605)	(24,094,279)
Materials and contracts		(28,144,211)	(23,945,072)	(25,829,908)
Utility charges		(2,388,243)	(2,564,418)	(2,431,675)
Interest expenses		(1,095,601)	(1,223,591)	(1,167,092)
Insurance expenses		(539,510)	(593,600)	(524,890)
Goods and services tax		(3,158,993)	0	(3,269,789)
Other expenditure	_	(740,180)	(840,107)	(789,354)
	_	(61,183,250)	(56,528,393)	(58,106,987)
Net cash provided by (used in)				
operating activities	12(b)	2,269,911	8,713,127	7,661,867
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for development of			•	(00.440)
Land held for resale		0	0	(90,443)
Payments for purchase of		(0.704.040)	(0.050.500)	(0.400.074)
property, plant & equipment		(2,764,010)	(3,953,539)	(3,190,371)
Payments for construction of		(= .== ===)	(= 0=0 0=4)	(0.040.0=0)
infrastructure		(7,453,990)	(7,350,951)	(9,818,276)
Non-operating grants,		0.440.504	0.004.007	5 007 000
subsidies and contributions		6,440,531	3,881,987	5,337,399
Proceeds from sale of fixed assets		443,979	476,500	360,296
Net cash provided by (used in)	-	(0.000.400)	(0.040.000)	(7.404.005)
investment activities		(3,333,490)	(6,946,003)	(7,401,395)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of debentures		(3,365,770)	(3,140,453)	(670,480)
Proceeds from/(Repayment of) self supporting loan	10	(5,303,770)	37,590	66,272
Proceeds from new debentures	13	2,798,494	2,605,500	1,700,000
Net cash provided by (used In)		2,790,494	2,003,300	1,700,000
financing activities	-	(567,867)	(497,363)	1,095,792
inialicing activities		(307,007)	(497,303)	1,093,792
Net increase (decrease) in cash held		(1,631,445)	1,269,761	1,356,264
Cash at beginning of year		55,357,714	48,135,005	54,001,450
Cash and cash equivalents		33,337,77	.5, /55,550	5 .,55 1, 150
	12(a)	53,726,269	49,404,766	55,357,714
	-(~)	30,. 20,200	,,	30,00.,.11

CITY OF KWINANA RATE SETTING STATEMENT FOR THE YEAR ENDED 30TH JUNE 2017

		2017	2017	2016
	NOTE	Actual	Budget	Actual
		\$	\$	\$
Net current assets at 1 July brought forward		2,844,089	1,000,000	2,917,706
		2,844,089	1,000,000	2,917,706
			, ,	
Revenue from operating activities (excluding rates)		000.055	04.005	000.040
Governance		398,955	31,895	229,240
General purpose funding		5,641,220 439,886	3,912,180 468,974	5,330,836 520,780
Law, order, public safety Health		202,220	400,974	250,864
Education and welfare		7,742,585	6,070,114	7,506,888
Community amenities		7,307,664	14,005,754	7,811,994
Recreation and culture		2,931,576	3,069,088	2,774,943
Transport		311,016	261,984	287,703
Economic services		1,338,552	1,621,623	1,358,447
Other property and services		566,504	391,015	480,557
,		26,880,178	30,233,902	26,552,252
Expenditure from operating activities				
Governance		(5,005,256)	(5,083,085)	(5,487,452)
General purpose funding		(1,363,247)	(1,580,472)	(1,563,155)
Law, order, public safety		(2,714,408)	(2,914,573)	(2,357,364)
Health		(1,242,379)	(1,394,217)	(1,138,550)
Education and welfare		(10,198,499)	(8,850,883)	(10,058,367)
Community amenities		(8,902,957)	(10,575,604)	(8,740,978)
Recreation and culture		(18,453,873)	(18,732,155)	(17,746,830)
Transport		(12,720,354)	(13,056,842)	(12,450,777)
Economic services		(1,954,927)	(2,052,203)	(1,644,080)
Other property and services		(3,683,879)	(4,022,016)	(3,540,077)
Operating activities excluded from budget		(66,239,779)	(68,262,050)	(64,727,630)
(Profit) on disposal of assets		(43,484)	(214,497)	(87,538)
Loss on disposal of assets		211,313	20,557	23,219
Movement in deferred pensioner rates (non-current)		(10,323)	0	(49,318)
Movement in employee benefit provisions		34,739	0	449,107
Movement in Banksia Park deferred management fund receivable		(548,983)	0	352,821
Movement in Banksia Park valuation of unit contribution		482,000	0	0
Depreciation on assets	1	12,461,397	11,316,975	11,315,275
Amount attributable to operating activities		(23,928,853)	(25,905,113)	(23,254,106)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions		20,004,053	3,881,987	38,009,105
Other non-operating revenue		29,948	0	283,302
Proceeds from disposal of assets		443,979	476,500	360,296
Purchase of land held for resale		0	0	(90,443)
Purchase of property, plant and equipment		(2,764,010)	(5,147,565)	(3,091,834)
Purchase and construction of infrastructure		(7,453,990)	(6,156,925)	(9,881,015)
Contributed infrastructure assets		(13,593,470)	0	(29,397,461)
Amount attributable to investing activities		(3,333,490)	(6,946,003)	(3,808,050)
FINANCING ACTIVITIES				
Repayment of debentures		(3,365,770)	(3,140,453)	(670,480)
Proceeds from new debentures		2,798,494	2,605,550	1,700,000
Proceeds from/(repayment of) self supporting loans		(591)	37,590	66,272
Proceeds from loan borrowings (Unspent)		62,705	0	31,731
Transfers to reserves (restricted assets)		(8,649,520)	(8,640,389)	(10,363,246)
Transfers from reserves (restricted assets)		5,243,937	7,076,703	5,305,995
Amount attributable to financing activities		(3,910,745)	(2,060,999)	(3,929,728)
Surplus(deficiency) before general rates		(31,173,088)	(34,912,115)	(30,991,884)
Total amount raised from general rates		34,367,785	34,912,115	33,835,973
Net current assets at June 30 c/fwd - surplus/(deficit)		3,194,697	0	2,844,089

1.	REVENUE AND EXPENSES		2017 \$	2016 \$
	Net Result			
	The Net result includes:			
	(i) Charging as an expense:			
	Auditors remuneration			
	- Audit of the Annual Financial Report		24,750	35,050
	- Other Engagements		23,060	11,387
	Depreciation			
	Buildings - Specialised		3,752,342	3,473,011
	Furniture and equipment		466,412	496,552
	Plant and equipment		758,369	919,614
	Infrastructure - Roads		4,489,441	3,830,450
	Infrastructure - Footpaths		962,399	813,640
	Infrastructure - Drainage		812,914	694,159
	Infrastructure - Car Parks Infrastructure - Bus Shelters		131,701 69,360	119,532
	Infrastructure - Street Lights		54,427	65,155 52,769
	Infrastructure - Parks & Ovals		894,521	780,881
	Infrastructure - Other		69,511	69,512
			12,461,397	11,315,275
	Finance Costs			
	Debentures		1,033,650	1,037,116
	Bank Guarantee Fees		157,567	128,571
			1,191,217	1,165,687
	Rental charges			
	- Operating leases		324,931	281,620
			324,931	281,620
	(ii) Crediting as revenue:			
	Significant revenue			
	Other Revenue			
	Settlement Dividend from Lehman Brothers Australia Ltd ((see below)	26,692	1,301,026
	Non-Operating Grants, Subsidies & Contributions - Contributed	d Assets	13,593,470	29,397,461
			13,620,162	30,698,487
	Other revenue			
	Reimbursements and recoveries		813,526	1,086,307
	Significant revenue (refer above)		26,692	1,301,026
	Other		1,343,089	103,945
			2,183,307	2,491,278
		2017	2017	2016
		Actual	Budget	Actual
		\$	\$	\$
	Interest earnings	1 000 115	000.005	4.000.5:-
	- Reserve funds	1,233,110	800,000	1,088,046
	- Other funds	377,996	657,000	441,045
	Other interest revenue	2,251,635	510,000 1,967,000	512,654 2,041,745
		2,231,033	1,907,000	2,041,140

	2017 \$	2016 \$
2. CASH AND CASH EQUIVALENTS	•	•
Unrestricted	3,382,610	8,356,933
Restricted	50,343,659	47,000,781
	53,726,269	55,357,714
3. TRADE AND OTHER RECEIVABLES		
Current		
Rates outstanding	2,761,590	1,590,578
Sundry debtors	738,586	1,139,002
GST receivable	437,333	554,076
Loans receivable - clubs/institutions	15,645	37,590
Accrued Income	74,118	410,710
DMF Receivable	402,065	364,905
Prepayments	33,743	0
	4,463,080	4,096,861
Non-current	_	
Rates outstanding - pensioners	599,197	588,874
Loans receivable - clubs/institutions	282,850	260,314
DMF Receivable	3,606,084	3,094,261
	4,488,131	3,943,449
Information with respect to the impairment or otherwise of the totals of rates outstanding		
and sundry debtors is as follows:		
Rates outstanding	2,761,590	1,590,578
Includes:		
Past due and not impaired	2,761,590	1,590,578
Impaired	0	0
Cundus dahtara	720 506	1 120 002
Sundry debtors Includes:	738,586	1,139,002
Past due and not impaired	204,170	68,340
Impaired	126,024	08,340
impaneu	120,024	
4. INVENTORIES		
Current		
Stores & Materials	36,203	26,162
	36,203	26,162
	,	

	2017 \$	2016 \$
5. PROPERTY, PLANT AND EQUIPMENT		
Freehold Land at:		
- Independent valuation 2014 - level 2	0	8,320,000
- Independent valuation 2014 - level 3	0	26,693,000
- Independent valuation 2017 - level 2	8,420,000	0
- Independent valuation 2017 - level 3	27,011,000	0
- Additions after valuation - cost	0	206,404
	35,431,000	35,219,404
Land - vested in and under the control of Council at:		
- Independent valuation 2014 - level 3	0	12,140,000
- Independent valuation 2017 - level 3	12,140,000	0
	12,140,000	12,140,000
	47,571,000	47,359,404
		,000,101
Buildings - Specialised at:		
- Independent valuation 2014 - level 2	0	22,335,000
- Independent valuation 2014 - level 3	0	83,206,100
- Independent valuation 2017 - level 3	104,111,403	0
- Additions after valuation - cost	0	6,850,520
Less: accumulated depreciation	0	(6,939,279)
	104,111,403	105,452,341
	104,111,403	105,452,341
Total land and buildings	151,682,403	152,811,745
Furniture and equipment at:		
- Independent Valuation 2016 - level 3	1,408,897	1,422,505
- Management valuation 2016 - level 3	4,624,955	4,635,882
- Additions after valuation - cost	705,507	0
Less: accumulated depreciation	(4,874,511)	(4,421,707)
	1,864,848	1,636,680
Plant and equipment at:		
- Independent Valuation 2016 - level 2	3,207,361	4,019,255
- Independent Valuation 2016 - level 3	1,802,058	2,034,817
- Management Valuation 2016 - level 3	3,271,235	3,271,235
- Additions after valuation - cost	1,357,452	0
Less: accumulated depreciation	(3,221,240)	(2,951,368)
•	6,416,866	6,373,939
	159,964,117	160,822,364

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.

	2017 \$	2016 \$
6. INFRASTRUCTURE	•	a
Infrastructure Decide		
Infrastructure - Roads - Independent valuation 2015 - level 3	224,918,631	224,918,631
- Additions after valuation - cost	34,474,939	23,149,573
Less: accumulated depreciation	(76,756,947)	(72,267,506)
	182,636,623	175,800,698
Infrastructure - Footpaths		
- Independent valuation 2015 - level 3	40,380,270	40,380,270
- Additions after valuation - cost	7,250,021	5,166,511
Less: accumulated depreciation	(12,825,218)	(11,862,819)
	34,805,073	33,683,962
Infrastructure - Drainage		
- Independent valuation 2015 - level 3	55,012,877	55,012,877
- Additions after valuation - cost	9,893,492	6,949,340
Less: accumulated depreciation	(15,685,611) 49,220,758	(14,872,697) 47,089,520
	49,220,736	47,069,520
Infrastructure - Car Parks	0.055.440	0.055.440
- Independent valuation 2015 - level 3	2,655,110	2,655,110
Additions after valuation - cost Less: accumulated depreciation	224,233 (1,469,995)	131,904 (1,338,294)
Less. accumulated depreciation	1,409,348	1,448,720
Infrastructure - Bus Shelters		
- Independent valuation 2015 - level 3	1,584,000	1,584,000
- Additions after valuation - cost	92,154	45,206
Less: accumulated depreciation	(935,591)	(866,230)
	740,563	762,976
Infrastructure - Street Lights		
- Independent valuation 2015 - level 3	1,483,400	1,483,400
- Additions after valuation - cost	41,430	28,457
Less: accumulated depreciation	(586,609)	(532,183)
	938,221	979,674
Infrastructure - Parks & Ovals		
- Independent valuation 2015 - level 3	19,383,277	19,383,277
- Additions after valuation - cost	8,675,430	1,042,121
Less: accumulated depreciation	<u>(9,582,880)</u> 18,475,827	(8,688,359) 11,737,039
Infrastructura Parka 9 Ovala Marka in Pragrama		
Infrastructure - Parks & Ovals - Works in Progress - At Cost	0	3,091,127
	0	3,091,127
Infrastructure - Other		
- Independent valuation 2015 - level 3	2,853,000	2,853,000
Less: accumulated depreciation	(2,324,840)	(2,255,329)
	528,160	597,671
	288,754,573	275,191,387

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 at 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.

	2017 \$	2016 \$
7. TRADE AND OTHER PAYABLES		
Current		
Sundry creditors	3,064,174	4,674,862
Accrued interest on debentures	112,419	16,802
Accrued salaries and wages	1,034,551	853,535
Bond and Deposit Creditors	0	3,408,346
Accrued Expenses	58,342	279,827
	4,269,486	9,233,372
•		
Non Current		
Unit Contribution	22,117,000	21,635,000
	22,117,000	21,635,000
·		
8. LONG-TERM BORROWINGS		
Current		
Secured by floating charge		
Debentures	617,723	3,105,457
-	617,723	3,105,457
Non-current		
Secured by floating charge		
Debentures	22,071,411	20,150,953
<u>.</u>	22,071,411	20,150,953

9. PROVISIONS

	Provision for Annual Leave \$	Provision for Other Leave (1)	Provision for Long Service Leave \$	Total \$
Opening balance at 1 July 2016				
Current provisions	2,021,297	630,339	1,894,170	4,545,806
Non-current provisions	0	0	378,349	378,349
	2,021,297	630,339	2,272,519	4,924,155
Additional provision	92,877	(42,547)	(15,591)	34,739
Balance at 30 June 2017	2,114,174	587,792	2,256,928	4,958,894
Comprises				
Current	2,114,174	587,792	1,820,918	4,522,884
Non-current	0	0	436,010	436,010
	2,114,174	587,792	2,256,928	4,958,894

^{(1) -} Other leave incorporates a provision for sick leave payable to employees with service years greater than ten (10) years upon termination (\$443,945) and a provision for accrued rostered days off (RDO) payable upon termination (\$143,847).

10. TOTAL ASSETS CLASSIFIED BY FUNCTION AND ACTIVITY

	2017	2016
	\$	\$
Governance	70,214,891	70,112,431
Law, order, public safety	1,943,919	1,867,446
Health	115,971	112,182
Education and welfare	34,875,180	35,008,257
Community amenities	1,068,015	1,121,006
Recreation and culture	78,311,834	76,632,081
Transport	269,235,234	259,248,561
Economic services	51,777,537	51,711,551
Other property and services	3,889,792	3,624,422
	511,432,373	499,437,937

11. REVALUATION SURPLUS

	30-Jun-17						30-Jun-16			
	30-Jun-17 Opening Balance \$	30-Jun-17 Revaluation Increment \$	Total Movement on Revaluation \$	30-Jun-17 Closing Balance \$	30-Jun-16 Opening Balance \$	30-Jun-16 Revaluation Increment \$	Total Movement on Revaluation \$	30-Jun-16 Closing Balance \$		
Land and buildings	76,199,962	1,966,674	1,966,674	78,166,636	76,199,962	0	0	76,199,962		
Furniture and equipment	199,013	0	0	199,013	137,410	61,603	61,603	199,013		
Plant and equipment	1,581,222	0	0	1,581,222	842,997	738,225	738,225	1,581,222		
Infrastructure - Roads	58,351,626	0	0	58,351,626	58,351,626	0	0	58,351,626		
Infrastructure - Footpaths	13,401,415	0	0	13,401,415	13,401,415	0	0	13,401,415		
Infrastructure - Drainage	21,897,256	0	0	21,897,256	21,897,256	0	0	21,897,256		
Infrastructure - Car Parks	311,846	0	0	311,846	311,846	0	0	311,846		
Infrastructure - Bus Shelters	458,799	0	0	458,799	458,799	0	0	458,799		
Infrastructure - Other	216,146	0	0	216,146	216,146	0	0	216,146		
	172,617,285	1,966,674	1,966,674	174,583,959	171,817,457	799,828	799,828	172,617,285		

Movements 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.

14

12. NOTES TO THE STATEMENT OF CASH FLOWS

(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:

		2017 \$	2017 Budget \$	2016 \$
	Cash and cash equivalents	53,726,269	49,404,766	55,357,714
(b)	Reconciliation of Net Cash Provided By Operating Activities to Net Result			
	Net result	15,042,185	765,954	33,953,002
	Non-cash flows in Net result:			
	Depreciation	12,461,397	11,316,975	11,315,275
	(Profit)/Loss on sale of asset	167,829	(193,940)	(64,319)
	Banksia Park DMF Receivable Movement	548,983	0	352,821
	Contributed Assets	(13,593,470)	0	(29,397,461)
	Changes in assets and liabilities:			
	(Increase)/Decrease in receivables	(1,795,886)	300,000	(863,230)
	(Increase)/Decrease in accrued income/prepayments	336,592	0	265,757
	(Increase)/Decrease in inventories	(10,041)	10,000	(5,237)
	Increase/(Decrease) in payables	(4,537,034)	396,125	(2,565,093)
	Increase/(Decrease) in accrued expenses/income in advance	55,148	0	(441,356)
	Increase/(Decrease) in provisions	34,739	0	449,107
	Grants/contributions for			
	the development of assets	(6,440,531)	(3,881,987)	(5,337,399)
	Net cash from operating activities	2,269,911	8,713,127	7,661,867
		2017		2016
(c)	Undrawn Borrowing Facilities	\$		\$
	Credit Standby Arrangements			
	Credit card limit	71,000		100,000
	Credit card balance at balance date	(17,535)		(19,501)
	Total amount of credit unused	53,465		80,499
	Loan facilities			
	Loan facilities - current	617,723		3,105,457
	Loan facilities - non-current	22,071,411		20,150,953
	Total facilities in use at balance date	22,689,134		23,256,410
	Unused loan facilities at balance date	NIL		62,705







ADMINISTRATION

Cnr Gilmore Ave and Sulphur Rd, Kwinana WA 6167 PO Box 21, Kwinana WA 6966

Hours Mon-Fri 8am-5pm (Cashier hours 8am-4pm)

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e: admin@kwinana.wa.gov.au

w: www.kwinana.wa.gov.au

16.6 Monthly Financial Report – October 2017

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ending 31 October 2017 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council accepts:

- The Monthly Statements of Financial Activity for the period ending 31 October 2017; and
- 2. The explanations for material variances for the period ending 31 October 2017.

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Councillors in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is October 2017. The municipal surplus for this period is \$35,570,601 compared to a budget position of \$28,430,976. This is considered a satisfactory result for the City as the City is maintaining a healthy budget surplus position.

Income for the October 2017 period, year-to-date is \$48,824,230. This is made up of \$47,354,216 in operating revenues and \$1,470,014 in non-operating grants, contributions and subsidies received. The budget estimated \$51,273,208 would be received for the same period. The variance to budget is (\$2,448,978). Details of all significant variances are provided in the notes to the Monthly Financial Report.

Expenditure for the October 2017 period year-to-date is \$22,228,399. This is made up of \$20,955,988 in operating expenditure, and \$1,272,411 in capital expenditure. The budget estimated \$27,480,720 would be spent for the same period. The variance to budget is \$5,252,321. Details of all significant variances are provided in the notes to the Monthly Financial Report.

LEGAL/POLICY IMPLICATIONS:

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

16.6 MONTHLY FINANCIAL REPORT - OCTOBER 2017

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications relating to the preparation of the report. Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report as attached.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environment implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Corporate Business Plan.

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management system

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report.

RISK IMPLICATIONS:

The risk implications in relation to this proposal are as follows:

Risk Event	Inadequate management of the City's provisions, revenues and expenditures.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance

16.6 MONTHLY FINANCIAL REPORT - OCTOBER 2017

Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk	Annual adoption of variance tolerances for
treatment required/in	reporting purposes.
place	
Rating (after treatment)	Low

COUNCIL DECISION

057

MOVED CR S LEE

SECONDED CR P FEASEY

That Council accepts:

- 1. The Monthly Statements of Financial Activity for the period ending 31 October 2017; and
- 2. The explanations for material variances for the period ending 31 October 2017.

CARRIED 7/0



CITY OF KWINANA

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 October 2017

LOCAL GOVERNMENT ACT 1995 LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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CITY OF KWINANA STATEMENT OF FINANCIAL ACTIVITY (Statutory Reporting Program) For the Period Ended 31 October 2017

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var. Indicator	Material Var.
	HOLE	\$	\$	\$	\$	\$	%		
Opening Funding Surplus(Deficit)	3	1,534,059	3,357,702	3,357,702	3,194,697	(163,005)	(5%)	•	
Revenue from operating activities									
Governance		34,112	34,112	30,980	213,593	182,613	589%	A	M
General Purpose Funding - Rates	9	35,239,983	35,239,983	34,789,983	34,750,100	(39,883)	(0%)	•	
General Purpose Funding - Other		4,120,048	4,120,048	1,437,493	1,558,948	121,455	8%	A	
Law, Order and Public Safety		428,938	428,938	143,460	112,762	(30,698)	(21%)	•	
Health		232,333	232,333	44,858	41,491	(3,367)	(8%)		
Education and Welfare		7,077,857	7,077,857	2,372,080	2,768,999	396,919	17%		М
Community Amenities		14,725,868	14,725,868	6,643,317	6,143,771	(499,546)	(8%)	•	
Recreation and Culture		3,182,645	3,182,645	1,068,133	1,007,087	(61,046)	(6%)	•	
Transport		246,593	246,593	173,202	199,078	25,876	15%		
Economic Services		1,656,713	1,656,713	556,608	487,521	(69,087)	(12%)		
Other Property and Services		278,524	278,524	73,753	70,868	(2,885)	(4%)	•	
Expenditure from operating activities		67,223,614	67,223,614	47,333,867	47,354,216	20,349	0%	A	
Governance		(5,740,233)	(5,775,233)	(2,560,687)	(1,489,453)	1,071,234	42%	_	М
General Purpose Funding		(1,507,199)	(1,507,199)	(513,237)	(413,230)	1,071,234	19%	Ľ	M
Law, Order and Public Safety		(3,285,871)	(3,374,971)	(1,180,206)	(929,129)	251,077	21%	Ľ	M
Health		(1,306,423)	(1,306,423)	(444,561)	(408,541)	36,020	8%	Ľ	IVI
Education and Welfare		(9,804,161)	(9,882,773)	(3,318,406)	(3,672,149)	(353,743)	(11%)	, i	М
Community Amenities		(11,083,382)	(11,112,432)	(3,824,165)	(2,775,340)	1,048,825	27%		M
Recreation and Culture		(20,013,094)	(20,069,094)	(7,071,659)	(5,409,415)	1,662,244	24%		M
Transport		(14,313,868)	(14,363,868)	(4,710,299)	(4,120,394)	589,905	13%		M
Economic Services		(2,202,270)	(2,202,270)	(776,976)	(612,210)	164,766	21%	Ċ	M
Other Property and Services		(4,174,570)	(4,174,570)	(1,484,180)	(1,126,127)	358,053	24%	· •	M
other respectly and services		(73,431,071)	(73,768,833)	(25,884,376)	(20,955,988)	4,928,388	19%	•	
Operating activities excluded from budget		(10,10=,01=,	(10)100,000,	(==,== :,= : =,	(==,===,===,	.,===,===			
Add back Depreciation		13,268,106	13,268,106	4,422,720	4,526,357	103,637	2%		
Adjust (Profit)/Loss on Asset Disposal	8	139,399	139,399	0	79,777	79,777	7977683%	_	
Adjust Provisions and Accruals		. 0	0	0	Ó	0	0%		
Amount attributable to operating activities		7,200,048	6,862,286	25,872,211	31,004,362	5,132,151	20%	•	
Investing Activities									
Non-operating Grants, Subsidies and Contributions		1,707,484	1,707,484	3,939,341	1,470,014	(2,469,327)	(63%)	•	М
Proceeds from Disposal of Assets	8	659,000	659,000	295,000	271,271	(23,729)	(8%)	~	
Land and Buildings	12	(4,833,500)	(5,345,400)	(208,332)	(47,725)	160,607	77%	V	м
Plant, Furniture and Equipment	12	(1,932,951)	(1,994,951)	(853,190)	(542,475)	310,715	36%		м
Infrastructure Assets - Roads	12	(2,539,695)	(2,504,695)	(156,090)	(68,314)	87,776	56%		
Infrastructure Assets - Parks and Reserves	12	(2,211,012)	(2,361,012)	(341,732)	(431,471)	(89,739)	(26%)	<u> </u>	
Infrastructure Assets - Footpaths	12	(310,000)	(360,000)	0	(5,590)	(5,590)	559000%	▼	
Infrastructure Assets - Drainage	12	(140,000)	(175,000)	(7,000)	Ó	7,000	100%	▼	
Infrastructure Assets - Street Lighting	12	(42,436)	(328,486)	0	(1,415)	(1,415)	141500%	•	
Infrastructure Assets - Bus Shelters	12	(51,500)	(51,500)	0	Ó	0	0%		
Infrastructure Assets - Car Parks	12	(171,311)	(171,311)	(30,000)	(175,421)	(145,421)	(485%)	A	М
Amount attributable to investing activities		(9,865,921)	(10,925,871)	2,637,997	468,874	(2,169,123)	(82%)	•	
Financing Activities									
Proceeds from New Debentures		2,897,000	2,897,000	0	0	0	0%		
Self-Supporting Loan Principal		15,645	15,645	0	(4,039)	(4,039)	(403904%)	▼	
Transfer from Reserves	7	8,033,866	8,566,816	452,429	1,374,107	921,678	204%	A	M
Repayment of Debentures	10	(617,722)	(617,722)	0	(21,486)	(21,486)	2148600%	A	
Transfer to Reserves	7	(9,196,975)	(9,796,975)	(3,889,363)	(445,913)	3,443,450	89%	▼	М
Amount attributable to financing activities		1,131,814	1,064,764	(3,436,934)	902,669	4,339,603	126%	•	
Closing Funding Surplus(Deficit)	3	0	358,881	28,430,976	35,570,601	7,139,625	25%	A	

^{▲▼} Indicates a variance between Year to Date (YTD) Budget and YTD Actual data.

This statement is to be read in conjunction with the accompanying Financial Statements and notes.

M Indicates if the variance between YTD Budget and YTD Actual data is determined material, in line with Council's adopted limits, and is to be reported on. Refer to Note 2 for an explanation of the reasons for the variance.

CITY OF KWINANA STATEMENT OF FINANCIAL ACTIVITY (By Nature or Type) For the Period Ended 31 October 2017

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var. Indicator	Material Var.
		\$	\$	\$	\$	\$	%		
Opening Funding Surplus (Deficit)	3	1,534,059	3,357,702	3,357,702	3,194,697	(163,005)	(5%)	•	
Revenue from operating activities									
Rates	9	35,239,983	35,239,983	34,789,983	34,750,100	(39,883)	(0%)	▼	
Operating Grants, Subsidies and								A	
Contributions		15,591,452	15,591,452	2,583,491	2,626,677	43,186	2%	A	
Fees and Charges		13,612,832	13,612,832	8,612,786	8,312,967	(299,819)	(3%)	▼	
Interest Earnings		2,183,500	2,183,500	938,500	1,254,392	315,892	34%	A	M
Other Revenue		589,101	589,101	409,107	407,321	(1,786)	(0%)	▼	
Profit on Disposal of Assets	8	6,746	6,746	0	2,759	2,759	275936%	A	
		67,223,614	67,223,614	47,333,867	47,354,216	20,349	0%	A	
Expenditure from operating activities									
Employee Costs		(28,531,268)	(28,526,268)	(10,285,337)	(8,137,708)	2,147,629	21%	▼	M
Materials and Contracts		(27,092,856)	(27,435,618)	(9,754,709)	(7,042,601)	2,712,108	28%	▼	M
Utility Charges		(2,527,669)	(2,527,669)	(800,910)	(655,526)	145,384	18%	▼	M
Depreciation on Non-Current Assets		(13,268,106)	(13,268,106)	(4,422,720)	(4,526,357)	(103,637)	(2%)	A	
Interest Expenses		(1,101,765)	(1,101,765)	(91,186)	(14,601)	76,585	84%	▼	
Insurance Expenses		(593,109)	(593,109)	(477,515)	(550,339)	(72,824)	(15%)	A	
Other Expenditure		(170,153)	(170,153)	(51,999)	53,680	105,679	203%	▼	M
Loss on Disposal of Assets	8	(146,145)	(146,145)	0	(82,536)	(82,536)	8253619%	▼	
		(73,431,071)	(73,768,833)	(25,884,376)	(20,955,988)	4,928,388	19%	•	M
Operating activities excluded from budget									
Add back Depreciation		13,268,106	13,268,106	4,422,720	4,526,357	103,637	2%	A	
Adjust (Profit)/Loss on Asset Disposal	8	139,399	139,399	0	79,777	79,777	7977683%	A	
Adjust Provisions and Accruals				0	0	0	0%		
Amount attributable to operating activities		7,200,048	6,862,286	25,872,211	31,004,362	5,132,151	20%	A	
Investing activities									
Grants, Subsidies and Contributions		1,707,484	1,707,484	3,939,341	1,470,014	(2,469,327)	(63%)	▼	M
Proceeds from Disposal of Assets	8	659,000	659,000	295,000	271,271	(23,729)	(8%)	▼	
Land and Buildings	12	(4,833,500)	(5,345,400)	(208,332)	(47,725)	160,607	(77%)	A	
Plant, Furniture and Equipment	12	(1,932,951)	(1,994,951)	(853,190)	(542,475)	310,715	(36%)	A	
Infrastructure Assets - Roads	12	(2,539,695)	(2,504,695)	(156,090)	(68,314)	87,776	(56%)	A	
Infrastructure Assets - Parks and Reserves	12	(2,211,012)	(2,361,012)	(341,732)	(431,471)	(89,739)	26%	•	
Infrastructure Assets - Footpaths	12	(310,000)	(360,000)	0	(5,590)	(5,590)	(559000%)	A	
Infrastructure Assets - Drainage	12	(140,000)	(175,000)	(7,000)	0	7,000	(100%)	A	
Infrastructure Assets - Street Lighting	12	(42,436)	(328,486)	0	(1,415)	(1,415)	(141500%)	A	
Infrastructure Assets - Bus Shelters	12	(51,500)	(51,500)	0	Ó	0	0%		
Infrastructure Assets - Car Parks	12	(171,311)	(171,311)	(30,000)	(175,421)	(145,421)	485%	▼	
Amount attributable to investing activities		(9,865,921)	(10,925,871)	2,637,997	468,874	(2,169,123)	(82%)	▼	
Financing Activities									
Proceeds from New Debentures	10	2,897,000	2,897,000	0	0	0	0%		
Self-Supporting Loan Principal		15,645	15,645	0	(4,039)	(4,039)	(403904%)	•	
Transfer from Reserves	7	8,033,866	8,566,816	452,429	1,374,107	921,678	204%	A	М
Repayment of Debentures	10	(617,722)	(617,722)	0	(21,486)	(21,486)	2148600%	A	
Transfer to Reserves	7	(9,196,975)	(9,796,975)	(3,889,363)	(445,913)	3,443,450	89%	•	M
Amount attributable to financing activities		1,131,814	1,064,764	(3,436,934)	902,669	4,339,603	126%	•	
Closing Funding Surplus (Deficit)	3	(0)	358,881	28,430,976	35,570,601	7,139,625	25%	▲	

^{▲▼} Indicates a variance between Year to Date (YTD) Budget and YTD Actual data.

and is to be reported on. Refer to Note 2(b) for an explanation of the reasons for the variance.

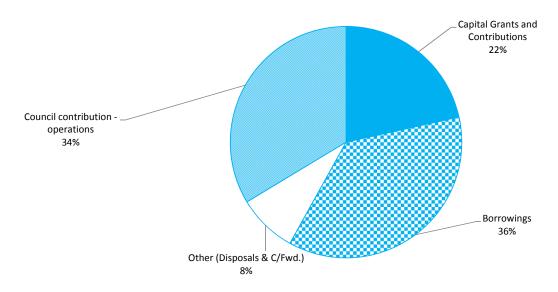
 $This \ statement \ is \ to \ be \ read \ in \ conjunction \ with \ the \ accompanying \ Financial \ Statements \ and \ notes.$

M Indicates if the variance between YTD Budget and YTD Actual data is determined material, in line with Council's adopted limits,

CITY OF KWINANA STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING For the Period Ended 31 October 2017

		Adopted Annual	Current Annual		YTD Actual	
Capital Acquisitions	Note	Budget	Budget	YTD Budget (a)	Total (b)	Variance (a) - (b)
		\$	\$	\$	\$	\$
Land and Buildings	13	4,833,500	5,345,400	208,332	47,725	160,607
Plant, Furniture and Equipment	13	1,932,951	1,994,951	853,190	542,475	310,715
Infrastructure Assets - Roads	13	2,539,695	2,504,695	156,090	68,314	87,776
Infrastructure Assets - Parks and Reserves	13	2,211,012	2,361,012	341,732	431,471	(89,739)
Infrastructure Assets - Footpaths	13	310,000	360,000	0	5,590	(5,590)
Infrastructure Assets - Drainage	13	140,000	175,000	7,000	0	7,000
Infrastructure Assets - Street Lighting	13	42,436	328,486	0	1,415	(1,415)
Infrastructure Assets - Bus Shelters	13	51,500	51,500	0	0	0
Infrastructure Assets - Car Parks	13	171,311	171,311	30,000	175,421	(145,421)
Capital Expenditure Totals		12,232,405	13,292,355	1,596,344	1,272,411	323,933
						0
Capital acquisitions funded by:						0
Capital Grants and Contributions		1,707,484	1,707,484	55,000	3,358	51,642
Borrowings		2,897,000	2,897,000	0	0	0
Other (Disposals & C/Fwd)		659,000	659,000	295,000	(23,729)	318,729
Council contribution - Cash Backed Reserves		3,826,662	3,826,662	457,624	626,913	(169,289)
Council contribution - operations		2,667,555	4,120,401	788,720	665,869	122,851
Capital Funding Total		12,232,405	13,292,355	1,596,344	1,272,411	323,933

Budgeted Capital Acquisitions Funding



Note 1: Significant Accounting Policies

(a) Basis of Accounting

This statement comprises a special purpose financial report which has 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 statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also 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.

(b) The Local Government Reporting Entity

All Funds through which the City 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 statement, but a separate statement of those monies appears at Note 11.

(c) Rounding Off Figures

All figures shown in this statement 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

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.

(f) 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 in the statement of financial position.

(g) 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.

(h) 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.

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 City's intentions to release for sale.

(i) Fixed Assets

All assets are initially recognised at cost. 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 local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

Note 1: Significant Accounting Policies

(i) 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.

Asset	Years
Land	Not Depreciated
Buildings (including structural components, internal fit-out, mechanical services,	2 to 100 years
security, fire systems, and other building structures)	
Plant and Equipment	
Motor Vehicles	3 to 10 years
Other Plant & Equipment	3 to 20 years
Furniture and Equipment	
Computer & Audio Visual Equipment	2 to 7 years
Office Furniture & Equipment	3 to 15 years
Other Furniture & Equipment	5 to 15 years
Art Works	Not Depreciated
Infrastructure – Roads (including pavement, subgrade, surface, kerbs and barriers)	0 to 100 years
Infrastructure – Footpaths	40 to 80 years
Infrastructure – Drainage (including pits, pipes, chambers and culverts)	80 years
Infrastructure – Car Parks	5 to 20 years
Infrastructure – Bus Shelters	20 to 25 years
Infrastructure – Street Lights	15 to 30 years
Infrastructure – Parks & Reserves (including playground equipment, shade structures,	10 to 50 years
irrigation assets, park furniture and BBQ's, fencing, lighting, public art and other park	
and reserve structures)	

It is important to effectively balance the administrative workload of recording and maintaining a reliable Asset Register with the risk and compliance issues attaching to the proper classification of capital expenditure. To permit this, expenditure to acquire or enhance an asset should be capitalised if the expenditure is above the following thresholds and meets the definition of an asset:

Asset Group	Threshold Amount
Land	\$1
Artworks	\$5,000
Buildings	\$5,000
Furniture and Equipment	\$5,000
Plant and Equipment	\$5,000
Motor Vehicles	\$5,000
Roads	\$1
Drainage	\$1
Footpaths	\$1
Parks and Reserves	\$1

(k) 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.

(I) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the City has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the City expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

Note 1: Significant Accounting Policies

(m) Interest-bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the City has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

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.

(n) Provisions

Provisions are recognised when: The City has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations is small.

(o) 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 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 resale where it is held as non current based on City's intentions to release for sale.

(p) Nature or Type Classifications

Rates

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Excludes administration fees, interest on instalments, interest on arrears and service charges.

Operating Grants, Subsidies and Contributions

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

Non-Operating Grants, Subsidies and Contributions

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

Profit on Asset Disposal

Profit on the disposal of assets includes gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

Fees and Charges

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

Service Charges

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. It excludes rubbish removal charges.

Interest Earnings

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

Other Revenue / Income

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

Employee Costs

All costs associated with the employment of persons such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

Materials and Contracts

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

Utilities (Gas, Electricity, Water, etc.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

Insurance

 $All\ insurance\ other\ than\ worker's\ compensation\ and\ health\ benefit\ insurance\ included\ as\ a\ cost\ of\ employment.$

Loss on asset disposal

Loss on the disposal of fixed assets.

Depreciation on non-current assets

Depreciation expense raised on all classes of assets.

Interest expenses

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

Other expenditure

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

Note 1: Significant Accounting Policies

(q) Program Classifications (Function/Activity)

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/programs.

COMMUNITY VISION

Kwinana 2030: Rich in spirit, alive with opportunities, surrounded by nature - it's all here!

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

GOVERNANCE

Objective:

To provide a decision making process for the efficient allocation of scarce resources.

Activities:

Members of City and Governance (includes Audit and other costs associated with reporting to City). 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.

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.

Objective

To provide an operational framework for environmental and community health.

Activities

Prevention and treatment of human illness, including inspection of premises and food control, immunisation and child health

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.

Note 1: Significant Accounting Policies RECREATION AND CULTURE

Objective:

To establish and effectively manage infrastructure and resources 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, garden, sports grounds and the operation of Libraries.

TRANSPORT

Objective:

To provide safe, effective and efficient transport services to the community.

Activities:

Construction, maintenance and clearing of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City Depot, including plant purchases and maintenance.

ECONOMIC SERVICES

Objective:

To help promote the City and economic wellbeing.

Activities:

Rural services, pest control and the implementation of building controls.

OTHER PROPERTY AND SERVICES

Objective

To monitor and control the 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.

Note 2(a): Explanation of Material Variances by Reporting Program

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	76			Reimbursements from LGIS in regards to insurance adjustments and discounts \$98k not expected as the
Governance	182,613	589%	М	Timing	time of budget preparation, unclaimed monies retrieved \$11k.
General Purpose Funding - Rates	(39,883)	(0%)		No Material Variance	
General Purpose Funding - Other	121,455	8%		No Material Variance	
Law, Order and Public Safety	(30,698)	(21%)		No Material Variance	
Health	(3,367)	(8%)		No Material Variance	
					Family Day Care General Subsidies income has been spread evenly over 12 months, the City has
Education and Welfare	396,919	17%	M	Timing	received \$1.365m YTD vs a budgeted amount of \$1m.
Housing	0	0%		No Material Variance	
Community Amenities	(499,546)	(8%)		No Material Variance	
Recreation and Culture	(61,046)	(6%)		No Material Variance	
Transport	25,876	15%		No Material Variance	
Economic Services	(69,087)	(12%)		No Material Variance	
Other Property and Services	(2,885)	(4%)		No Material Variance	
Operating Expense					
5	4.074.334	420'		Torino	Reversal of the 16/17 provision for doubtful debts expense (\$126k) not budgeted, salary savings to date (\$80k) due to vacancies including in Exec Management (2 Director roles filled in October/November); workers compensation premiums lower than budgeted in 17/18, computing leases and software licensing currently under budget expectations for the year to date (\$150k). It is expected that these funds will be spent during 2017/18, with any savings identified throughout the Budget Review process
Governance Constant Program Standing	1,071,234	42%	M	Timing	to be reconsidered by Council.
General Purpose Funding	100,007	19%	M	Timing	\$190k due to coviers in employee eveness due to
					\$180k due to savings in employee expenses due to vacancies within the City Assist team. Roles to be
Law Order and Public Safety	251.077	21%	М	Timing	filled in November 2017. Savings have been allocated to covering the vacancies with temporary staff and small restructure of the team.
Law, Order and Public Safety	- ,-		191		and small restructure of the team.
Health	36,020	8%		No Material Variance	Family Day Care General subsidies expenditure is over hydret year to date, inline with the income
Education and Welfare	(252 742)	(10.66%)	м	Timing	Family Day Care General subsidies expenditure is over budget year to date, inline with the income received being over budget expectations. This is a net cost to the City.
Housing Housing	(353,743)	(10.66%)	191	Timing No Material Variance	received being over budget expectations. This is a flet cost to the city.
Housing	0	υ%		NO INIGLETIAL VARIANCE	
Community Amenities	1,048,825	27%	М	Timing	Under expenditure due to current spread of budget not matching the timing of works for expenditure items such as mainstream waste collection (5630k), funds are expected to be expended in 17/18. Natural Environment programs currently \$100k under budget expectations, programs are continuing and funds are expected to be expended in 17/18.
Recreation and Culture	1,662,244	24%	М	Timing	\$300k savings in employee expenses across the program, funds expected to be spent by 30 June 2018 as the finalisation of the Community Engagement service review will result in positions being finalised. Contract expenses for maintenance on parks, reserves, buildings and other engagements is currently under budget \$940k; works are expected to be completed prior to 30 June 2018.
Transport	589,905	13%	М	Timing	5190k in salary savings YTD across the program. The depot operations service review has been finalised and recommendations are being reviewed prior to implementation. \$270k under budget expectations year to date for expenditure on streetscapes and verges, funds are expected to be spent prior to 30 June 2018.
Economic Services	164,766	21%	М	Timing	\$50k savings in employee expenses due to vacancy in the position of Manager City Enterprises, recruitment for this position is underway. \$50k savings currently due to corporate overheads allocated to this program being under expectations for this period.
Other Property and Services	358,053	24%	М	Permanent	\$236k in savings across the Infrastructure Management business unit. Savings are primarily due to the vacancies in the Asset Management team. These positions are due to be filled in November 2017. Any surplus funds due to these savings will be reconsidered by Council during the Budget Review process.
Capital Revenues					
Grants, Subsidies and Contributions Proceeds from Disposal of Assets	(2,469,327) (23,729)	(63%) (8%)	М	Timing No Material Variance	Contributions expected from Developers (DCA) have been spread evenly over the year, the timing of these receipts is difficult to estimate due to the unknown timing of developments. Refer to Note 8 for detailed breakdown of asset disposals.
Capital Expenses					
Land and Buildings	160,607	77%	M	Timing	Refer to Note 12 for detailed breakdown of expenditure. Replacement of some of the City's fleet was septended uring July to October, only 11 of the 12 budgeted vehicles have been replaced. The replacement of the vehicles is still expected in 17/18 with the exception of the Director City Infrastructure vehicle as it is no longer required. The YTD budget expected \$90k of the ICT strategic plan implementation to occur during October. For more details refer
Plant, Furniture & Equipment	310,715	36%	M	Timing	to Note 12.
Infrastructure - Roads	87,776	56%		No Material Variance	Refer to Note 12 for detailed breakdown of expenditure.
Infrastructure Accets - Parks and Become	(00.720)	(269/)		No Material Variance	Pafer to Note 12 for detailed breakdown of expanditure
Infrastructure Assets - Parks and Reserves	(89,739)	(26%)			Refer to Note 12 for detailed breakdown of expenditure.
Infrastructure Assets - Footpaths	(5,590)	559000%		No Material Variance	Refer to Note 12 for detailed breakdown of expenditure.
Infrastructure Assets - Drainage	7,000	100%		No Material Variance	Refer to Note 12 for detailed breakdown of expenditure.
Infrastructure Assets - Street Lighting	(1,415)	141500%		No Material Variance	Refer to Note 12 for detailed breakdown of expenditure.
Infrastructure Assets - Bus Shelters	0	0%		No Material Variance	Refer to Note 12 for detailed breakdown of expenditure. Works to finalise the Edge Skatepark carpark have been completed in 17/18. Majority of works were expected to be completed in 16/17, funds have been carried forward as part of finalising the 16/17 Financial Statements to offset the timing of the works and a budget adjustment for this will occur during
Infrastructure Assets - Car Parks	(145,421)	(485%)	М	Timing	the Budget Review process.
Financing					
Proceeds from New Debentures	0	0%		No Material Variance	
Proceeds from Advances	0	0%		No Material Variance	
Self-Supporting Loan Principal	(4,039)	(403904%)		No Material Variance	
	(-,)	,			Timing of the reserve transfers is currently different to expectations YTD. Reserve transfers are
Transfer from Reserves	921,678	204%	М	Timing	expected per budget in 17/18 by June 2018.
Advances to Community Groups	0	0%		No Material Variance	
Repayment of Debentures	(21,486)	2148600%		No Material Variance	
					Developer Contribution reserve transfers are difficult to estimate and can only be transferred at the
Transfer to Reserves	3,443,450	89%	М	Timing	time they are received.

Note 2(b): Explanation of Operating Revenue and Expenditure Material Variances by Nature and Type

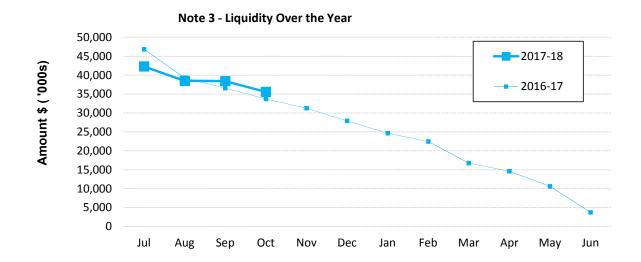
The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Nature and Type Category	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Rates	(39,883)	(0%)		No Material Variance	
Operating Grants, Subsidies and Contributions	43,186	2%		No Material Variance	
Fees and Charges	(299,819)	(3%)		No Material Variance	
Interest Earnings	315,892	34%	M	Timing	Interest on investments is \$247k above budget expectations for the year to date. As funds are expended over the year the available cash for investment will reduce and therefore interest earnings are not expected to continue at this rate to 30 June 2018. Interest received on Rates Instalments and Penalty Interes is \$68k above budget expectations for the year to date.
Other Revenue	(1,786)	(0%)		No Material Variance	
Profit on Disposal of Assets	2,759	275936%		No Material Variance	
Operating Expense					Vacancies in various budgeted positions for the four months to October have led to employee costs being under budget
Employee Costs	2,147,629	21%	M	Timing	expectations year to date. Some positions are covered by temporary agency staff and the savings in the salaries will go towards funding these costs held within the Materials and Contracts nature and type category.
Materials and Contracts	2,712,108	28%	М	Timing	Timing variance due to budget spread. Funds expected to be expended in 17/18.
					Savings due to a combination of timing expectations for budget in addition to energy savings initiatives in place across the City's
Utility Charges	145,384	18%	M	Timing	facilities.
Depreciation on Non-Current Assets	(103,637)	(2%)		No Material Variance	
Interest Expenses	76,585	84%		No Material Variance	
Insurance Expenses	(72,824)	(15%)		No Material Variance	
Other Expenditure	105,679	203%	М	Timing	Due to the reversal of the provision for doubtful debts in 16/17.
Loss on Disposal of Assets	(82,536)	8253619%		No Material Variance	

Note 3: Net Current Funding Position

		Last Years Closing	This Time Last Year	Current
	Note	30 June 2017	31 Oct 2016	31 Oct 2017
		\$	\$	\$
Current Assets				
Cash Unrestricted	4	3,382,609	20,373,911	19,027,096
Cash Restricted - Reserves	4	50,343,659	43,803,268	49,415,463
Receivables - Rates	6	2,761,590	15,718,284	19,070,708
Receivables - Sundry Debtors	6	738,586	666,357	885,600
Other Current Assets		545,195	0	437,334
Inventories		36,203	22,566	31,581
		57,807,842	80,584,386	88,867,783
Less: Current Liabilities				
Payables		(4,269,486)	(751,178)	(3,881,719)
		(4,269,486)	(751,178)	(3,881,719)
Less: Cash Reserves	7	(50,343,659)	(43,803,268)	(49,415,463)
Net Current Funding Position - Surplus/(Deficit)		3,194,697	36,029,940	35,570,601



Calculated

Note 4: Cash and Investments

					Total		Calculated			Descrit		T
		Unrestricted	Restricted	Trust	Total Amount	Interest Rate	Interest		S&P Rating	Deposit Date	Maturity Date	Term
		\$	\$	\$	\$	%	Earnings \$	institution	S&P Rating	Date	Date	Days
		\$	\$	\$	\$	%	\$					
(a) Cash Deposit		2 577 552			2 577 552							
	al Bank Account	2,577,653			2,577,653		N/A	CBA	AA	N/A	N/A	N/A
	s Bank Account	92				Variable	N/A	CBA	AA	N/A	N/A	N/A
CBA Trust Ba		(113,979)		2,902,223	2,788,244		N/A	CBA	AA	N/A	N/A	N/A
	d - Petty Cash	5,050			5,050	N/A	N/A	PC	N/A	N/A	N/A	N/A
Sub-total Cas	sh Deposits	2,468,817	-	2,902,223	5,371,039							
(b) Cash at Call -	- Investments											
ANZ Call			1,042		-,	Variable	N/A	ANZ	AA	N/A	N/A	N/A
Sub-total Cas	sh at Call Investments		1,041.78	-	1,042							
(c) Term Deposit												
BB.TD 01852	9 (TD 24522 - D17/28237)		1,000,000		1,000,000	2.70%	14,055	BEY	BBB	2/05/2017	7/11/2017	190
NAB - TD74-1			1,000,000		1,000,000	2.78%	27.724	NAB	AA	8/11/2016	7/11/2017	365
AMP - TD878	3351352-401689		1,000,000		1,000,000	2.60%	25,929	AMP	A	15/11/2016	14/11/2017	364
BOS.TD			1.000.000		1,000,000	2.65%	13,286	BOS	UR		21/11/2017	183
SUN - TD419	0163		1,000,000		1,000,000		15,224	SUN	A	19/04/2017	30/11/2017	226
MYS - TD300-			1,000,000		1,000,000	2.65%	19,893	MYS	BBB	21/03/2017	19/12/2017	274
RIM 251048-												274
			1,000,000		1,000,000	2.70%	20,268	RIM	UR	21/03/2017	19/12/2017	
BB.TD 02392			1,000,000		1,000,000	2.70%	14,055	BEY	BBB	27/06/2017	2/01/2018	190
BOQ - TD449			1,000,000		1,000,000	2.65%	19,748	BOQ	A	11/04/2017	9/01/2018	274
AUS TD57246	600		2,000,000		2,000,000	2.65%	31,655	AUS	BBB	13/06/2017	16/01/2018	218
AMP TD5222	215219-426436	558,280	441,720		1,000,000	2.70%	20,195	AMP	Α	9/05/2017	6/02/2018	274
WPAC - TD51		2,000,000			2,000,000	2.60%	51,715	WBC	AA	21/02/2017	20/02/2018	365
PCU - TD7174		1,000,000			1,000,000	2.90%	27,967	PCU	UR	20/03/2017	6/03/2018	352
WPAC - TD02		2.000,000			2.000,000	2.61%	51.771	WBC	AA	14/03/2017	13/03/2018	365
NAB - TD81-6		1,000,000			1,000,000		25,929	NAB	AA	2/05/2017	1/05/2018	365
CBA - TD357		1,000,000			1,000,000	2.50%	18,699	CBA	AA	9/08/2017	8/05/2018	273
NAB.TD 9408	395211	1,000,000			1,000,000	2.50%	20,205	NAB	AA	8/08/2017	29/05/2018	295
NAB.TD 8841	154944	1,000,000			1,000,000	2.50%	22,603	NAB	AA	11/07/2017	5/06/2018	330
NAB.TD 3993	386282	1.000.000			1,000,000	2.50%	22,534	NAB	AA	12/07/2017	5/06/2018	329
NAB - TD94-0		1,000,000			1,000,000	2.48%	20,927	NAB	AA	8/08/2017	12/06/2018	309
NAB - TD72-8		1,000,000			1,000,000		23,290	NAB	AA	18/07/2017	19/06/2018	337
NAB - TD72-8						2.53%	23,290	NAB	AA AA			358
		1,000,000			1,000,000					4/07/2017	26/06/2018	
BKW - TD089		1,000,000			1,000,000	2.55%	25,570	BWA	AA	17/07/2017	17/07/2018	366
CBA - TD357		1,000,000			1,000,000	2.53%	24,745	CBA	AA	9/08/2017	31/07/2018	357
CBA - TD357	732709 (3)	1,000,000			1,000,000	2.53%	25,300	CBA	AA	8/08/2017	7/08/2018	365
Sub-total - Te	erm Deposits - Investments	16,558,280	11,441,720		28,000,000		607,934.20					
Reserve Fund	ds Investments (Cash Backed Reserves)											
	ns Unit Reserve - TD36-866-8236		643,367		643,367	2.52%	5.330	NAB	AA	4/10/2017	1/02/2018	121
	gement Reserve - TD36-842-8945		566,868		566,868	2.52%	4,696	NAB	AA	4/10/2017	1/02/2018	121
	ement Reserve - TD42-972-1062		595,442		595,442	2.50%	5,016	NAB	AA	5/10/2017	5/02/2018	124
	DMF Reserve - TD42-997-1790		107,840		107,840	2.50%	909	NAB	AA	5/10/2017	5/02/2018	124
Community S	Services & Emergency Relief Reserve - TD43-069-3230		26,059		26,059	2.50%	220	NAB	AA	5/10/2017	5/02/2018	124
CLAG Reserve	e - TD43-083.2341		239,215		239,215	2.50%	2,015	NAB	AA	5/10/2017	5/02/2018	124
Workers Con	npensation Reserve -TD69-136-9789		210,503		210,503	2.50%	1,730	NAB	AA	11/10/2017	8/02/2018	120
	Agreement Reserve - TD68-951-1678		157,743		157,743	2.50%	1,297	NAB	AA	11/10/2017	8/02/2018	120
	e Reserve - TD68-832-2429		128,213		128,213	2.50%	1,054	NAB	AA	11/10/2017	8/02/2018	120
	Cottage Reserve - TD68-730-8350		27,264		27,264	2.50%	224	NAB	AA	11/10/2017	8/02/2018	120
							12.945			18/10/2017	14/02/2018	120
	nunity Infrastructure Reserve - TD88-185-4822		1,568,683		1,568,683	2.51%		NAB	AA			
	are Reserve - TD88-195-0531		1,383,877		1,383,877	2.51%	11,420	NAB	AA	18/10/2017	14/02/2018	120
Employee Lea	ave Reserve - TD27-157-0945		2,037,169		2,037,169	2.46%	16,476	NAB	AA	25/10/2017	22/02/2018	121
Employee Lea	ave Reserve - TD10483194		2,037,169		2,037,169	2.45%	16,409	NAB	AA	31/10/2017	28/02/2018	121
Sub-total - Te	erm Deposits - (Cash Backed Reserves)		9,729,413		9,729,413		79,741					
			,		., .,		-, -					
Reserve Fund	ds Investments (Developer Contributions)											
	Infrastructure - Bertram - TDB35732709.38		1,743,836		1,743,836	2.37%	13,701	CBA	AA	22/00/2017	21/12/2017	121
	Infrastructure - Wellard - TDB35732709.39		1,969,898		1,969,898	2.37%	15,477	CBA	AA		21/12/2017	121
	Infrastructure - Wandi - TDB35732709.40		3,104,086		3,104,086	2.37%	24,388	CBA	AA		21/12/2017	121
	Infrastructure - Mandogalup (West) - TD97-502-8791		8,567		8,567	2.43%	51	NAB	AA		13/11/2017	90
	Infrastructure - Wandi/Anketell - TD94-049-2789		3,309,551		3,309,551	2.55%	28,902	NAB	AA		29/01/2018	126
	Infrastructure - Wandi/Anketell - TD97-154-6348		3,309,551		3,309,551	2.50%	20,628	NAB	AA		6/12/2017	92
	Infrastructure - Wandi/Anketell - TD2373373		3,309,551		3,309,551	2.30%	25,026	BEN	A		28/12/2017	120
	t Infrastructure - Wellard East - TDB35732709.41		4,374,577		4,374,577	2.38%	34,515	CBA	AA		22/12/2017	121
	t infrastructure - Wellard East - IDB35/32/09.41 t Infrastructure - Wellard West - TD4627779		6,297,345		6,297,345	2.38%	34,515 50.724	BWA	AA AA		29/12/2017	121
					-, - ,							
DCA - 13 Soft	t Infrastructure - Bertram - TD97-450-0724		288,108		288,108	2.43%	1,726	NAB	AA		13/11/2017	90
	t Infrastructure - Wellard/Leda - TD97-467-8960		367,092		367,092	2.43%	2,200	NAB	AA		13/11/2017	90
			161,124		161,124	2.43%	965	NAB	AA	15/08/2017	13/11/2017	90
DCA - 15 Soft	t Infrastructure - Townsite - TD97-485-0572				28,243,288		218,302					
DCA - 15 Soft	t Infrastructure - Townsite - TD97-485-0572 reserve Funds Investments (Developer Contributions)	-	28,243,288									
DCA - 15 Soft		-	28,243,288									
DCA - 15 Soft		-	28,243,288									
DCA - 15 Soft Sub-total - Re		-						_			_	
DCA - 15 Soft Sub-total - Re	leserve Funds Investments (Developer Contributions)	19,027,097	28,243,288 49,415,463	2,902,223			905,977					
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	eserve Funds Investments (Developer Contributions)		49,415,463	2,902,223 - 2,902,223	- 2,902,223		, .					
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	leserve Funds Investments (Developer Contributions)	19,027,097 19,027,097					905,977 905,977					
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	eserve Funds Investments (Developer Contributions)		49,415,463		- 2,902,223		, .					
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	eserve Funds Investments (Developer Contributions) ink pal Controlled Funds	19,027,097	49,415,463		- 2,902,223		, .	Police Credit	: Union		PCU	
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	eserve Funds Investments (Developer Contributions) ank pal Controlled Funds Key: AMP Bank	19,027,097 Beyond Bank	49,415,463 49,415,463	- 2,902,223 - BEY	- 2,902,223 68,442,559 ECU Australia		905,977		: Union			
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	nnk Ingel Controlled Funds Key: AMP Bank ANZ Bank	19,027,097 Beyond Bank Bank of Queensland	49,415,463 49,415,463	- 2,902,223 - BEY BOQ	- 2,902,223 68,442,559 ECU Australia Goldfields Money		905,977 ECU GOLD	Rural Bank			RUR	
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	eserve Funds Investments (Developer Contributions) ink ink figal Controlled Funds Key: AMP Bank AUZ Bank Auxwide Credit Society	19,027,097 Beyond Bank Bank of Queensland Bank of Sydney	49,415,463 49,415,463	- 2,902,223 - BEY BOQ BOS	- 2,902,223 68,442,559 ECU Australia Goldfields Money ME Bank		905,977 ECU GOLD ME	Rural Bank Suncorp Ban	ık		RUR SUN	
DCA - 15 Soft Sub-total - Ro Total Less Trust Ba	nnk Ingel Controlled Funds Key: AMP Bank ANZ Bank	19,027,097 Beyond Bank Bank of Queensland	49,415,463 49,415,463	- 2,902,223 - BEY BOQ	- 2,902,223 68,442,559 ECU Australia Goldfields Money	ak.	905,977 ECU GOLD	Rural Bank Suncorp Ban Westpac Bar	ık		RUR	

Note 4(a): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy
AAA & Bendigo Bank Kwinana Community Branch	3,309,551	5%	100%
AA	56,030,181	79%	100%
A	4,000,000	6%	60%
BBB	5,000,000	7%	20%
Unrated	3,000,000	4%	20%
Petty Cash	5,050	0%	N/A

		Actual at	Limit per
Counterparty Credit Risk	Funds Held	Period End	Policy
AMP (A)	2,000,000	3%	25%
ANZ (AA)	1,042	0%	45%
AUS (BBB)	2,000,000	3%	10%
BEN (AAA)	3,309,551	5%	45%
BEY (BBB)	2,000,000	3%	10%
BOQ (A)	1,000,000	1%	25%
BOS (UR)	1,000,000	1%	#N/A
BWA (AA)	7,297,345	10%	45%
CBA (AA)	19,558,387	27%	45%
MYS (BBB)	1,000,000	1%	10%
NAB (AA)	25,173,407	35%	45%
PC (UR)	5,050	0%	#N/A
PCU (UR)	1,000,000	1%	#N/A
RIM (UR)	1,000,000	1%	#N/A
SUN (A)	1,000,000	1%	25%
WBC (AA)	4,000,000	6%	45%

Comments - Investment Policy Compliance

During October the City's investments were invested in line with Council Policy - Investments. With the recent review of the Council Policy, there are still investments that are un-rated (UR) by the Standard and Poor's (S&P) that sit outside the new risk management framework, however as these investments mature they will be reinvested in accordance with the updated policy. The updated policy accounts for this transition period.

5.5.1 Portfolio Credit Framework

To control the credit quality on the investment portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	100%
AA	A-1+	100%
Α	A-1	60%
BBB	A-2	20%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

5.5.2 Counterparty Credit Framework

Exposure to an individual counterparty/institution will be restricted by its credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank	A-1+ and Bendigo Bank	45%
Kwinana Community	Kwinana Community	
Branch	Branch	
AA	A-1+	45%
A	A-1	25%
BBB	A-2	10%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

Note 5: Budget Amendments

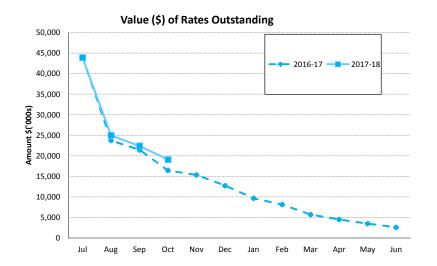
Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Council Resolution	Classification		Increase in Available Cash		Budget Runnii Balance
	Disdont Adontion		C I //D . C)	\$	\$	\$	\$
	Budget Adoption		Surplus/(Deficit)				
	Permanent Changes	00/00/4= =00				(00.000)	/00 01
12648.585.60	Refund of Changeover fee paid for change to 360L recycling bins	09/08/17 - 566	Operating Expenses	20.050		(29,050)	(29,05
12648.9506.06 12520.8000.60	Refund of Changeover fee paid for change to 360L recycling bins from Refuse Reserve	09/08/17 - 566	Non Cash Item	29,050		(240.650)	(240.6)
12520.8000.60	Second Stage of local sporting ground Wellard/Bertram Second Stage of local sporting ground Wellard/Bertram	09/08/17 - 566 09/08/17 - 566	Capital Expenses Capital Expenses			(348,650) (128,250)	(348,65 (476,90
12520.8562.06	Second Stage of local sporting ground Wellard/Bertram - Future Community Infrastructure Reserve	09/08/17 - 566	Non Cash Item	348,650		(120,230)	(128,2
12521.8562.06	Second Stage of local sporting ground Wellard/Bertram - Future Community Infrastructure Reserve	09/08/17 - 566	Non Cash Item	128,250			(120,2.
0104.1115.60	Increase in change for metropolitan library courier service	07/09/17 - INT	Operating Expenses	120,230		(2,585)	(2,5
0104.1116.60	Increase in change for metropolitan library courier service	07/09/17 - INT	Operating Expenses		2,585	(2,505)	(2,3
12516.8000.60	Change of description on Capital Buildings work order from Sloan's	13/09/17 - 589	Capital Expenses		2,303	(40,000)	(40,0
12516.8000.60	Reserve toilets to Smirks Cottage accessible toilets	13/09/17 - 589	Capital Expenses		40,000	(10,000)	(/ -
0481.1031.50	Transfer in savings in Facilities Management salaries to Darius Well reception safety modifications	13/09/17 - 589	Operating Expenses		5,000		5,0
12721.8000.60	Building Expenses for Darius Wells reception safety modifications	13/09/17 - 589	Capital Expenses		•	(5,000)	
	Challenger Avenue drainage will be completed by developer so project budget and additional amounts from various						
12558.8000.60	infrastructure capital projects to be transferred to Rollings Crescent for drainage upgrade which is the next drainage						
	project priority.	27/09/17 - 598	Capital Expenses			(155,000)	(155,00
	Challenger Avenue drainage will be completed by developer so project budget and additional amounts from various						
12558.8000.60	infrastructure capital projects to be transferred to Rollings Crescent for drainage upgrade which is the next drainage						
	project priority.	27/09/17 - 598	Capital Expenses		120,000		(35,0
	Challenger Avenue drainage will be completed by developer so project budget and additional amounts from various						
12560.8000.60	infrastructure capital projects to be transferred to Rollings Crescent for drainage upgrade which is the next drainage						100
	project priority. Challenger Avenue drainage will be completed by developer so project budget and additional amounts from various	27/09/17 - 598	Capital Expenses		9,000		(26,0
12562 0000 60							
12562.8000.60	infrastructure capital projects to be transferred to Rollings Crescent for drainage upgrade which is the next drainage	27/00/17 500	Conital Function		18,000		(0.
	project priority. Challenger Avenue drainage will be completed by developer so project budget and additional amounts from various	27/09/17 - 598	Capital Expenses		18,000		(8,0
12564.8000.60	infrastructure capital projects to be transferred to Rollings Crescent for drainage upgrade which is the next drainage						
12304.8000.00	project priority.	27/09/17 - 598	Capital Expenses		8,000		
	To replace the existing tip truck like for like, the budget amount is required to be increased. This is to be funded	27/03/17 330	Capital Expenses		0,000		
12477.8000.60	from the Asset Replacement Reserve.	27/09/17 - 598	Capital Expenses			(27,000)	(27,0
	To replace the existing tip truck like for like, the budget amount is required to be increased. This is to be funded	2,,03,1, 330	Capital Expenses			(27,000)	(27,0
12477.8501.06	from the Asset Replacement Reserve.	27/09/17 - 598	Non Cash Item	27,000			
	Transfer from Building Construction capital contingency to Depot operational expenses for hire of transportable for			•			
5584.601.60	the provision of temporary office space for the relocation of the Building Maintenance team to the Operations						
	Depot.	27/09/17 - 598	Operating Expenses			(14,000)	(14,0
	Transfer from Building Construction capital contingency to Depot operational expenses for hire of transportable for						
12533.8000.60	the provision of temporary office space for the relocation of the Building Maintenance team to the Operations						
	Depot.	27/09/17 - 598	Capital Expenses		14,000		
00024.178.08	Increase in expected brought forward surplus from 2016/17 closing surplus	11/10/17 - 612	Opening Surplus(Deficit)		1,823,643		1,823
00002.1125.60	Allocated carry forward surplus - Wells Park feasibility study	11/10/17 - 612	Operating Expenses			(35,000)	1,788,
12421.155.60	Allocated carry forward surplus - Big Concert additional funds	11/10/17 - 612	Operating Expenses			(15,000)	1,773,
12754.155.60	Allocated carry forward surplus - The Edge Skate Park grand opening - rescheduled	11/10/17 - 612	Operating Expenses			(36,000)	1,737
00097.1031.50	Allocated carry forward surplus - Zone Drop-in Lounge - salaries	11/10/17 - 612	Operating Expenses			(71,800)	1,665,
00097.1035.50	Allocated carry forward surplus - Zone Drop-in Lounge - salaries	11/10/17 - 612	Operating Expenses			(6,812)	1,659
5584.601.60 0499.1652.60	Allocated carry forward surplus - Demountable building - Depot Allocated carry forward surplus - After hours monitoring	11/10/17 - 612 11/10/17 - 612	Operating Expenses Operating Expenses			(36,000)	1,623, 1,593,
0499.1652.60	Allocated carry forward surplus - After hours monitoring Allocated carry forward surplus - Security guard at Darius Wells	11/10/17 - 612	Operating Expenses Operating Expenses			(37,000)	1,593,
0499.1797.60	Allocated carry forward surplus - CCTV Maintenance	11/10/17 - 612	Operating Expenses			(22,100)	1,530,
12619.138.60	Allocated carry forward surplus - Darius Wells Christmas Tree Decorations	11/10/17 - 612	Operating Expenses			(10,000)	1,523
12756.8000.60	Allocated carry forward surplus - Barius Weils Christinas free Decorations Allocated carry forward surplus - Recquatic ergonomic workstation refit	11/10/17 - 612	Capital Expenses			(30,000)	1,493
12557.8114.60	Allocated carry forward surplus - Calista Tennis Club access	11/10/17 - 612	Capital Expenses			(20,000)	1,473
12556.8107.60	Allocated carry forward surplus - Bertram Road drainage improvement	11/10/17 - 612	Capital Expenses			(30,000)	1,443
12757.8000.60	Allocated carry forward surplus - Latitude 32 lighting change from solar	11/10/17 - 612	Capital Expenses			(286,050)	1,157
12591.8000.60	Allocated carry forward surplus - Medina Oval Lighting	11/10/17 - 612	Capital Expenses			(150,000)	1,007
12533.8000.60	Allocated carry forward surplus - Demountable building - Depot	11/10/17 - 612	Capital Expenses			(14,000)	993
12742.8000.60	Allocated carry forward surplus - Darius Wells Christmas Tree	11/10/17 - 612	Capital Expenses			(10,000)	983
12465.8000.60	Allocated carry forward surplus - Youth Zone - Lounge entrance renovation	11/10/17 - 612	Capital Expenses			(25,000)	958
						,	
0068.2004.07	Allocated carry forward surplus - Information Technology Reserve	11/10/17 - 612	Non Cash Item	(500,000)			458

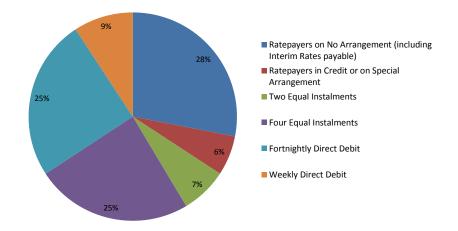
Note 6: Receivables - Rates

Receivables - Rates Receivable	31 Oct 2017	30 June 2017
	\$	\$
Opening Arrears Previous Years	2,616,983	2,179,452
Levied this year	46,382,212	46,344,239
Less Collections to date	(29,928,487)	(45,906,707)
Equals Current Outstanding	19,070,708	2,616,983
Net Rates & Charges Collectable	19,070,708	2,616,983
% Outstanding	38.92%	5.39%

Outstanding Rates by Payment Arrangement Type	31 Oct 2017	
	\$	%
Ratepayers on No Arrangement (including Interim Rates payable)	5,352,990	28.07%
Ratepayers in Credit or on Special Arrangement	1,172,292	6.15%
Two Equal Instalments	1,376,790	7.22%
Four Equal Instalments	4,639,860	24.33%
Fortnightly Direct Debit	4,768,850	25.01%
Weekly Direct Debit	1,759,928	9.23%
	19,070,708	100.00%



% of Outstanding Rates by Payment Arrangement Type



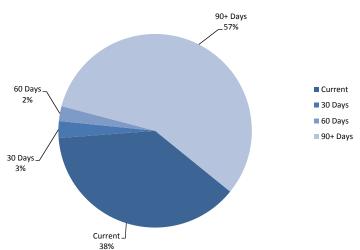
Note 6(a): Receivables - General

Receivables - General

	Current	30 Days	60 Days	90+ Days	Total	C
	\$	\$	\$	\$	\$	Ī
Sundry Debtors	286,198	21,369	18,731	427,933	754,231	3
Infringements Register					131,369	3
						2
Total Receivables General Outstanding						8

Amounts shown above include GST (where applicable)

% of Sundry Debtors by Age Outstanding



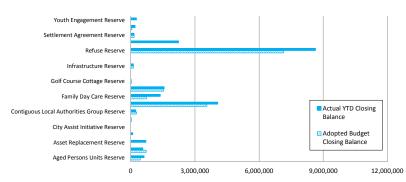
Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

	Debtor#	Description	Status	\$
124	2022.02	Variante de la companya de la compan	No comments associated assessable with in house level	1 000
31	3922.03	Verge clean up costs	No payments received, currently with in-house legal	1,090
169	3274.07	Dog attack prosecution costs Pool prosecution	Debtor making regular payments of \$20 No payments received, debt collection process to commence	1,172
.00	2549.07	·		1,400
00	854.04	Rent - Parmelia House	Finance Officer to complete reconciliation and follow up with Debtor	1,454
	4000.02	160 x Gym Passes and 97 Pool Passes	Recquatic to follow up with Debtor	1,497
	2428.11	Banksia Park Fees	Invoice to be paid upon sale of unit	1,692
	3910.07	Local Government Act prosecution	\$30 per fortnight payment arrangement by Direct Debit	1,752
	198.03	Use of City of Kwinana labour and plant for		
		fire mitigation	Raised in error - memo for write-off to be submitted - Cleared 10/11/17	2,459
	3321.07	Dog fines and prosecution costs	\$25 per fortnight payment arrangement	2,885
	3884.03	Removal of abandoned vehicle	\$40 per fortnight payment arrangement	2,955
	1907.07	Mosquito Management Contribution	Health officer to liaise with Debtor	3,111
	1825.07	Court awarded fines and costs	No payment received since July 2010, debt collection process to	
			recommence	3,380
	3953.07	Local Law prosecution	Debtor making regular payments of \$45 per fortnight	3,544
	3909.07	Local Government Act prosecution	No payments received, debt collection process to commence	3,652
	1703.11	Banksia Park Fees	Invoice to be paid upon sale of unit	3,720
	2442.07	Court imposed fine	No payments received, debt collection process to commence	5,732
	2535.07	Dog attack prosecution costs		
			Regular payments ceased in 2015, debt collection process to recommence	6,444
	3936.07	Prosecution RO 706-709	Debtor making regular payments of \$150 per fortnight	12,452
•	3485.07	Food Act prosecutions	No payments received, debt collection process to commence	13,524
	2726.07		Regular payments ceased in December 2016, debt collection process to	
		Planning and Development Act prosecution	recommence	23,144
	1031.04	Truly shared use agreement Wellard Pavilion		
		and Oval	Currently being followed up by the Lease officer	23,883
	4008.07	Lot 601 Millar Rd, Wellard East - POS cash-in-		
		lieu (1.466.8m2) subdivision approval		
		condition 17 and advice note 3 (WAPC ref	Advised subdivision delayed to approx. 11/12/17 - delay in payment	
		154242)	approved	105,000
	897.04/06	Lease and Outgoings - Carpark	Liaison with Debtor in progress - Legal	112,183
	Total Deb	tors 90+ days > \$1,000		338,122

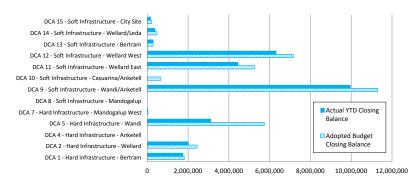
Note 7: Cash Backed Reserve

		Adopted											
	Adopted	Budget	Adopted			Current Budget							
	Budget	Transfers In	Budget	Adopted	Current Budget		Current Budget	•		Actual		Actual	Actual YTD
	Opening	(incl Interest)	Transfers Out		Opening	(incl Interest)	Transfers Out	Closing	Actual Opening		Actual Interest		Closing
	Balance	(+)	(-)	Balance	Balance	(+)	(-)	Balance	Balance	(+)	Earned (+)	(-)	Balance
Reserve	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Municipal Reserves													
Aged Persons Units Reserve	389,941	279,588	(221,315)	448,214	389,941	279,588		448,214	643,367	0	-,	(18,448)	627,093
Asset Management Reserve	784,951	22,399	(83,090)	724,260	784,951	22,399	(,,	724,260	566,868	0	2,356	0	569,224
Asset Replacement Reserve	213,186		(468,000)	0	213,186	254,814		(27,000)	595,442	199,809	1,117	(81,808)	714,559
Banksia Park Reserve	107,650		(108,385)	0	107,650	735		0	107,840	0	364	(10,029)	98,176
City Assist Initiative Reserve	0	0	0	0	0	100,000		100,000	0	0	0	0	
Community Services & Emergency Relief Reserve	25,966		0	26,577	25,966	611		26,577	26,059	0	00	0	26,147
Contiguous Local Authorities Group Reserve	253,161	56,950	(45,000)	265,111	253,161	56,950		265,111	239,215	7,892	808	(3,690)	
Employee Leave Reserve	4,100,853	0	(539,162)	3,561,691	4,100,853	0	(000,-0-,	3,561,691	4,074,338	0	0	0	4,074,338
Family Day Care Reserve	1,446,637	34,023	(751,569)	729,091	1,446,637	34,023	(751,569)	729,091	1,383,877	0	4,887	0	1,388,764
Future Community Infrastructure Reserve	2,013,802	54,784	(527,100)	1,541,486	2,013,802	54,784	(1,004,000)	1,064,586	1,568,683	0	5,300	(8,508)	1,565,475
Golf Course Cottage Reserve	27,167	639	0	27,806	27,167	639	0	27,806	27,264	0	92	0	27,356
Information Technology Reserve	0	0	0	0	0	500,000	0	500,000	0	0	0	0	0
Infrastructure Reserve	122,859	2,889	0	125,748	122,859	2,889	0	125,748	128,213	0	433	0	128,646
Rates Strategy Reserve	819,692	0	(819,692)	0	819,692	0	(819,692)	0	819,692	0	0	(819,692)	0
Refuse Reserve	8,606,073	202,401	(1,667,704)	7,140,770	8,606,073	202,401	(1,696,754)	7,111,720	8,636,810	0	29,178	(21,753)	8,644,235
Restricted Grants & Contributions Reserve	1,297,522	0	(1,297,522)	0	1,297,522	0	(1,297,522)	0	2,644,454	0	0	(408,477)	2,235,976
Settlement Agreement Reserve	157,743	0	0	157,743	157,743	0	0	157,743	157,743	0	0	0	157,743
Workers Compensation Reserve	342,176	0	(289,544)	52,632	342,176	0	(289,544)	52,632	210,503	0	0	0	210,503
Youth Engagement Reserve	270,000	0	(270,000)	0	270,000	0	(270,000)	0	270,000	0	0	0	270,000
Sub-Total Municipal Reserves	20,979,379	909,833	(7,088,083)	14,801,129	20,979,379	1,509,833	(7,621,033)	14,868,179	22,100,369	207,701	46,797	(1,372,405)	20,982,461
Developer Contribution Reserves													
DCA 1 - Hard Infrastructure - Bertram	1,738,315	489,830	(414,093)	1,814,052	1,738,315	489,830	(414,093)	1,814,052	1,743,836	0	5,891	0	1,749,728
DCA 2 - Hard Infrastructure - Wellard	1,953,717	487,102	0	2,440,819	1,953,717	487,102	. 0	2,440,819	1,969,898	36,864	6,655	0	2,013,417
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 5 - Hard Infrastructure - Wandi	3,079,247	2,662,656	0	5,741,903	3,079,247	2,662,656		5,741,903	3,104,086	0	10,487	0	3,114,573
DCA 7 - Hard Infrastructure - Mandogalup West	8,537	27,097	0	35,634	8,537	27,097	0	35,634	8,567	0	29	0	8,596
DCA 8 - Soft Infrastructure - Mandogalup	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 9 - Soft Infrastructure - Wandi/Anketell	9,893,320	1,895,119	(488,318)	11,300,121	9,893,320	1,895,119	(488,318)	11,300,121	9,928,654	0	33,543	0	9,962,197
DCA 10 - Soft Infrastructure - Casuarina/Anketell	0	666,609	(7,117)	659,492	0	666,609	(7,117)	659,492	0	0	0	0	0
DCA 11 - Soft Infrastructure - Wellard East	4,323,240	958,816	(9,724)	5,272,332	4,323,240	958,816	(9,724)	5,272,332	4,374,577	59,136	14,779	(1,702)	4,446,791
DCA 12 - Soft Infrastructure - Wellard West	6,274,935	914,116	(15,637)	7,173,414	6,274,935	914,116	(15,637)	7,173,414	6,297,345	. 0	21,275	0	6,318,619
DCA 13 - Soft Infrastructure - Bertram	287,083	6,750	0	293,833	287,083	6,750	0	293,833	288,108	0	973	0	289,081
DCA 14 - Soft Infrastructure - Wellard/Leda	359,161	117,719	(6,704)	470,176	359,161	117,719	(6,704)	470,176	367,092	0	1,240	0	368,332
DCA 15 - Soft Infrastructure - City Site	160,443	61,328	(4,190)	217,581	160,443	61,328	(4,190)	217,581	161,124	0	544	0	161,668
Sub-Total Developer Contribution Reserves	28,077,998	8,287,142	(945,783)	35,419,357	28,077,998	8,287,142	(945,783)	35,419,357	28,243,288	96,000	95,416	(1,702)	28,433,002
Total Reserves	49,057,377	9,196,975	(8,033,866)	50,220,486	49,057,377	9,796,975	(8,566,816)	50,287,536	50,343,657	303,701	142,213	(1,374,107)	49,415,463

Municipal Reserves - Year To Date Reserve Balance to End of Year Estimate



Developer Contribution Reserves - Year To Date Reserve Balance to End of Year Estimate



Note 8: Disposal of Assets

			YTD A	ctual	Budget				
Asset		Net Book				Net Book			
Number	Asset Description	Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Motor Vehicles							_	
	6 Toyota Aurion Sportivo 3.5L Auto - Motor Vehicle - Dispose 1ENV377 (PL420)	26,484	13,464		(13,020)	26,170	15,000	0	(11,170)
	1 Holden Colorado LTZ 4x4 Auto - Motor Vehicle - Dispose 1EOB725 (PL421)	34,188	28,236		(5,952)	33,279	25,000	0	(8,279)
	7 Toyota Kluger AWD V6 - Motor Vehicle - 1EWF500 (PL466)	0	0			31,459	28,000	0	(3,459)
560	5 Holden VF Evoke V6 Sportswagon - Motor Vehicle - Dispose 1EOB748 (PL422)	17,937	14,145		(3,791)	17,639	15,000	0	(2,639)
563	0 Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOX941 (PL425)	26,699	22,555		(4,144)	26,223	20,000	0	(6,223)
560	0 Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOO657 (PL430)	26,950	25,055		(1,896)	26,223	20,000	0	(6,223)
560	4 Toyota Camry Altise 2.5L Sedan - Motor Vehicle - Dispose 1ENM243 (PL423)	14,496	10,530		(3,966)	14,243	15,000	757	C
560	1 Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1955 (PL424)	26,899	20,964		(5,936)	26,223	20,000	0	(6,223)
564	8 Ford Ranger 4x4 PU XL - Motor Vehicle - Dispose KWN1946 (PL426)	22,297	21,645		(651)	22,112	20,000	0	(2,112)
560	2 Holden Colorado 4 x4 Crew Cab - Motor Vehicle - Dispose KWN1953 (PL427)	0	0			26,223	20,000	0	(6,223
559	2 Holden Colorado 4 x4 Crew Cab Ute - Motor Vehicle - Dispose KWN1952 (PL428)	0	0			26,223	20,000	0	(6,223
504	3 Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1817 (PL410)	24,487	23,009		(1,478)	24,105	20,000	0	(4,105
5598	8 Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1958 (PL433)	26,699	20,509		(6,190)	26,223	20,000	0	(6,223
562	2 Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN2000 (PL436)	0	0			31,590	20,000	0	(11,590
461	6 Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1820 (PL385)	20,932	23,691	2,759		0	0	0	(
460	0 Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1893 (PL386)	27,562	16,825		(10,737)	0	0	0	(
460	1 Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1984	27,302	18,643		(8,659)	0	0	0	(
	Furniture & Equipment								
486	8 Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	0	0	0	(
486	9 Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	0	0	0	(
	Plant & Equipment								
328	7 2009 Hino 14T Tip Truck - Dispose KWN1761 (PL252)	0	0			81,808	80,000	0	(1,808
348	1 Mitsubishi Fuso Tip Truck - Dispose KWN1779 (PL289)	0	0			31,884	25,000	0	(6,884
307	5 Volvo L70F Loader - Dispose KWN624 (PL223)	0	0			92,795	80,000	0	(12,795
506	8 Mower Toro GM7200 - Dispose 1EJI080 (PL415)	16,339	6,000		(10,339)	16,112	4,000	0	(12,112
	1 Mower Toro Zero Turn Grandmaster Ride on - Dispose 1EDW556 (PL390)	10,523	6,000		(4,523)	9,501	4,000	0	(5,501
	4 Kubota Tractor 33HP & Slasher - Dispose 1EPN009 (PL441)	0	0		(//	10,885	8,000	0	(2,885
460	2 Hino 500 Tip Truck 4x4 Truck - Dispose KWN1915 (PL391)	0	0			103,812	95,000	0	(8,812
318	7 Vermeer Wood Chipper - Dispose Sale 1TKV850 (PL253)	0	0			19,011	25,000	5,989	
243	4 Volvo 710 Vhp Grader - Dispose KWN623 (PL49)	0	0			74,659	60,000	0	(14,659
		351,048	271,271	2,759	(82,536)	798,399	659,000	6,746	(146,145
	Net Profit/(Loss)			_	(79,777)			_	(139,399)

				YTD Act	ual			Budget					
Note 9: Rating Information		Number						Number					
		of	Rateable	Rate	Interim	Back	Total	of	Rateable	Rate	Interim	Back	Total
	Rate in	Properties	Value	Revenue	Rates	Rates	Revenue	Properties	Value	Revenue	Rate	Rate	Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$		\$	\$	\$	\$	\$
Differential General Rate													
Gross Rental Value (GRV)													
Improved Residential	0.07351	13,134	225,385,408	16,223,658	334,043	45,307	16,603,008	12,635	220,699,968	16,223,658	850,000	-	17,073,658
Vacant Residential	0.15769	692	8,674,780	1,385,002	(13,223)	(10,047)	1,361,732	469	8,783,070	1,385,002	-	-	1,385,002
Improved Special Residential	0.06515	813	19,269,951	1,256,014	(654)	- 1	1,255,360	808	19,278,791	1,256,013	-	-	1,256,013
Light Industrial and Commercial	0.08719	151	23,374,203	2,025,036	12,961	(267)	2,037,730	145	23,225,553	2,025,036	-	-	2,025,036
General Industry and Service Commercial	0.08246	352	36,595,632	2,943,173	63,542	379	3,007,094	336	35,692,132	2,943,173	-	-	2,943,173
Large Scale General Industry and Service Commercial	0.08559	52	47,409,680	4,105,511	(40,556)	(313)	4,064,642	47	47,967,180	4,105,511	-	-	4,105,511
Unimproved Value (UV)													
General Industrial	0.01696	3	121,200,000	2,055,552	-	-	2,055,552	3	121,200,000	2,055,552	-	-	2,055,552
Rural	0.00471	79	97,651,000	459,936	-	-	459,936	79	97,651,000	459,936	-	-	459,936
Mining	0.00817	25	37,766,000	306,710	1,838	4,996	313,544	23	37,541,000	306,710	-	-	306,710
Urban/Urban Deferred	0.00576	279	151,710,000	868,775	5,075	37,762	911,612	63	150,829,000	868,775	-	-	868,775
Sub-Totals		15,580	769,036,654	31,629,367	363,026	77,817	32,070,210	14,608	762,867,694	31,629,367	850,000	-	32,479,367
	Minimum												
Minimum Payment	\$												
Gross Rental Value (GRV)													
Improved Residential	\$971	1,728	20,564,832	1,646,816	14,810	2,284	1,663,910	1,696	20,376,522	1,646,816	-	-	1,646,816
Vacant Residential	\$971	1,370	4,964,703	985,565 -	64,192	(18,721)	902,652	1,015	5,339,565	985,565	-	-	985,565
Improved Special Residential	\$971	6	84,900	5,826	-	-	5,826	6	84,900	5,826	-	-	5,826
Light Industrial and Commercial	\$1,263	26	267,341	32,838	-	-	32,838	26	267,341	32,838	-	-	32,838
General Industry and Service Commercial	\$1,263	37	318,902	46,731	-	-	46,731	37	318,902	46,731	-	-	46,731
Large Scale General Industry and Service Commercial	\$1,263	0	-	-	-	-	-	0	-	-	-	-	-
Unimproved Value (UV)													
General Industrial	\$1,263	0	-	-	-	-	-	0	-		-	-	-
Rural	\$971	9	1,071,000	8,739	-	-	8,739	9	1,071,000	8,739	-	-	8,739
Mining	\$1,263	17	27,673	16,419	-	-	16,419	13	28,647	16,419	-	-	16,419
Urban/Urban Deferred	\$1,263	34	6,600	17,682	(16,419)	1,512	2,775	14	2,051,600	17,682	-	-	17,682
Sub-Totals		3,227	27,305,951	2,760,616	(65,801)	(14,925)	2,679,890	2,816	29,538,477	2,760,616	-	-	2,760,616
		18,807	796,342,605	34,389,983	297,225	62,892	34,750,100	17,424	792,406,171	34,389,983	850,000	-	35,239,983
Concession							-						-
Amount from General Rates							34,750,100						35,239,983
Ex-Gratia Rates							-						-
Specified Area Rates							-						-
Totals							34,750,100						35,239,983

Note 10: Information on Borrowings

(a) Debenture Repayments

		New Loans		Princ Repayr	•	Princ Outsta	•	Inter Repayr	
	-	INCAL	Original	Керауі	Original	Outsta	Original	Керауі	Original
Particulars	01 Jul 2017	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
		\$		\$	\$	\$	\$	\$	\$
Governance									
Loan 99 - Administration Office Renovations	845,987	0		0	84,414	845,987	761,573	(867)	57,237
Loan 107 - Administration / Chambers Building Refurbishment	0	0	2,897,000	0	0	0	2,897,000	0	0
Education & Welfare									
Loan 96 - Youth Specific Space	171,398	0		0	23,558	171,398	147,840	(458)	13,606
Loan 100 - Youth Specific Space	1,521,312	0		0	0	1,521,312	1,521,312	(1,165)	81,250
Recreation and Culture									
Loan 94 - Wellard Sports Pavilion	248,482	0		21,486	43,658	226,996	204,824	5,428	16,802
Loan 95 - Orelia Oval Pavilion	411,355	0		0	56,540	411,355	354,815	(1,100)	32,655
Loan 97 - Orelia Oval Pavilion Extension	1,871,923	0		0	186,785	1,871,923	1,685,138	(1,918)	126,648
Loan 102 - Library & Resource Centre	7,421,567	0		0	0	7,421,567	7,421,567	(5,524)	386,720
Loan 104 - Recquatic Refurbishment	3,350,000	0		0	0	3,350,000	3,350,000	(1,853)	135,675
Loan 105 - Bertram Community Centre	1,296,840	0		0	0	1,296,840	1,296,840	10,079	50,827
Loan 106 - Destination Park - Calista	1,609,695	0		0	93,163	1,609,695	1,516,532	(967)	49,819
Transport									
Loan 98 - Streetscape Beautification	1,142,081	0		0	113,959	1,142,081	1,028,122	(1,170)	77,270
Loan 101 - City Centre Redevelopment	2,500,000	0		0	0	2,500,000	2,500,000	14,766	61,750
Self Supporting Loans									
Recreation and Culture									
Loan 103B - Golf Club Refurbishment	298,494	0		0	15,645	298,494	282,849	(650)	11,506
	22,689,134	0	2,897,000	21,486	617,722	22,667,648	24,968,412	14,601	1,101,765

Negative interest expense amounts relate to the reversal of accrued interest in 2016/17.

(b) New Debentures

No new debentures were raised during the reporting period.

Note 11: Trust Fund

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

	Opening			Closing
Description	Balance	Amount	Amount	Balance
Description	01 Jul 2017	Received	Paid	31 Oct 2017
	\$	\$	\$	\$
Hall Security Bonds	55,341	8,800	0	64,141
Footpath & Kerbing Security Deposits	857,177	0	(31,456)	825,721
Sports Forfeiture Security Deposits	200	0	0	200
Bus Hire Security Deposits	3,000	500	0	3,500
Demolition Security Deposits	16,334	0	(3,256)	13,078
Miscellaneous Deposits	70,351	2,500	0	72,851
Footpath Construction Bonds	2,000	0	0	2,000
Land Subdivision Bonds	506,810	0	(34,916)	471,894
Road Maintenance Bonds	293,234	0	0	293,234
Landscaping Subdivision Bonds	125,315	13,473	0	138,787
Planning Advertising Bonds	250	0	(250)	0
Mortimer Road - Community Trust	10,421	0	0	10,421
ATU Landscaping Bonds	3,168	0	0	3,168
Landscaping Development Bonds	56,822	0	0	56,822
Subdivision Handrails	15,395	0	0	15,395
APU Security Bonds	16,462	0	(1,450)	15,012
Councillor Nomination Deposits	0	1,360	0	1,360
DCA 5 Contingency Bonds	729,967	89,410	0	819,377
Contiguous Local Authorities Group (CLAG)	200	0	0	200
Public Open Space Cash In Lieu	49,608	45,453	0	95,061
	2,812,054	161,496	(71,328)	2,902,222

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

Note 12: Capital Acquisitions

			YTD Actual		Budget				
Assets	Account	New/Upgrade	Renewal	Total YTD	Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Level of completion indicator, please see table at the end of this note for further detail.		\$	\$	\$	\$		\$	\$	
Level of completion material, please see table at the end of this note for further actum.									
Buildings									
Adventure Park - Calista Oval - Building Renewal	00012578	0	0	0	100,000	100,000	0	0	
Sloan's Cottage - conservation works	00012511	0	0	0	5,000	5,000	0	0	
Smirk's Cottage - conservation works	00012512	0	0	0	5,000	5,000	0	0	
Wheatfield Cottage - conservation works	00012513	0	0	0	15,000	15,000	0	0	
Zone Youth Centre - repaint external walls	00012514	0	0	0	20,000	20,000	0	0	
Revolving Energy Fund	00012515	0	0	0	35,000	35,000	0	0	
Sloan Reserve Toilets	00012516	0	0	0	40,000	0	0	0	
Smirks Cottage Accessible Reserve Toilets	00012516	0	0	0	0	40,000	0	0	
Youth Outdoor Space - Public Art	00012517	20,775	0	20,775	26,500	26,500	26,500	5,725	
Kwinana Bowling Club shed replacement	00012518	8,000	0	8,000	18,000	18,000	18,000	10,000	
CFWD Dist B - DCA 13 - Local Sporting Ground with Community Sports	00012520	0	0	0	385,350	734,000	70,499	70,499	
CWFD Dist C - DCA14 - Local Sporting Ground with pavilion extension	00012521	1,300	0	1,300	141,750	270,000	45,000	43,700	
CFWD Signage - update signage from Town to City	00012522	0	0	0	110,000	110,000	0	0	
Administration Building (existing) Building renewals	00012526	0	0	0	2,897,000	2,897,000	0	0	
Banksia Park - Bollard/Light replacement	00012527	0	0	0	6,400	6,400	0	0	
Banksia Park - Clubhouse kitchen - cabinet replacement	00012528	0	0	0	15,000	15,000	0	0	
Banksia Park - Clubhouse - replace wooden framed door	00012529	0	0	0	2,500	2,500	0	0	
Banksia Park - External Painting - 5 year program	00012530	0	0	0	20,000	20,000	0	0	
Business Incubator - replacement of split system air conditioners	00012531	0	0	0	15,000	15,000	0	0	
Wellard Pavilion Air Conditioning	00012519	0	0	0	11,000	11,000	0	0	
Kwinana Out of School Care - replace air conditioners	00012532	0	0	0	15,000	15,000	0	0	
Contingency (covers all unforeseen breakdowns and requests)	00012533	0	7,606	7,606	100,000	100,000	33,333	25,727	
Callistemon Court APU - new garage block	00012534	0	0	0	40,000	40,000	0	0	
Callistemon Court APU - carpet replacement	00012535	0	0	0	10,000	10,000	0	0	
Callistemon Court APU - External Painting - 5 year program	00012536	0	0	0	20,000	20,000	0	0	
CFWD Callistemon Court APU - Construction/installation of new footpath and letterboxes	00012537	0	5,500	5,500	10,000	10,000	10,000	4,500	
Out of School Care - 2 Budden Way - Renewal of fence	00012538	0	0	0	20,000	20,000	0	0	
New Operations Centre	00012539	0	0	0	100,000	100,000	0	0	
Bright Futures Family Day Care building to replace playroom, kitchenette and toy library	00012540	0	0	0	650,000	650,000	0	0	
Darius Well Reception - Safety modifications	00012721	4,544	0	4,544	0	5,000	5,000	456	
Recquatic ergonomic workstation refit	00012756	0	0	0	0	30,000	0	0	
Buildings Total		34,619	13,106	47,725	4,833,500	5,345,400	208,332	160,607	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

Note 12: Capital Acquisitions

		YTD Actual			Budget				
					Adopted Annual	Current Annual			
Assets	Account	New/Upgrade	Renewal	Total YTD	Budget	Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$		\$	\$	
Plant, Furniture and Equipment									
Furniture and Equipment									
Banksia Park - replacement of furniture and equipment in the Clubrooms	00012443	0	0	0	5,000	5,000	0		
Banksia Park - 3 x Rinnai continual Flow HWU	00012444	0	C	0	10,500	10,500	665	66	
Banksia Park - 3 x Chef Elevated Oven Replacements	00012445	0	0	0	8,085	8,085	8,085	8,08	
Banksia Park - Park Benches	00012446	0	0	0	4,500	4,500	4,500	4,50	
Callistemon Court APU - Rinnai continual flow HWS	00012447	0	0	0	14,000	14,000	0		
Callistemon Court APU - Chef elevated oven replacement	00012448	0	0	0	8,085	8,085	0		
Darius Wells Library & Resource Centre - Furniture	00012449	0	0	0	1,000	1,000	0		
John Wellard Community Centre - Furniture	00012450	0	0	0	2,000	2,000	0		
William Bertram community Centre - Furniture	00012451	0	0	0	2,000	2,000	0		
Library - Data projector & screen	00012452	0	0	0	5,000	5,000	5,000	5,00	
Library - F & E Renewal	00012453	0	0	0	5,500	5,500	5,500	5,50	
Office Furniture - furniture for new staff/staff relocations	00012454	0	0	0	12,000	12,000	12,000	12,00	
Recquatic - Administration - Office Chairs	00012455	0	0	0	1,000	1,000	1,000	1,00	
Recquatic - Administration - Staffroom fridge	00012456	0	0	0	1,000	1,000	0		
Recquatic - Administration - Staffroom TV	00012457	0	0	0	500	500	500	50	
Recquatic - Aquatics - Blanket buddy	00012458	0	0	0	8,000	8,000	0		
Recquatic - Aquatics - Disability hoist 25 metre pool	00012459	0	0	0	6,000	6,000	0		
Recquatic - Aquatics - Defibrillator	00012460	0	0	0	3,000	3,000	0		
Recquatic - Multi Purpose room - Mirrors	00012461	0	0	0	3,000	3,000	0		
Recquatic - Cafe - Tables	00012462	0	0	0	2,000	2,000	0		
Recquatic - Health & Fitness - New program equipment cost & replacement	00012463	0	C	0	2,500	2,500	0		
Recquatic - Vacation Care/Crèche - Play Equipment	00012464	0	0	0	2,000	2,000	0		
Youth Centre - Zone - Lounge entrance renovation	00012465	0	0	0	10,000	35,000	0		
Defibrillators for City Facilities - Thomas Kelly. Orelia & one TBC	00012466	0	0	0	10,500	10,500	0		
Diesel Generator for Computer Room	00012490	0	0	0	4,000	4,000	0		
Darius Wells Christmas Tree/Decorations	00012742	1,826	C	1,826	0	10,000	7,500	5,67	
Computing Equipment									
iPhones	00012467	0	0	0	20,000	20,000	0		
Self Check Touchscreen Computer & Workstation	00012468	0	0	0	11,000	11,000	0		
Fibre Link to the Skate Park and Adventure Park	00012471	38,178	C	38,178	40,000	40,000	40,000	1,82	
AV Equipment - Projector Replacement	00012469	0	C		30,000	30,000	0		
Backup/DR Software	00012473	0	C	0	3,750	3,750	3,750		
VM Software	00012474	0	0	0	5,400	5,400	5,400		
CFWD Various ICT Equipment for Strategic Information Technology Plan	00012472	0	0	0	146,850	146,850	90,000		

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

Note 12: Capital Acquisitions

				YTD Actual		Budget				
						Adopted Annual	Current Annual			
_	Assets	Account	New/Upgrade	Renewal	Total YTD	Budget	Budget	YTD Budget	YTD Variance	
			\$	\$	\$	\$		\$	\$	
	Plant and Equipment									
oOl	Depot - Minor Plant	00012475	0	0	0	25,000	25,000	20,000	20,000	
oOl	Depot - Purchase of New Tip Truck - New Plant 527 - (Sale KWN1761)	00012476	0	0	0	195,000	195,000	0		
oOl	Depot - Purchase of New Tip Truck - New Plant 528 - (Sale KWN1779)	00012477	0	0	0	85,000	112,000	0	0	
o0(Depot - Purchase of New Loader - New Plant 529 - (Sale KWN624)	00012478	0	0	0	270,000	270,000	0	0	
o0(Depot - Purchase of New Ride on Mower - New Plant 530	00012479	0	30,312	30,312	32,000	32,000	0	(30,312)	
o0(Depot - Purchase of New Ride on Mower - New Plant 532	00012480	0	30,312	30,312	32,000	32,000	0	(30,312)	
000	Depot - Purchase of New Out-front ride on Mower - New Plant 531	00012481	32,567	0	32,567	30,000	30,000	30,000	(2,567)	
oŪ	NAMS Tools	00012485	2,405	0	2,405	5,000	5,000	2,000	(405)	
oO(Recquatic - Aquatics - Automatic pool cleaner	00012486	0	0	0	5,000	5,000	5,000	5,000	
o0(Recquatic - Aquatics - Lane Rope (10)	00012487	0	0	0	8,000	8,000	0	0	
000	Recquatic - Aquatics - Pool Inflatable Device	00012488	0	0	0	15,000	15,000	15,000	15,000	
000	Recquatic - Swim School - Swim Platform	00012489	0	0	0	2,400	2,400	0	0	
000	CFWD Facilities - Soft fall tester	00012491	0	0	0	15,000	15,000	15,000	15,000	
000	CFWD Speed Alert Mobile Trailer for Driver Speed Education	00012492	0	0	0	26,290	26,290	26,290	26,290	
oO(Computer Mounting Systems for City Assist Vehicles (KWN2061, KWN 2063, KWN2000, KWN1893)	00012493	0	0	0	9,091	9,091	0	0	
n0(CFWD Fixed Variable Community Notice Board	00012494	0	0	0	70,000	70,000	0	0	
	Motor Vehicles									
oO	Director City Living - Purchase & Sale - Sale 1ENV377 PL420	00012495	0	38,884	38,884	56,000	56,000	56,000	17,116	
n0(Director Infrastructure - Purchase & Sale - Sale 1EOB725 PL421	00012496	0	0	0	56,000	56,000	56,000	56,000	
.00	Manager Marketing - Purchase & Sale - Sale 1EOB748 PL422	00012497	0	38,584	38,584	41,000	41,000	41,000	2,416	
o00	Manager Engineering - Purchase & Sale - Sale 1EOX941 PL425	00012498	0	40,504	40,504	41,000	41,000	41,000	496	
.00	Manager Works Depot - Purchase & Sale - Sale 1EOO657 PL430	00012499	0	37,092	37,092	41,000	41,000	41,000	3,908	
.00	Building Assets Coordinator - Purchase & Sale - Sale 1ENM243 PL423	00012500	0	32,546	32,546	38,000	38,000	38,000	5,454	
.00	Compliance Officer - Purchase & Sale - Sale KWN1955 PL424	00012501	0	33,989	33,989	41,000	41,000	41,000	7,011	
.00	Development Engineer - Purchase & Sale - Sale KWN1946 PL426	00012502	0	34,379	34,379	41,000	41,000	41,000	6,621	
.00	Engineer Designer - Purchase & Sale - Sale KWN1953 PL427	00012503	0	39,534	39,534	41,000	41,000	41,000	1,466	
.00	Project Coordinator - Purchase & Sale - Sale KWN1952 PL428	00012504	0	38,737	38,737	41,000	41,000	0	(38,737)	
.00	Parks Supervisor - Purchase & Sale - Sale KWN1817 PL410	00012505	0	38,737	38,737	41,000	41,000	41,000	2,263	
.00	Streetscape Maintenance Officer - Purchase & Sale - Sale KWN1958	00012506	0	33,889	33,889	41,000	41,000	0	(33,889)	
000	Senior Essential Services - Purchase & Sale - Sale KWN2000 PL436	00012507	0	0	0	41,000	41,000	0	0	
000	Chief Executive Officer - Purchase & Sale - Sale 1EWF500 P466	00012508	0	0	0	63,000	63,000	63,000	63,000	
.00	Director City Regulation Vehicle - Purchase only - New Plant 511	00012509	0	0	0	56,000	56,000	56,000	56,000	
.00	Tree Officer - Purchase only - New Plant 512	00012510	0	0	0	41,000	41,000	0	0	
•0	Plant , Furniture and Equipment Total		74,976	467,499	542,475	1,932,951	1,994,951	853,190	310,715	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

Note 12: Capital Acquisitions

			YTD Actual			Budget			
_	Assets	Account	New/Upgrade	Renewal	Total YTD	Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance
			\$	\$	\$	\$		\$	\$
.00 100	Park and Reserves Annual upgrade of parks as per Parks for People strategy - Rogan Park, Bertram small scale skate park, shade sail on play equipment, Honeywood park exercise equipment Bore - current condition 5 cubicle & pump replacement	00012574 00012575	0	28,262 32,490	28,262 32,490	216,000 75,000	216,000 75,000	35,000 36,000	6,738 3,510
.00	Bore - Forward renewal/replacement as per annual program	00012576	0	3,009	3,009	105,000	105,000	25,000	21,991
00	Bowling Club Green replacement	00012577	0	0	0	220,000	220,000	0	0
00	Calista Oval - Fencing & Bollards replacement	00012579	0	184	184	60,000	60,000	20,000	19,816
00	Sanctuary Drive - Firebreak Construction - Dual Use Path - Limestone	00012580	0	0	0	15,000	15,000	0	0
00	Goal post renewal	00012581	0	0	0	5,000	5,000	0	0
00	KIA Tree Planting Program	00012582	0	0	0	130,000	130,000	0	0
oO(Kwinana Adventure Park - Bin Enclosure	00012583	0	0	0	40,000	40,000	0	0
n0(Kwinana Tennis Courts - Fencing	00012584	0	0	0	80,000	80,000	0	0
n0(Park Furniture/Lights	00012585	0	0	0	6,000	6,000	0	0
oO(Street Tree Planting Program - Bertram Stage 1 - 45	00012586	0	0	0	120,000	120,000	0	0
oO(Wells Beach Foreshore Upgrade (Park and Boating Facility)	00012587	0	0	0	466,526	466,526	0	0
00	Installation of fencing in City Reserves to prevent illegal dumping	00012588	25,126	0	25,126	50,000	50,000	30,000	4,874
nO(Mortimer Road Landscaping	00012589	0	0	0	51,500	51,500	51,500	51,500
nO(Wellard Village Nature Play Park - BBQ	00012590	0	0	0	10,000	10,000	10,000	10,000
n0(Medina Oval - Lighting	00012591	0	0	0	150,000	300,000	0	0
n0(Kwinana Netball Courts - Lighting and Additions	00012592	970	0	970	155,185	155,185	50,000	49,030
n0(CFWD Thomas Oval Netball Court Renewal	00012593	0	0	0	2,000	2,000	2,000	2,000
n0(Playground Renewal - Gawler Way POS	00012569	0	1,407	1,407	35,000	35,000	0	(1,407)
nO(Playground Renewal - Wells Park	00012570	0	0	0	35,000	35,000	0	0
00	CFWD Calista Oval Destination Park - Adventure Playground	00012571	5,757	0	5,757	42,232	42,232	42,232	36,475
00	CFWD Kwinana Outdoor Youth Space KOYS - Skate Park	00012572	334,266	0	334,266	40,000	40,000	40,000	(294,266)
n0(Family Day Care - Playground Equipment and Landscaping behind office	00012573	0	0	0	101,569	101,569	0	0
00	Parks and Reserves Total		366,119	65,352	431,471	2,211,012	2,361,012	341,732	(89,739)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

Note 12: Capital Acquisitions

		YTD Actual			Budget				
Assets	Account	New/Upgrade	Renewal	Total YTD	Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$		\$	\$	
Roads									
Urban Road Grant Construction									
Anketell Road (a) - 230m to 430m West of McLaughlan Road	00012541	0	0	0	93,847	93,847	0		
Anketell Road (b) - 200m west to 360m east of Abercrombie & west bound	00012542	0	0	0	275,283	275,283	0		
Anketell Road (c) - 460m to 1000m east of Abercrombie Road	00012543	0	0	0	119,157	119,157	0		
Anketell Road (d) - 300m west of Armstrong to 180m east of Armstrong	00012544	0	0	0	240,252	240,252	0		
Cockburn Road - Rockingham to 70m North West of Rockingham Road	00012545	0	0	0	75,348	75,348	0		
Gilmore Ave & Wellard Rd to Sloan Drive North & South Bound	00012546	0	0	0	222,008	222,008	0		
Ocean Street - Rockingham Road to 100 metres East - Resurfacing	00012547	0	0	0	53,820	53,820	0		
Sulphur Road - Roundabout at intersection of Durrant Ave	00012548	0	0	0	45,209	45,209	0		
Roads to Recovery Grant Construction									
Beacham Place - Road Upgrade and formalise cul de sac	00012549	0	0	0	95,000	95,000	0		
Cockman Way - Road Resurfacing and upgrade including kerb & footpath	00012550	0	3,358	3,358	332,000	332,000	55,000	51,64	
Dalrymple Drive - resurfacing of various Roundabouts and chicane red laterite	00012551	0	0	0	85,000	85,000	0		
Partridge Street - Pavement rehabilitation including cul de sac & footpath	00012552	0	0	0	190,000	190,000	0		
Municipal Road Construction									
Minstrell Road Bertram - Removal of Slow Point	00012560	0	10,736	10,736	20,000	11,000	0	(10,73	
The Strand & Runnymede Gate intersection - John Wellard Community Centre	00012561	0	20,837	20,837	20,000	20,000	20,000	(83)	
Beauchamp Loop & Wellard - Installation of Traffic Calming Devices	00012562	4,335	0	4,335	35,000	17,000	0	(4,33	
Traffic Calming Devices Repair	00012563	0	198	198	25,000	25,000	0	(19	
Bingfield Road West & Tucker Street Medina - Installation of Traffic Calming Devices	00012564	21,070	0	21,070	40,000	32,000	0	(21,07	
CFWD Bertram Road Dual Carriageway	00012565	0	0	0	81,090	81,090	81,090	81,09	
CFWD Johnson Road realignment roadworks	00012566	0	7,780	7,780	491,681	491,681	0	(7,78	
Roads Total		25,405	42,909	68,314	2,539,695	2,504,695	156,090	87,77	
Street Lighting									
Replacement of solar light damaged by third party - Insurance claim	00012318	0	1,415	1,415	0	0	0	(1,41	
Latitude 32 lighting change from solar	00012757	0	0	0	0	286,050	0		
Street Lighting	00012554	0	0	0	42,436	42,436	0		
Street Lighting Total		0	1,415	1,415	42,436	328,486	0	(1,41	
Bus Shelter Construction									
Bus Shelter Construction	00012553	0	0	0	51,500	51,500	0		
Bus Shelter Construction Total		0	0	0	51,500	51,500	0		

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

For the Period Ended 31 October 2017

Note 12: Capital Acquisitions

				YTD Actual		Budget				
	Assets	Account	New/Upgrade	Renewal	Total YTD	Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
			\$	\$	\$	\$		\$	\$	
	Footpath Construction									
00	Footpath Construction - Mortimer Road	00012555	0	0	0	92,500	92,500	0	0	
00	Footpath Construction - Bertram Road	00012556	0	0	0	87,500	117,500	0	0	
00	Footpath Construction - between Adventure Park and Gilmore Avenue	00012557	5,590	0	5,590	130,000	150,000	0	(5,590)	
oO(Footpath Construction Total		5,590	0	5,590	310,000	360,000	0	(5,590)	
	Drainage Construction									
ا00	Lot 1 Challenger Ave (Nutrient Stripping Basin) - Transfer of land	00012558	0	0	0	120,000	0	0	0	
00	Rollings Crescent Drainage Upgrade	00012558	0	0	0	0	155,000	0	0	
n0(Outfall Drainage nets at various stormwater outlet locations in Leda	00012559	0	0	0	20,000	20,000	7,000	7,000	
oO(Drainage Construction Total		0	0	0	140,000	175,000	7,000	7,000	
	Car Park Construction									
00	Medina Oval - Bituminise entrance & Carpark	00012567	3,970	0	3,970	141,311	141,311	0	(3,970)	
00	CFWD Construction of Carpark at the Skate Park	00012568	171,451	0	171,451	30,000	30,000	30,000	(141,451)	
00	Car Park Construction Total		175,421	0	175,421	171,311	171,311	30,000	(145,421)	
nO(Capital Expenditure Total		682,130	590,281	1,272,411	12,232,405	13,292,355	1,596,344	323,933	

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)













16.7 Control of dogs in certain public places (dog exercise area) - Dog Act 1976 (WA)

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

Utilising the powers conferred by section 31(3A) of the *Dog Act 1976*, a local government may by absolute majority as defined within section 1.4 of the *Local Government Act 1995*, specify a public place under its care and control to be a dog exercise area.

Section 31(3C) of the *Dog Act 1976*, requires that at least 28 days before specifying a place to be a dog exercise area under subsection 31(3A), a local government must give local public notice as defined in section 1.7 of the *Local Government Act 1995*.

NOTE - AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

OFFICER RECOMMENDATION:

That Council:

- 1. Approve the local public notice at Attachment D, of its intention to specify a portion of Lot 8032, fronting Darling Chase and to the northwest of Turnix Street, Wandi (as at Attachment A) to be a fenced off dog exercise area; and
- 2. Community consultation be undertaken to ascertain the preferred site for the dog exercise area between either of the following lots:
 - (a) Lot 8009, (portion Reserve 51952) Honeywood Avenue, Wandi at Attachment B as a dog exercise area; or
 - (b) Lot 8005, (portion Reserve 51952) Honeywood Avenue, Wandi at Attachment C as a dog exercise area.

DISCUSSION:

The City is required to give 28 days local public notice of its intention to specify dog exercise areas. Following the public notice period, any submissions received will be reviewed and a further report will be presented to Council to approve.

1. Lot 8032, DP407386

Satterley Property Group, the developers of the vacant land listed as Lot 8032 on Deposited Plan 407386, bounded by Darling Chase and to the northwest of Turnix Street, Wandi, have expressed their intention to develop the vacant land into a fenced dog exercise area for the use of nearby residents and other community members.

Lot 8032 on Deposited Plan 407386 has been transferred to the City freehold on 29 July 2016 to satisfy Condition 19 of WAPC 150060. Condition 19 provides as follows:

16.7 CONTROL OF DOGS IN CERTAIN PUBLIC PLACES (DOG EXERCISE AREA) - DOG ACT 1976 (WA)

"19 The land affected by the Western Power easement for the high power electricity infrastructure, as per the attached plan, being ceded to the City of Kwinana to the satisfaction of the Western Australian Planning Commission"

The subject land is held freehold by the City and the Western Power easements over Lot 8032 curtail the development of other infrastructure, however, at some time in the future the powerlines could be relocated or moved underground. At that time, Council may consider that the land, if circumstances necessitated, be developed for additional or other purposes.

After a local public consultation period of at least 28 days, and following the public notice period, any submissions received will be reviewed and a further report will be presented to Council to determine the approved area to be designated as a fenced off dog exercise area.

2. Lots 8009 and 8005, DP 400200

The City has received requests from residents within the Honeywood community for Council to specify as a dog exercise area; either one of the following lots:

- 1) Lot 8009, Assessment No 19667 (R51952) bounded by Bruny Meander and to the east of Honeywood Avenue, Wandi, or
- 2) Lot 8005, Assessment No 19666 (R51952) bounded by Bindarri Grove, Davenport Approach, Paroo Way and to the west of Honeywood Avenue, Wandi.

Lots 8005 and 8009 form Reserve 51952, divided by Honeywood Avenue and were vested to the City of Kwinana for the purposes of "Public Recreation and Drainage" on 19 January 2015.

Following a period of community consultation to determine the preferred site, it is proposed that this will be presented to Council for approval to give local public notice of the area to be specified as a dog exercise area. It is intended to conduct public consultation by writing to each resident of the City within a 500m radius of the two locations .

LEGISLATIVE/POLICY IMPLICATIONS:

Dog Act 1976;

31. Control of dogs in certain public places

- (3A) A local government may, by absolute majority as defined in the *Local Government Act 1995* section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.
- (3C) At least 28 days before specifying a place to be -
 - (b) A dog exercise area under subsection (3A); or
 - (c) A rural leashing area under subsection (3B),

16.7 CONTROL OF DOGS IN CERTAIN PUBLIC PLACES (DOG EXERCISE AREA) - DOG ACT 1976 (WA)

A local government must give local public notice as defined in the *Local Government Act* 1995 section 1.7 of its intention to so specify.

FINANCIAL/BUDGET IMPLICATIONS:

As the developer is offering to supply and install the fences and other materials for the fenced off dog exercise area within the estate, there will be no initial set up cost for this park.

However, once this fenced off area is established and once the other parkland area has been specified as a dog exercise area, there would be ongoing costs incurred in the care, maintenance and insurance of the dog exercise areas.

There will also be costs incurred in the advertising and promotion of the local public notice and assessment of submissions received for each of the parks as well as the community consultation mail out.

ASSET MANAGEMENT IMPLICATIONS:

The establishment of the new fenced off dog exercise area will produce a new asset for the City to manage and control. Additional cost implications would need to also be considered in future budgets for the care and maintenance of these locations as a result of this report; which should include provision for signage and waste disposal units at both of these locations.

ENVIRONMENTAL IMPLICATIONS:

The environmental implications are negligible for the proposal and only applicable to public open space adjacent to the subject areas. The implications include:

- Risk to dogs due to interactions with wildlife (snakes) and vice versa;
- Litter (dog poo bags thrown in the bush);
- Feral animal control requirements; and
- Dogs off leash.

These issues can be managed through installation of dog poo bins/bins and signage, when and where required.

STRATEGIC/SOCIAL IMPLICATIONS:

The City of Kwinana Strategic Community Plan 2015 – 2025 provides that Council will;

Strategies 4.2.1 "provide active recreation opportunities and develop public open space and infrastructure in new developments"

Strategies 4.2.2 "provide the community with functional, accessible and practical open parks and play spaces for a diverse range of users"

Strategies 4.4.2 "encourage and promote the design of places of activity and enjoyment"

16.7 CONTROL OF DOGS IN CERTAIN PUBLIC PLACES (DOG EXERCISE AREA) - DOG ACT 1976 (WA)

RISK IMPLICATIONS:

There are currently no areas within the Honeywood estate area (Wandi) which are specified as dog exercise areas. As such, the City Assist team could theoretically pursue breaches of legislation in regards to the control of dogs under the *Dog Act 1976* for residents exercising their dogs in areas that have not be set aside for such activities. This risk could be reduced should Council resolve by absolute majority to specify the site as a dog exercise area after public advertising and consideration of submissions.

COUNCIL DECISION
058
MOVED CR P FEASEY

SECONDED CR D WOOD

That Council;

- 1. Approve the local public notice at Attachment D, of its intention to specify a portion of Lot 8032, fronting Darling Chase and to the northwest of Turnix Street, Wandi (as at Attachment A) to be a fenced off dog exercise area; and
- 2. Community consultation be undertaken to ascertain the preferred site for the dog exercise area between either of the following lots:
 - (a) Lot 8009, (portion Reserve 51952) Honeywood Avenue, Wandi at Attachment B as a dog exercise area; or
 - (b) Lot 8005, (portion Reserve 51952) Honeywood Avenue, Wandi at Attachment C as a dog exercise area.

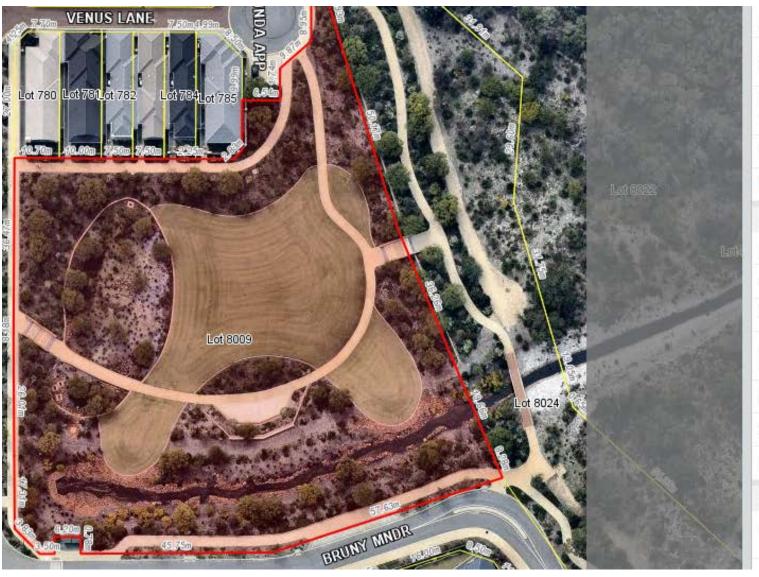
CARRIED 7/0





Proposed Fenced Off Dog Exercise area – Honey wood Estate Land gate Pin 12247172

Bounded by Darling Chase and Turnix Street, Honey wood



Landgate PIN	12084806					
Landgate Legal Area	9847					
Landgates Lot Number						
Plan Number	R 51952					
StreetView						
▼ AUTHORITY PRO	PERTY DATA					
parcel	15948					
assesment	19667					
lot and plan	Lot: 8009 DP: 400200					
property description	Reserve for Recreation					
address	Honeywood Ave					
suburb	Wandi					
rate classification	NO					
▼ AUTHORITY OW	NER DATA					
name	Wandi Anketell Holdings Pty Ltd					



Lanugates Lot Number					
Plan Number	R 51952				
StreetView					
▼ AUTHORITY PRO	PERTY DATA				
parcel	15949				
assesment	19666				
lot and plan	Lot: 8005 DP: 400200				
property description	Reserve for Recreation				
address	Honeywood Ave				
suburb	Wandi				
rate classification	NO				
AUTHORITY OW	NER DATA				
name	Wandi Anketell Holdings Pty Ltd				
address	C/- Satterley Property Group				
locality	Level 3, 27-31 Troode Street WEST PERTH WA 6005				



PUBLIC NOTICE

INTENTION TO INCLUDE AREA AS DOG EXERCISE AREAS

In accordance with the Clause 31(3C) of the Dog Act 1976, notice is hereby given of Council's intention to declare the following area as an exercise areas for dogs:

Fenced off dog exercise areas;

Portion of Lot 8032, fronting Darling Chase and to the northwest of Turnix Street, Wandi.

Advice Notes

As adopted at the Council meeting of 8 March 2017, a dog exercise area does not apply to land;

- a. Which has been set apart by the City of Kwinana as a children's playground;
- b. An area being used for sporting or other activities, as permitted by the City of Kwinana, during the times of such use; or
- c. a public carpark.

Joanne Abbiss Chief Executive Officer

16.8 Accounts for Payment - October 2017

DECLARATION OF INTEREST:

There were no declarations of interest declared

SUMMARY:

This is the List of Accounts paid by the City of Kwinana for the period ended 31 October 2017.

OFFICER RECOMMENDATION:

That the List of Accounts paid for the period ended 31 October 2017 be noted.

DISCUSSION:

The following list of accounts summarises all cheques and electronic funds transfer (EFT) drawn for the period 1 October 2017 to 31 October 2017. It is in agreement with the attached List of Accounts.

PAYMENT DETAILS	AMOUNT
Automatic Payment Deductions	\$ 37,167.25
Cheque Payments Cheque# 200812 to 200832	\$ 6,477.11
EFT Payments EFT# 3565 to 3580	\$4,044,113.56
Payroll Payments 11/10/2017, 25/10/2017, 25/10/2017 (Payroll Interim)	\$1,253,338.16
TOTAL PAID	\$5,341,096.08

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.

16.8 ACCOUNTS FOR PAYMENT - OCTOBER 2017

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:

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure the financial sustainability of the City of Kwinana into the future.	6.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management systems.

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report or recommendation.

RISK IMPLICATIONS:

There are no risk implications that have been identified as a result of the report or recommendation.

COUNCIL DECISION

059

MOVED CR S LEE

SECONDED CR M ROWSE

That the List of Accounts paid for the period ended 31 October 2017 be noted.

CARRIED

7/0



Payments made between

01/10/2017 to 31/10/2017

	Pmt Date	<u>Payee</u>	Amount T	<u>ran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Automatic D	eductions							
23907	2/10/2017	Go Go On-Hold Pty Ltd	264.00 II	NV	2/10/2017	00023907	On-hold Message Service - October 2017	264.00
1581979	23/10/2017	Caltex Australia Petroleum Pty Ltd	4,827.30 II	NV	23/10/2017	0301581979	Fleet fuel 1/9/17-30/9/17	4,827.30
11017	5/10/2017	Commonwealth Bank	3,055.69	NV	5/10/2017	050917-041017A	Credit Card Purchases S Wiltshire 5/9-4/10/17	3,055.69
11017	5/10/2017	Commonwealth Bank	561.42 II	NV	5/10/2017	050917-041017B	Credit Card Purchases L Baker 5/9-4/10/17	561.42
11017	5/10/2017	Commonwealth Bank	82.35 II	NV	5/10/2017	050917-041017C	Credit Card Purchases A Dymond 5/9-4/10/17	82.35
11017	5/10/2017	Commonwealth Bank	159.83 II	NV	5/10/2017	050917-041017D	Credit Card Purchases J Abbiss 5/9-4/10/17	159.83
1017	5/10/2017	Commonwealth Bank	2,320.94	NV	5/10/2017	050917-041017E	Credit Card Purchases B Powell 5/9-4/10/17	2,320.94
1017	5/10/2017	Commonwealth Bank	4,574.82 II	NV	5/10/2017	050917-041017F	Credit Card Purchases C Mihovilovich 5/9-4/10/17	4,574.82
641801	20/10/2017	Esanda	1,294.70	NV	20/10/2017	LATO01641801A	Monthly Lease fees - KWN700 2/10-1/11/17	1,294.70
23	23/10/2017	Wright Express Australia Pty Ltd	3,000.97	NV	23/10/2017	23	Fleet fuel 31/8/17-27/9/17	3,000.97
529051	30/10/2017	Toyota Financial Services	1,194.07	NV	30/10/2017	529051	Monthly lease fees - 1EWZ823 & 1EYT548	1,194.07
0166991	3/10/2017	TPG Internet Pty Ltd	49.99 II	NV	3/10/2017	I160166991	Kwinana South Station Internet 8/10-7/11/17	49.99
32269927	30/10/2017	TPG Internet Pty Ltd	49.99 II	NV	30/10/2017	1162269927	Monthly Internet Mandogalup Station 6/11-5/12/17	49.99
3144728	16/10/2017	li Net Technologies Pty Ltd	39.95 II	NV	16/10/2017	93144728	Monthly Internet Senior Citizens 14/10-14/11/17	39.95
3228231	2/10/2017	li Net Technologies Pty Ltd	59.95 II	NV	2/10/2017	93228231	Internet Bertram Community Centre 1/10-1/11/17	59.95
3379810	2/10/2017	li Net Technologies Pty Ltd	12.86 II	NV	2/10/2017	93379810	Internet Upgrade Bertram Comm Centre 22/9-1/11/17	12.86
3526467	12/10/2017	li Net Technologies Pty Ltd	59.95 II	NV	12/10/2017	93526467	Monthly Internet Zone Training 12/10-12/11/17	59.95
3770624	20/10/2017	li Net Technologies Pty Ltd	39.95	NV	20/10/2017	93770624	Monthly Internet Kwinana Village 20/10-20/11/17	39.95
3939798	25/10/2017	li Net Technologies Pty Ltd	59.95 II	NV	25/10/2017	93939798	Internet Wellard Community Centre 25/10-25/11/17	59.95
933269	23/10/2017	BP Australia Pty Ltd	15,458.57 II	NV	23/10/2017	9933269	Fleet fuel 1/9/17-30/9/17	15,458.57
		Total Automatic Deductions	37,167.25					
heques								
00812	4/10/2017	Lisa Beacham	100.00 F	RFD	3/10/2017	1174336	Refund bond-Patio hire 22/9/17 Receipt #1174336	100.00
200813	4/10/2017	City Of Kwinana - Pay Cash	478.85 II	NV	3/10/2017	3/10/2017-Villag	Petty cash recoup to 22/9/17 - Village	85.10
/11/2017				_				Page:1



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref	Pmt Date	<u>Payee</u>	<u>Amount</u>	<u>Tran</u> INV	<u>Date</u> 3/10/2017	<u>Invoice</u> 03/10/2017-Admin	<u>Description</u> Petty cash recoup to 3/10/2017 - Admin	<u>Amount</u> 257.70
				INV	4/10/2017	29/09/17 - Lib	Petty cash recoup to 29/09/17 - Library	136.05
200814	4/10/2017	Commissioner of State Revenue	568.24	INV	4/10/2017	A/N4110	Refund Rates/ESL - rebate paid in error - A4110	568.24
200815	4/10/2017	Linda Mary Edwards	77.50	INV	4/10/2017	Receipt:1033157	Sterilisation of dog - Breeze	77.50
200816	4/10/2017	David Kenneth Herd	360.00	INV	3/10/2017	A/N21561	C/over subsidy rebate	360.00
200817	4/10/2017	Asha Hurst	100.00	RFD	3/10/2017	1174340	Refund bond-Patio hire 24/9/17 Receipt #1174340	100.00
200818	4/10/2017	Ryan Ian Estomo Loquellano	360.00	INV	3/10/2017	A/N21437	C/over subsidy rebate	360.00
200819	4/10/2017	Midway Drycleaners	26.00	INV	2/10/2017	63654	Darius Wells Library and Resource Centre drycleaning	26.00
200820	4/10/2017	Natsync Environmental	220.00	INV	4/10/2017	00002478	Presentation at Biodiversity Forum and Q&A session	220.00
200821	4/10/2017	Water Corporation of Western Austra	596.47	INV INV	3/10/2017 3/10/2017	•	Usage to 180917 4KL Peace Park Acc No 9000319469 Usage to 180917 1KL Chisham oval Ablutions	9.27 2.32
				INV INV	3/10/2017 3/10/2017		Usage to 180917 16U Ince Ct Reserve Usage to 210917 18KL Bertram CC	37.09 547.79
200822	4/10/2017	Nicole Winslow	100.00	RFD	3/10/2017	1140981	Refund bond-Patio hire 9/9/2017 Receipt #1140981	100.00
200823	11/10/2017	City Of Kwinana - Pay Cash	345.20	INV INV	4/10/2017 11/10/2017	03/10/2017-FDC 29/09/2017-Depot	Petty cash recoup to 03/10/17 - FDC Petty cash reocoup to 10/10/17-Depot	258.10 87.10
200824	11/10/2017	Clinical Service Planning & Populat	300.00	RFD	10/10/2017	1146066	Refund bond-Hall hire 28/7/2017 Receipt #1146066	300.00
200825	11/10/2017	Department of Mines, Industry	513.85	INV	6/10/2017	Rego-Form 31	Building Surveying Practitioner Technician (Set 1) Nicki Tollarzo	513.85
200826	11/10/2017	Jang Developments Pty Ltd	728.15	INV	11/10/2017	BP201/720	Refund BSL & CTF fees - BP2017/720 Refund bond-Patio hire 4/10/2017	728.15
200827	11/10/2017	Irena Pannacchione	100.00	RFD	10/10/2017	1174340	Receipt #1174340	100.00



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref	Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	Amount
200828	11/10/2017	Desmond Palmer Phillips	250.00 INV	11/10/2017	20170115	2017 Senior Security subsidy scheme	250.00
200829	18/10/2017	Calista Primary School	50.00 INV	17/10/2017	16thOct2017	Donation - Year 6 Graduation Ceremony - Dux Award	50.00
200830	18/10/2017	Every Nation Church	300.00 RFD	17/10/2017	1174340	Refund bond-Hall hire 22/9/17 Receipt #1174340	300.00
200831	18/10/2017	Urban Resources Pty Ltd	640.00 INV	17/10/2017	Overpayment	Extractive Industry Licence overpaid 8/5-30/6/18 Urban Resources Pty Ltd BIBRA LAKE DC WA 6965 PO Box 1528	640.00
200832	25/10/2017	City Of Kwinana - Pay Cash	262.85 INV INV	23/10/2017 23/10/2017	22/10/17 - Lib RECQ-Till Float	Petty cash recoup to 22/10/17 - Library Increase of Tills 1 & 2 at Recq front Counter	162.85 100.00
		Total Cheques	6,477.11				
FT							
3565	2/10/2017	EFT TRANSFER: - 04/10/2017	204,117.00				
3566	4/10/2017	EFT TRANSFER: - 05/10/2017	377,556.68				
3566.1034-(North Lake Electrical Pty Ltd	735.08 INV	3/10/2017	49613	Wellard Village - Bore 3 Lake level probes	735.08
3566.1046-(OCE Australia Ltd	1,005.29 INV INV	4/10/2017 2/10/2017	1425025 1424154	Toners x 4 Monthly Charges for ColorWave 550 - Scanner etc	782.63 222.66
3566.1157-(Quality Traffic Management Pty Ltd	1,078.28 INV INV	3/10/2017 3/10/2017	23134 23065	Traffic management - Beauchamp Loop Traffic management 01/09/2017	257.40 820.88
3566.1166-(RAC Motoring Pty Ltd t/a RAC Busine	538.00 INV	4/10/2017	4210164	KWN704 - 2 x Batteries	538.00
3566.1178-(Holcim (Australia) Pty Ltd	506.88 INV	3/10/2017	9403276232	1.4m3 - 2 Beacham Crescent Medina	506.88
3566.1206-(Ritz Party Hire	125.00 INV	3/10/2017	1244602884	Bertram Colourfest event 2017 - BBQ Hire	125.00
3566.1265-(Sai Global Ltd	2,690.60 INV	3/10/2017	SAIG1IS-737769	BCA / NCC Subscription Renewal	2,690.60
3566.1277-(Savage Garden Services	187.00 INV	2/10/2017	100-22/9/17	Remove illegal dumping Gentle Road Medina	187.00
3566.1280-(Scitech Discovery Centre	870.00 INV INV	2/10/2017 2/10/2017	GE306078 GE306006	Early Childhood Program Incursion Early childhood workshop Mooditj Kulungar playgro	300.00 150.00
			INV	4/10/2017	GE306097	Incursion on 28 September 2017. SciTech Show and	420.00



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref Pmt Dat		Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amo</u>
566.1357-(Sportsworld Of WA	931.15 INV	2/10/2017	134339	Goggles for proshop assorted sizes and designs	931.15
566.1423-(Telstra	173.24 INV	4/10/2017	3764775000Sep17	Usage to 21/09/17 Depot direct line/burglar alarm	173.24
566.1528-(Twights Plumbing Pty Ltd	270.90 INV	3/10/2017	F6719	APU retic - near apu 60 - repair broken main pipe	270.90
566.1726-(Kyocera Document Solutions Australi	4,013.62 INV	2/10/2017	2852281175	L8E4900475 - Zone - August 17	79.09
		INV	2/10/2017	2852281135	L8E4900481 - ICT - August 17	96.13
		INV	2/10/2017	2852281056	LWQ4400244 - Callistemon Ct - August 2017	158.50
		INV	2/10/2017	2852280806	L8E4800438 - Requaitc - August 17	560.52
		INV	2/10/2017	2852281105	N2F2600404 - FDC - August 17	119.67
		INV	2/10/2017	2852281273	L9E4200277 - Bertram Community Centre - August 17	39.44
		INV	2/10/2017	2852281319	L8E3700124 - Wellard Community centre - August 17	28.40
		INV	2/10/2017	2852281076	N2F2900525 - Darius - August 17	141.17
		INV	2/10/2017	2852281033	N2F2900527 - CEO - August 17	174.40
		INV	2/10/2017	2852281121	N2F2900531 - Library (Public) - August 17	105.04
		INV	2/10/2017	2852280935	N4F2Y00114 - Finance - August 2017	293.19
		INV	2/10/2017	2852280787	N4F3300120 - GSS - August 17	618.60
		INV	2/10/2017	2852281212	N4R3100094 - Planning - August 17	60.73
		INV	2/10/2017	2852281074	NMK2900081 - CSO - August 17	141.90
		INV	2/10/2017	2852281250	NMZ23200293 - Darius (Reception) - August 17	46.95
		INV	2/10/2017	2852281087	N2F2900543 - Library (Staff) - August 17	134.65
		INV	2/10/2017	2852280708	Admin (Records) - TASKalfa 7551CI - S/N: L7X, etc	993.49
		INV	2/10/2017	2852280984	Admin (Records) - TASKalfa 7551Cl - S/N: L7X, etc	221.75
566.2021-(Subway Kwinana	86.00 INV	3/10/2017	54	Catering for South West Group Meeting	86.00
566.2052-(Kwinana District Football Club	650.00 INV	2/10/2017	KS013556	Kidsport Voucher - N.Edwards	150.00
		INV	2/10/2017	KS013571(2)	3 x Kidsport Vouchers	500.00
566.21-01	Accidental First Aid Supplies	32.34 INV	4/10/2017	0D608708	RESTR AREA AUTH 250X180 SS, Freight/Handling, etc	32.34
566.218-0 ⁻	Bob Jane T-Mart	1.394.00 INV	3/10/2017	128060	Tyres and alignment - 1EWS395	1.394.00
566.2208-(Child Australia	387.00 INV	2/10/2017	16470	Bus Tour x 3 staff members	387.00



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3566.2224-(Prestige Catering & Event Hire	373.50 INV	2/10/2017	00021235	Date: Wednesday 27 September 2017 Venue : Din	373.50
3566.232-0 ^{-/}	Bridging The Gap Inc	1,071.84 INV	3/10/2017	00000510	Installation of plants at Skatepark	1,071.84
3566.235-0 ^{-/}	Bristol Cleaning Services	330.00 INV	3/10/2017	0917	APU - unit 30, clean windows and tracks	90.00
		INV	3/10/2017	0917C	BP - Clubhouse, clean windows, September 2017	120.00
		INV	3/10/2017	0817C	BP - Clubhouse, clean windows, August 2017	120.00
3566.248-0´	Bunnings Building Supplies	570.67 INV	3/10/2017	2163/01675395	Assorted hardware items - Recquatic	264.44
		INV	3/10/2017	2163/01022543	Darius Wells Library and Resource Centre - Pigeon	306.23
3566.2507-(Ixom Operations Pty Ltd	124.12 INV	4/10/2017	5865314	Chlorine gas - Recquatic	124.12
3566.263-0 ^{-/}	Central Regional Tafe	700.00 INV	2/10/2017	10002577	Certificate IV in Local Government -Regulatory Services	700.00
3566.2674-(Fire & Safety WA	182.27 INV	2/10/2017	30324	Product Code :1094 Jerry Can , DETO-STOP. 5L, Red	182.27
3566.2698-(Wilson Security Pty Ltd	232.10 INV	2/10/2017	W00206541	BP 5 x after hours call outs for medi alarm	116.05
		INV	2/10/2017	W00206584	BP 5 x after hours call outs for medi alarm	116.05
3566.2960-(Australian Plant Wholesalers	3,542.00 INV	3/10/2017	43326	130mm plants for Skatepark landscaping	3,542.00
3566.3061-(WA Boiler Spares & Service	852.50 INV	2/10/2017	8679	new digital temperature control panel for the hyd	852.50
3566.3105-(Poly Pipe Traders	270.61 INV	3/10/2017	00086551	Misc reticulation parts	270.61
3566.3155-(PFD Food Services Pty Ltd	1,170.65 INV	3/10/2017	KH463410	Café Supplies	258.90
		INV	2/10/2017	KH274250	Café Supplies - Standing Order	911.75
3566.3312-(Daniels Printing Craftsmen	1,562.00 INV	3/10/2017	48250	14,000 copies of Kwinana Recquatic Term 4 Flyer A	962.50
		INV	3/10/2017	47790	7,800 A5 FLYERS - BERTRAM COLOURFEST printing	599.50
3566.339-0 ^{-/}	Civica Pty Ltd	31,221.15 INV	2/10/2017	M/LG007199	MSP Monthly Fee - License, Support & Maintenance	31,221.15
3566.358-0 ^{-/}	Coastline Mower World	266.70 INV	3/10/2017	15109#12	Shear pins	25.20
		INV	4/10/2017	15169#5	5347-2302-000, TYRE, 3407-6004-000, TUBE, etc	241.50
3566.3596-(KLMedia Pty Ltd	427.27 INV	3/10/2017	1123631	Purchuse CDs - Library`	14.92
		INV	3/10/2017	1123428	Purchase of Music CDs	99.31



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
		INV	3/10/2017	1123429	Purchase 10 DVD titles as listed on order	313.04
	Infiniti Group	1,267.97 INV	4/10/2017	413705	form 4 boxes Papertowel b18br	424.60
0000.4000 K	IIIIIII Gloup	INV	4/10/2017	413419	8 sponge dura fresh \$37.60 2 boxes opticore toil	843.37
3566.407-0 ⁻	Winc Australia Pty Ltd	369.22 INV	4/10/2017	9022329309	Stationery Order for the Library	135.25
		INV	4/10/2017	9022309730	WALGA contract no. CO46_12 10 x A4 Copy paper	233.97
3566.412-0´	Courier Australia	53.76 INV	3/10/2017	0302	Courier charges to 22/9/17	53.76
3566.413-0 ^{-/}	Covs Parts Pty Ltd	228.81 INV	3/10/2017	1650039806	Hammer ball pein	17.60
		INV	3/10/2017	1650039760	Hammer ball pein	19.80
		INV	3/10/2017	1650039757	KT1808 - Kromex Hammer Ball Pein 225gm, KT181, etc	29.70
		INV	3/10/2017	1650040673	SBI12 - Redarc Battery Isolator 12v 100A	161.71
3566.4166-(Alison Dymond	50.00 INV	4/10/2017	3rdOctober2017	Reimbursement of mobile telephone 13/8/17-12/9/17	50.00
3566.4279-(Data #3 Limited	22,736.34 INV	2/10/2017	01654764	7x AP550 Indoor Plenum rated, 2 radio 4x4:4, etc	10,843.53
		INV	2/10/2017	01655241	1x Dell EMC Switch N1108P-ON	869.00
		INV	2/10/2017	01653285	9x Adobe Creative Cloud License Renewals	11,023.81
3566.4719-(Complete Office Supplies Pty Ltd	46.98 INV	2/10/2017	07072904	Cleaning Supplies for Zone	46.98
3566.4861-(Big W	281.49 INV	3/10/2017	953463	purchase of hard drive for storage of iTunes movie	117.00
		INV	3/10/2017	953464	Cable for camera, Wipes and hair accessories	24.00
		INV	3/10/2017	953472-953473	Nail Polish/supplies for Pamper Time School Holiday	48.79
		INV	2/10/2017	953456-953462	Containers for Kitchen Shelves	91.70
3566.5071-(JB HiFi Commercial Division	1,064.39 INV	2/10/2017	001-5986710-148-	replacement etc	1,064.39
3566.5125-(Coach Approach Pty Ltd	770.00 INV	2/10/2017	9345	Track & Field Athlete for Parks Play event	770.00
3566.5536-(Crusaders Softball Club Inc	200.00 INV	3/10/2017	KS013964	Kidsport Voucher - C. Roper	200.00
3566.5537-(Girl Guides WA Inc	650.00 INV	2/10/2017	KS012592(2)	Kidsport Voucher - C.Thompson	150.00
		INV	2/10/2017	KS012589(2)	Kidsport Voucher - A.Henry	150.00
.0/11/2017						Page:6



Payments made between

01/10/2017 to 31/10/2017

Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amour</u>
		INV	3/10/2017	KS012634	Kidsport Voucher - H.Whitaker	150.00
		INV	3/10/2017	KS011769	Kidsport Voucher - L Totten	200.00
3566.560-0 ⁻	Goodchild Enterprises	165.00 INV	3/10/2017	384473	Battery	165.00
3566.5652-(Put On A Happy Face	540.00 INV	3/10/2017	880	Bertram Colourfest Event - Face Painting	540.00
3566.5743-(Programmed Maintenance Services Ltd	10,017.52 INV	2/10/2017	SINV505435	Monthly Gardening and Lawn Mowing July, August, etc	10,017.52
3566.5822-(Perth Security Services	592.11 INV	3/10/2017	18001758	Security Guard-Skate Park 4-10/9/17	592.11
3566.5962-(Rockingham PCYC	660.00 INV	2/10/2017	KS005714	Kidsport Voucher - T.Hamer	220.00
		INV	2/10/2017	KS005476	Kidsport Vouchers - E & H Thompson	440.00
3566.5996-(CMS Engineering Pty Ltd	915.20 INV	3/10/2017	25557	Kwn Senior Citizens - Clean cool room coil	556.60
		INV	3/10/2017	25556	Depot - Treat rust on workshop condensing unit	358.60
3566.6018-(ALSCO Pty Ltd	64.32 INV	2/10/2017	CPER1755371	Linen table cloths for the financial year 2017/18	64.32
3566.6067-(Relationships Australia (WA)	200.00 RFD	3/10/2017	1174336	Refund bond-Hall hire 21/09/2017	200.00
3566.6091-(Plants & Garden Rentals	110.00 INV	2/10/2017	00010882	Darius Wells Library and Resource Centre plant rentals	110.00
3566.6224-(The Grant Finder	495.00 INV	3/10/2017	00109	Term 3 Boredom Busters Facilitation & materials	495.00
3566.6267-(Woolworths Limited	910.56 INV	3/10/2017	2851247	Café supplies - standing order Food and drink	56.28
		INV	3/10/2017	2906308	Food/supplies for Pamper Time School Holiday Program	59.48
		INV	3/10/2017	2906307	Purchase of Food items for Drop in	80.15
		INV	2/10/2017	2851238	Café supplies - standing order Food and drink	26.91
		INV	2/10/2017	2851250	Master Chef Program	86.94
		INV	3/10/2017	2906304	purchase of iTunes voucher for new movies and music	100.00
		INV	3/10/2017	2906306	Café supplies	81.00
		INV	3/10/2017	2906312	Café supplies	72.21
		INV	2/10/2017	2851240	Purchase of Food items for Drop in	78.06
		INV	2/10/2017	2851243	Café supplies - standing order Food and drink	18.00
		INV	2/10/2017	2906302	Food items for Term 3 holiday program planned act	70.82



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amour</u>
		INV	3/10/2017	2906313	Café supplies	18.00
		INV	3/10/2017	2906310	Fruit Platter for South West Meeting	20.00
		INV	2/10/2017	2851249	Milk for Zone staff & tenants	9.00
		INV	2/10/2017	2919047	Café supplies - standing order Food and drink	133.71
3566.6289-(Clockwork Print	88.00 INV	2/10/2017	40870	date stickers for the GST banners	88.00
3566.6370-(Elexacom	3,736.85 INV	3/10/2017	21423	Inspect and repair solar light - Bournan Heights	775.16
		INV	2/10/2017	21279	Repair faulty data port B103 in Admin Building	70.13
		INV	3/10/2017	21448	Recquatic - investigate light switch noise	23.38
		INV	2/10/2017	21353	Supply and installation of 2 x Quad Powerpoints	793.52
		INV	3/10/2017	21422	BP - villa 21, repair to RCD switch after a faile	281.60
		INV	3/10/2017	21451	BP - villa 40, replace smoke detector, contract 6	203.09
		INV	3/10/2017	21387	APU - unit 30, replace GPO close to store room	217.43
		INV	3/10/2017	21450	BP - villas 43 & 45, RCD push button test failed,	715.74
		INV	3/10/2017	21424	BP - Villa 43, RCD puch button test investigate	156.20
		INV	3/10/2017	21449	Koorliny Community Arts Centre - Isolate electric	500.60
3566.6486-(Lotus Folding Walls & Doors P/L	1,705.00 INV	3/10/2017	62091	Supply and install 1 x low trolley, and 1 x bottom	1,705.00
3566.6567-(Poolegrave Signs	1 028 50 INV	3/10/2017	00008741	Supply and Install 2 off signs + window film.	1,028.50
3566.664-0 ^{-/}	StrataGreen	297.53 INV	3/10/2017	87721	2 x 20L drums of Glyphosate 450	297.53
3566.6707-(Labourforce Impex Personnel Pty Ltd	3,955.96 INV	4/10/2017	131752	Roy Organ w/e 17/09/17	2,199.20
		INV	4/10/2017	131914	Roy Organ w/e 24/09/17	1,756.76
3566.684-0 ^{-/}	Hart Sport	390.50 INV	3/10/2017	767464	Assorted equipment - Recquatic	390.50
3566.6860-(Advance Scanning Services	3,875.30 INV	2/10/2017	20161666	Underground Utility Scanning Medina Oval carpark	3,875.30
3566.6872-(Schindler Lifts Australia Pty Ltd	5,355.90 INV		4686602592	Repair works to make the emergency phone system	5,355.90
3566.6972-(Go Doors Pty Ltd	3,793.63				



Payments made between

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Obs./Def. Dest.Defe	Power	Assessed Trees		la color	Providettos	A 4
Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u> 3/10/2017	Invoice	<u>Description</u> Darius Wells Library & Resource Centre -	Amount
		INV	3/10/2017	405840	Weekend	438.08
		INV	3/10/2017	405479	Rec Centre - 20/9/17 - Front door at the Recquatic	187.00
		INV	3/10/2017	405448	Administration - Service of 2 x Auto Doors	3,168.55
3566.7151-(AMNS Designs	2,722.50 INV	3/10/2017	041	Preparation and Facilitate Pin it term 3	1,350.00
		INV	3/10/2017	043	Bertram Term 3 - Friday Science Class facilitation	652.50
		INV	3/10/2017	042-22/9/17	Term 3 - After School Kids Club Facilitator Fees	720.00
3566.7164-(Anser Technical	1,064.12 INV	3/10/2017	1464	Variation approved incurred to remove footing	1,064.12
3566.7236-(Wheelers Book Club Ltd	750.00 INV	4/10/2017	1674360	eBook Gap Year Plan - Annual subscription	750.00
3566.7432-(Eco Faeries Pty Ltd	360.00 INV	3/10/2017	170906	WB School Holiday Activity Sept 2017 - Eco Hero	360.00
3566.7557-(Sheila Mills	61.43 INV	4/10/2017	SEPT17	Reimbursement of travel expenses-Sept 2017	61.43
3566.7602-(Prompt Engineering	4,620.00 INV	3/10/2017	81299	Design and certification of stairs and ramp	4,620.00
3566.762-0 ^{-/-}	Blackwood & Sons Ltd	190.83 INV	3/10/2017	KWNQ1002	Jacket 4-IN-1 WH MJA019	74.01
		INV	4/10/2017	PENQ3546	BIN PLASTIC SUPRA NO.4 BLUE Allwest Racking Solutions	116.82
3566.7625-(Flex Industries Pty Ltd	3,352.88 INV	3/10/2017	57896	Tanker B service and checks-1CRB723	512.97
		INV	3/10/2017	57947	Service - 1CRB723	1,535.47
		INV	3/10/2017	57964	Service - 1GBJ339	857.89
		INV	3/10/2017	57965	Brakes services - 1CRB723	446.55
3566.770-0 ⁻	Jason Signmakers	70.40 INV	3/10/2017	181414	Replacement of existing community facility sign -	70.40
3566.7812-(Starbucks Flooring	400.00 INV	3/10/2017	000241	APU - unit 17, replace vinyl in bedroom	400.00
3566.8119-(The Smart Security Company P/L	1,051.05 INV	2/10/2017	4328	BP - Sim card charges for new 3G medi minders	1,051.05
3566.8134-(Ecospill Pty Ltd	163.46 INV	4/10/2017	INV00765895E	Check of Spill Equipment and replenishment.	138.71
		INV	4/10/2017	INV00765955E	Check of Spill Equipment and replenishment.	24.75



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Chq/Ref Pmt		Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3566.8193-(Mark One Visual Promotions Pty Ltd	1,491.05 INV	3/10/2017	17256	Final Review & Certification 7.5m Christmas Tree	1,491.05
3566.829-0 ⁻	Kwinana Cricket Club	200.00 INV	3/10/2017	KS013901	Kidsport Voucher - J.Bleach	200.00
3566.830-0 ⁻	Kwinana District Diamond Sports Ass	1,590.00 INV	3/10/2017	KS013933	10 x Kidsport Vouchers	1,590.00
566.8302-(Chris Kershaw Photography	2,570.00 INV	3/10/2017	L2086	Photography - General Promotional Images - Kwinan	2,130.00
		INV	3/10/2017	L2084	Photography at Citizenship Ceremony 5 September	440.00
3566.8322-(Anita McFadyen	1,710.00 INV	3/10/2017	06	Crochet Facilitator for Term 3 at William Bertram	1,710.00
3566.8474-(Volunteer Task Force	96.25 INV	2/10/2017	SI000301	Regular mowing of garden, Verge mowing	96.25
3566.8590-(Place Laboratory	440.00 INV	3/10/2017	1705_02	Presentation at community	440.00
3566.861-0 ⁻	Kwinana Amateur Swimming & Lifesavi	200.00 INV	3/10/2017	KS013959	Kidsport Voucher - A.Ulupov	200.00
3566.8624-(Aquatic Services WA Pty Ltd	1 331 00 INV	3/10/2017	AS#20170164	New UV sensor to leisure	1,331.00
3566.8920-(The Rigging Shed	181.50 INV	3/10/2017	44720	Swivel self locking hook - Estimated Cost.	181.50
3566.8997-(Perth Building Certifiers Pty Ltd	1,135.00 INV	3/10/2017	00002880	Building Certification - City of Kwinana Work, etc	1,135.00
3566.8998-(McLeods	367.06 INV	3/10/2017	99690	Matter No: 36749 - Developer Cost Contribution	367.06
3566.903-0 [,]	Lo-Go Appointments	17,468.20 INV	3/10/2017	00416404	Temp staff - Brad Miller - week ending 19/08/2017	2,156.68
		INV	3/10/2017	00416653	Admin Officer - Shelley Fedigan - W/E 23/09/17	1,384.02
		INV	3/10/2017	00416606	Admin Officer - Shelley Fedigan - W/E 16/09/17	1,730.03
		INV	3/10/2017	00416453	Temp staff - Brad Miller week ending 26/08/2017	2,935.00
		INV	3/10/2017	00416402	Temporary Staff - Shelley Fedigan - W/E 19/08/17	1,522.42
		INV	3/10/2017	00416451	Standing Order - Temporary Staff - Environmental	1,960.70
		INV	3/10/2017	00416556	Admin Officer - Shelley Fedigan - W/E 09/09/17	1,868.43
		INV	3/10/2017	00416357	Temp staff - Brad Miller - week ending 12/08/2017	2,342.36



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	Pmt Date	<u>Payee</u>	Amount Tran INV	<u>Date</u> 3/10/2017	<u>Invoice</u> 00416502	<u>Description</u> Admin Officer - Shelley Fedigan - W/E 02/09/17	<u>Amount</u> 1,568.56
566.9030-(Air Liquide Australia	104.06 INV	4/10/2017	UD5477	CO2 Industrial G Cylinders for Aquatics	104.06
566.9076-(Charles Service Company	65,230.24 INV	3/10/2017	00030421	Cleaning Services for September 2017	40,470.75
			INV	3/10/2017	00030422	Cleaning Services September 2017 Village	630.99
			INV	3/10/2017	00030462	Additional Cleaning Services Provided	24,128.50
566.9077-(Shannon Puig	180.00 INV	3/10/2017	2782	Bertram Colourfest Event - Musical Shaker Making	180.00
566.9096-(Whimsical Wonders Hight Tea & Party	150.00 INV	3/10/2017	DW001	Whimsical Teacups for Social Network High Tea	150.00
566.9097-(APL Group	9,600.00 INV	3/10/2017	00050575	HS1 Defibrillator Package	9,600.00
566.9119-(Kathy Allam	1,650.00 INV	3/10/2017	753	Community Art project - Edge Skate Park	1,650.00
566.9270-(Mary Donald Nominees	2,358.71 INV	2/10/2017	6.6	Rates Refund	1,109.00
			INV	2/10/2017	6.6	Rates Refund	1,249.71
566.9271-(Melissa Jade Carter	339.72 INV	2/10/2017	6.7	Rates Refund	339.72
566.9277-(Leodigario Fraginal Rondilla	540.00 INV	3/10/2017	A/N18217	C/over subsidy rebate	540.00
566.9278-(King Wong Chau	540.00 INV	3/10/2017	A/N20703	C/over subsidy rebate	540.00
566.9279-(Steven Charles Hoskin	540.00 INV	3/10/2017	A/N21581	C/ove subsidy rebate	540.00
566.9280-(Marco Edwin Nijman	50.00 INV	3/10/2017	883790	360L Recycle Bin Upgrade Fee Refund	50.00
566.9282-(Donna Maree Daly	50.00 INV	3/10/2017	978381	360L Recycle Bin Upgrade Fee Refund	50.00
566.9283-(Benjamin Scott Wale	360.00 INV	3/10/2017	A/N21568	C/over subsidy rebate	360.00
566.9285-(Rhyannen Jamie Wallace	27.00 INV	3/10/2017	21308	360L Recycle Bin Upgrade Fee Refund	27.00
566.9286-(Kristy Dye	100.00 RFD	3/10/2017	1159385	Refund bond-Patio hire	100.00
566.9287-(Tarryn Porter	100.00 RFD	3/10/2017	1147080	Refund bond-Patio hire 30/9/17	100.00
566.9288-(Jared Anthony James Butler	100.00 RFD	3/10/2017	1148119	Refund bond-Patio hire 30/9/17	100.00
566.9289-(Wayne Alderson	50.00 INV	3/10/2017	883415	360L Recycle Bin Upgrade Fee Refund	50.00
566.9290-(Demelza Lee	100.00 RFD	3/10/2017	1146837	Refund bond-Hall hire 03/08/2017	100.00
566.9291-(Magnolia Mae Sia Singson	50.00 INV	3/10/2017	1039941	360L Recycle Bin Upgrade Fee Refund	50.00
566.9294-(Susan Evans	100.00 RFD	3/10/2017	1140633	Refund bond-Patio hire 1/10/2017	100.00



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Chg/Ref 3566.9296-(Pmt Date	<u>Payee</u> Pearl Martin	Amount Tran 100.00 RFD	<u>Date</u> 3/10/2017	<u>Invoice</u> 1142599	<u>Description</u> Refund bond-Patio hire 12/6/2017	<u>Amoun</u> 100.00
3566.9297-(Hannah Nelson	1,000.00 RFD	3/10/2017	1144883	Refund bond-Hall hire 16/9/17	1,000.00
3566.9298-(Kristy Kelly	50.00 INV	3/10/2017	1027526	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9299-(Rajanikanth Reddy Daram	50.00 INV	3/10/2017	1026440	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9300-(Christine Megan Hendrickson	100.00 INV	3/10/2017	1063470	360L Recycle Bin Upgrade Fee Refund x 2	100.00
3566.9301-(Elaine McIntyre	50.00 INV	3/10/2017	997163	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9302-(Jakki Dodds	50.00 INV	3/10/2017	923768	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9303-(Corrado Minervini	50.00 INV	3/10/2017	16042	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9304-(Sherrece Kiara Gladwell	50.00 INV	3/10/2017	21646	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9305-(Wayne Charles Davis	50.00 INV	3/10/2017	5555	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9306-(Amy Louise Darby	50.00 INV	4/10/2017	22803	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9307-(Sarah Marie Thomas	50.00 INV	4/10/2017	16275	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9308-(Michael Dominic Pugliese	50.00 INV	4/10/2017	19678	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9309-(Ronald Joseph Chapman	50.00 INV	4/10/2017	5948	360L Recycle Bin Upgrade Fee Refund	50.00
3566.9310-(Bianca Coventry	222.00 INV	4/10/2017	28thSept2017	Refund application fee - keeping more than 3 dogs	222.00
3566.9312-(Deanne Carol Reed	250.00 INV	4/10/2017	27thSept2017	Lyrik Awards Incentive Round 22	250.00
3566.9313-(Dept of Local Government, Sport and	4,470.72 INV	4/10/2017	METRO13187	Return of unspent grant monies-Silversport Seniors	4,470.72
3566.9314-(Hannah Victoria Young	540.00 INV	4/10/2017	A/N22221	C/over subsidy rebate	540.00
3567	5/10/2017	EFT TRANSFER: - 05/10/2017	100.00				
3568	6/10/2017	EFT TRANSFER: - 12/10/2017	228,850.69				
	12/10/2017	EFT TRANSFER: - 12/10/2017	17,237.35				
3569.2853-(Maxxia Pty Ltd	4,655.51 INV INV	11/10/2017 11/10/2017	PY01-08-Maxxia P PY01-08-Maxxia P	•	2,515.16 2.140.35
3569.3376-(Health Insurance Fund of WA (HIF)	1,235.65 INV	11/10/2017	PY01-08-Health I	Payroll Deduction	1,235.65
3569.3719-(City of Kwinana - Xmas fund	7,290.00 INV	11/10/2017	PY01-08-TOK Chri	Payroli Deduction	7,290.00
3570 3570.1034-(11/10/2017	EFT TRANSFER: - 12/10/2017 North Lake Electrical Pty Ltd	763,956.05 261.94 INV	9/10/2017	49628	Replaced overload circuit breaker	261.94



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Chq/Ref Pmt Date	Payee	Amount Tran	Date	<u>Invoice</u>	<u>Description</u>	Amoun
3570.1044-(Oakford Agricultural & Garden Suppl	80.61 INV	10/10/2017	78029	Assorted hardware items	80.61
3570.1112-(Phonographic Performance Company of	1,375.11 INV	10/10/2017	3050750	Music license for Public hall 1/9/2017 -31/8/2018	1,117.41
		INV	10/10/2017	3058311	Music Licnese - Youth Festival	257.70
3570.1157-(Quality Traffic Management Pty Ltd	5,551.69 INV	10/10/2017	23215	Contract 608KWN16 - Traffic management Plan + TCDs	831.89
		INV	9/10/2017	23173	Traffic Management on 23/9/2017 - 2 x 2 crew	796.19
		INV	9/10/2017	23070	Traffic management 14/9/2017	844.25
		INV	9/10/2017	23066	Traffic management for drainage works 04/09/17	819.50
		INV	9/10/2017	23067	Traffic management 5/9/17	701.25
		INV	9/10/2017	23172	Traffic Management - Patterson Rd	826.10
		INV	6/10/2017	23185	Traffic management 29/9/2017	732.51
3570.1227-(Rockingham Holden	70.28 INV	9/10/2017	33525	Mirror O/S RR view	70.28
3570.1249-(Royal Life Saving Society	2,160.00 INV	11/10/2017	82174	Pool life guard requalification	2,160.00
3570.1265-(Sai Global Ltd	92.96 INV	11/10/2017	SAIG1IS-738064	AS 3533.4.5:2017 Amusement rides and devices	92.96
3570.1276-(Satellite Security Services	190.00 INV	10/10/2017	01800934	Darius Wells - alarm zone will not arm	40.00
		INV	10/10/2017	01800825	Mandogalup Fire Station - check/reset alarm	150.00
3570.134-0 ^{-/}	Australia Post	607.88 INV	10/10/2017	1006789416	Agency commission fees for period ending 30/09/17	607.88
3570.1343-(Southern Metropolitan Regional Coun	10,965.57 INV	10/10/2017	12702	Over compaction charges for September 2017 as per	206.80
		INV	10/10/2017	12675	D17/46159 Legal agreement - MRF Gate Fee Sept 2017	10,758.77
3570.1358-(Spotlight	97.92 INV	10/10/2017	0065010054900	Skate Park Opening event activities stuff	97.92
3570.1375-(Stewart & Heaton Clothing Co Pty Lt	193.91 INV	5/10/2017	SIN-2775973	Shirt SS Blue Volunteer BFB Mandogalup etc	193.91
3570.1393-(Sunny Sign Company Pty Ltd	2,235.75 INV	9/10/2017	369253	600 x 600 Bandicoots sign MR-WDO-27A	88.00
		INV	9/10/2017	369252	Double sided signs - Kwinana Spec	148.50
		INV	9/10/2017	369762	Double sided signs	148.50
		INV	9/10/2017	369718	Quadraped stand 900 x600, Workman ahead sign	1,628.00
		INV	9/10/2017	369248	Double sided sign-Kwinana Spec	222.75
3570.1423-(Telstra	9,434.34 INV	11/10/2017	3266288467Oct17	Usage to 271017 Kwinana South Mobile	0.17



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Chq/Ref	Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
			INV	5/10/2017	9385375010Sep17	3	2,491.62
			INV	6/10/2017	3752384000Sep17		24.46
			INV	11/10/2017	1355246271Aug17	Usage to 27/8/17 - Mobile phone-Whole organisation	6,918.09
3570.1485-(T-Quip	89,310.10 INV	10/10/2017	71242#3	Supply of one Toro Groundsmaster 3280- D 4wd Out-front mower	35,823.70
			INV	10/10/2017	71245#3	Supply and delivery of 2 x Toro Groundsmaster, etc	53,486.40
3570.1516-(Trisley's Hydraulic Services Pty Lt	420.20 INV	9/10/2017	194932	Supply 1 x probe clamping disc plus delivery	93.50
			INV	4/10/2017	195000	Pipework repairs to the CL2 Boost Pump	326.70
3570.1536-(Ulverscroft Large Print Books	2,137.99 INV	10/10/2017	I117757AU	Purchase 41 Large Print Titles (Magna: ISIS: Ulve	2,137.99
3570.1561-(WA Limestone Co	76.94 INV	9/10/2017	SW9780/01	5.22 tonne limestone	76.94
3570.1589-(Waste Stream Management Pty Ltd	528.00 INV	6/10/2017	00823591	Tip fees for Sept 2017	528.00
3570.1592-(Water Corporation of Western Austra	843.90 INV	10/10/2017	9014096921Oct17	Usage to 021017 181KL Wellard Pavilion	841.58
			INV	10/10/2017	9015846691Oct17	Charges to 021017 1KL Drink fountain Twickenham Pd	2.32
3570.1609-(West Australian Newspapers Limited	774.00 INV	10/10/2017	1002334820170930	Kwinana Recquatic Vacation Care advert and editor	774.00
3570.1614-(Westbooks	54.96 INV	10/10/2017	291870	Purchase titles as per Quote No. 288376	54.96
3570.1669-(Zipform Pty Ltd	3,637.30 INV	10/10/2017	177033	2nd Instalment Notice 2017	1,999.71
			INV	10/10/2017	176915	Final Notice 2017	1,637.59
3570.1762-(Officeworks BusinessDirect	116.58 INV	11/10/2017	36763131	Avery Heavy Duty Buff Shipping Tags Size 1-	58.66
			INV	10/10/2017	36636858	Stationery Supplies for Bertram Community Centre	57.92
3570.1767-(Construction Training Fund	16,369.18 INV	11/10/2017	Sept2017	CTF Remittance for September 2017	16,369.18
3570.1826-(Arteil	2,844.60 INV	10/10/2017	00067715	3 x Sapphire High Back Executive Chairs 2 x Gryphon MK 1 Duomatic Chair	2,052.60
			INV	4/10/2017	00067699	37	792.00
3570.188-0 ⁻		Beaurepaires Tyres Kwinana	130.16 INV	10/10/2017	U548347479	Balance truck - KWN1779	36.16
			INV	10/10/2017	U548347798	Tyre rotation - KWN2043	16.53
			INV	10/10/2017	U548347842	Repair puncture - 1DYF483	77.47
3570.19-01		Absolute Painting Services	238.00 INV	5/10/2017	INV-0126	Administration - 4 litre tin of "Blue Flint" semi	150.00
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Chq/Ref Pmt Dat	<u>e Payee</u>	Amount Tran	<u>Date</u> 10/10/2017	<u>Invoice</u> INV-0128	<u>Description</u> BP - Clubhouse, touch up wall in men toilet	<u>Amount</u> 88.00
3570.1937-(Coles Myer Ltd - Gift Card Accounti	2,394.85 INV	11/10/2017	712306	Significant Years of Service Gift Cards	2,394.85
3570.2048-(Palm Lakes Gardens & Landscape Serv	3,874.60 INV	5/10/2017	33	BP - villa 50, Lift up pavers and relay	1,910.00
		INV	10/10/2017		John Wellard Community Centre Bollard Installation	1,964.60
3570.2097-(Beaver Tree Services Aust Pty Ltd	8,471.95 INV	9/10/2017	64173	Removal of trunk and stump grinding	158.88
		INV	9/10/2017	64195	1 x C Ficifolia Remove and Stump Grind	519.99
		INV	9/10/2017	64247	Prune Overhanging Assets in the rear	866.67
		INV	9/10/2017	64181	1 x EUC Prune Limb Bottom Lateral House Side LHS	88.88
		INV	9/10/2017	64183	1 x Cit - Prune limb@ source & remove deadwood	433.33
		INV	9/10/2017	64180	Tree pruning - Dead and Uplift x 2	222.22
		INV	9/10/2017	64177	Tree pruning - Banksia Road	111.11
		INV	9/10/2017	64182	Tree Pruning - carpark near Bottlemart Pace Rd Med	1,115.33
		INV	9/10/2017	64179	Removal of vegetation - Born Road	4,955.54
3570.2125-(Synergy	115,936.90 INV	10/10/2017	198511040Oct17	Usage to 021017 185U Bore/BBQ/Lights Bruny Meander	92.15
		INV	10/10/2017	179469390Oct17	Usage to 021017 3787U Bertram Community Centre	1,111.80
		INV	10/10/2017	693987550Sep17	Usage to 190917 393U Challenger Beach	159.50
		INV	10/10/2017	107029100Oct17	Usage to 021017 4927U Wellard Community Centre	1,378.70
		INV	10/10/2017	830669340Oct17	Usage to 021017 8U Fire Pump Wandi	33.65
		INV	10/10/2017	214467920Oct17	Usage to 021017 13U BBQ/Lights Honeywood/Bruny Mea	34.80
		INV	10/10/2017	856518550Sep17	Usage to 270917 Decorative Lighting	2,546.35
		INV	10/10/2017	792417950Sep17	Usage to 240917 Street Lighting	110,548.50
		INV	10/10/2017	657514270Oct17	Usage to 051017 0U 3 phase power supply oval	31.45
3570.2224-(Prestige Catering & Event Hire	749.40 INV	5/10/2017	00021089	Forum Dinner 30.8.17 14 paxx	338.60
		INV	11/10/2017	00021305	Civic Dinner - Friday 10 November 2017 Deposit	100.00
		INV	5/10/2017	00021240	Catering 021017 Dinner x 12	310.80
3570.2256-(GlobalX Information Services Pty Lt	44.00 INV	4/10/2017	PSI0073897	Legal Name Searches - Planning Compliance - LdK	44.00



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3570.2339-(ZircoData Pty Ltd	476.73 INV	6/10/2017	80216	Offsite Storage and Retrieval Costs - Sept 17	476.73
3570.24-01	Accuonboard	737.55 INV	9/10/2017	2385	Calibration for Volvo loader L70F	737.55
3570.2410-(ABCO Products	1,048.74 INV	5/10/2017	307374	Darius Wells Puregiene Superior Ultraslim Towel	1,048.74
3570.248-0 ^{-/}	Bunnings Building Supplies	551.51 INV INV	10/10/2017 10/10/2017	2163/01313344 2163/01679832	Potting mix 25-30L bag Emerald Park - Linseed oil, mineral turpentine.	177.56 373.95
3570.2507-(Ixom Operations Pty Ltd	1,079.08 INV INV	9/10/2017 9/10/2017	5876490 5877822	Chlorine gas 70kg - Recquatic Chlorine gas - Recquatic forperiod Sept 2017	942.68 136.40
3570.2587-(Westrac Equipment Pty Ltd	556.38 INV	9/10/2017	PI1729779	Parts - filter oil & elements	556.38
3570.263-0 ^{-/}	Central Regional Tafe	39.60 INV	6/10/2017	10002605	Livestock Management & Control Training Book	39.60
3570.2646-(Neverfail Springwater	138.00 INV INV	10/10/2017 10/10/2017	636748 637520	Bottled Water + 12 mnths rent Bottled Water	107.70 30.30
3570.2652-(Modern Teaching Aids Pty Ltd	246.18 INV	10/10/2017	43126973	Assorted arts and crafts goods	246.18
3570.2852-(Downer EDI Works Pty Ltd	2,003.54 INV	10/10/2017	6002639	Asphalt 7mm gran AC50B	366.28
		INV	6/10/2017	6002590	.64 tonne 7mm GRAN AC50B asphalt - 15/09/17	117.21
		INV	10/10/2017	6002527	Asphalt 7MM Gran AC50B	966.97
		INV	10/10/2017	6002528	0.58 tonne asphalt 7mm gran AC50B - 08/09/17,, etc	106.22
		INV	6/10/2017	6002638	1 tonne 7mm GRAN AC50B asphalt - 27/09/17	183.14
		INV	6/10/2017	6002589	1.44 tonne 7mm GRAN AC50B asphalt - 13&14/9/17	263.72
3570.29-01	Acurix Networks Pty Ltd	2,368.30 INV	10/10/2017	00001462	Monthly Public Wi-Fi Service for October 2017	2,368.30
3570.303-0 [,]	Challenge Chemicals Australia	99.00 INV	4/10/2017	24410	2 x cartons of ss polish	99.00
570.3031-(Specialised Security Shredding	20.24 INV	11/10/2017	00218229	Specialised Security Shedding GC Bin Exchange	20.24
3570.3117-(Western Power Connections Manager	500.00 INV	9/10/2017	288229493979	Electrical disconnection/connection-L28 Joiner Pl	500.00
3570.3155-(PFD Food Services Pty Ltd	501.60 INV	11/10/2017	KH532174	Café Supplies	501.60



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3570.3212-(Marketforce Pty Ltd	3,081.57 INV	10/10/2017	16752	WALGA Contract CO17_14 Advert Lineage	653.37
		INV	10/10/2017	16746	for Tender Advertising online with Seek - 3x Technical	171.94
		1144	10/10/2017	10140	Officer	17 1.04
		INV	10/10/2017	16751	Advertising online with Seek	171.94
		INV	10/10/2017	16748	Advertising online with Seek	171.94
		1144	10/10/2017	10740	rarang anima marasak	171.04
		INV	10/10/2017	16742	Kwinana Recquatic 20 x 4 full colour	1,023.74
		INV	10/10/2017	16745	Newspaper Advertising Advertising online with Seek	171.94
			10/10/2011	107.10	Actoritioning crimine with economic	
		INV	9/10/2017	16167	Advert - 02/08/2017 Community event	716.70
3570.339-0 ⁻	Civica Pty Ltd	1,659.06 INV	10/10/2017	X/LG00867	Danielle Bignell - TRIM Intergration Training-	1,659.06
3570.3450-(West Coast Shade	5,456.00 INV	10/10/2017	00008819	Millbrook Reserve - Installation of shade sail	5,456.00
3570.347-0 ⁻	Cleanaway Pty Ltd	156,494.23 INV	6/10/2017	9767183	Waste collection service - Sept 2017	155,766.03
	, ,	INV	10/10/2017	9766000	Service Skip Bins at Adventure Park - 1, 4, 8,	728.20
					etc	
3570.356-0 ⁻	Warnbro Community & Family Centre I	881.00 INV	6/10/2017	12626	Hire of activity room 2 for term 4 2017	881.00
3570.357-0 ⁻	BullAnt Security Pty	60.20 INV	10/10/2017	10,160,646	Cutting of one (1) TWIN blank to suit	60.20
					MK13 key	
3570.358-0 ⁻	Coastline Mower World	125.20 INV	9/10/2017	15168#4	Shear pins	50.40
		INV	9/10/2017	15199#12	Disc assy wavy	54.80
		INV	9/10/2017	15167#4	Bolt deck wheel	20.00
3570.359-0	Coates Hire Operations Pty Ltd	277.58 INV	9/10/2017	16516665	Cub concrete grinder	277.58
3570.3608-(Foreshore Rehabilitation & Landscap	720.50 INV	9/10/2017	INV4045	Repairs to cyclone fence drainage sump Sulphur Rd	720.50
3570.3632-(Eclipse Soils Pty Ltd	385.00 INV	4/10/2017	KWIN01R042963	Grass greenwaste GW2	385.00
3570.3805-(Officeworks Superstores Pty Ltd	142.98 INV	4/10/2017	620 305192	Equipment for community workshops 2017/18 series.	142.98
3570.4003-(Infiniti Group	961.68 INV	9/10/2017	416302	2x rolls of black 240l bin liner \$105.20 , 1 box	961.68
3570.4022-(Rockingham Hyundai	36,429.73 INV	9/10/2017	F1075	CUA37804 Tucson WG Elite 1.6P Auto	36,429.73
3570.407-0 ^{-/-}	Winc Australia Pty Ltd	2,423.11 INV	10/10/2017	9022394301	2 x Vehicle First Aid Kits	56.87



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	Invoice	<u>Description</u>	Amount
		INV	10/10/2017	9022406442	Morning Tea Supplies for Term 4 2017 Programs	217.26
		INV	10/10/2017	9022372514	Wrist bands	107.48
		INV	6/10/2017	9022274068	Stationery - FDC	229.99
		INV	6/10/2017	9022259163	Stationery	136.39
		INV	6/10/2017	9022310987	Stationery	1,662.35
		INV	10/10/2017	9022332070	Stationery	12.77
3570.412-0 ^{-/}	Courier Australia	12.68 INV	4/10/2017	0303	Toll Ipec Shipping for Fire and Safety order	12.68
3570.4125-(LD Total	75,542.29 INV	9/10/2017	86713	Maintenance services for Sept 2017-Emerald Park	3,707.19
		INV	9/10/2017	86712	Maintenance services for Sept 2017-Emerald Park	1,125.81
		INV	9/10/2017	86717	Landscape maintenance for Sept 2017-Sunrise Estate	990.67
		INV	9/10/2017	86716	Maintenance services for Sept 2017-Sunrise Estate	201.06
		INV	9/10/2017	86457	Pine bark mulch - September 17	1,347.50
		INV	9/10/2017	86714	Maintenance services for Sept 2017 - Honeywood	4,163.24
		INV	9/10/2017	86456	Lake Pak installation	179.96
		INV	10/10/2017	86466	September - Wellard Village Streetscapes	7,035.08
		INV	10/10/2017	86479	September - Emerald Park Streetscapes	1,199.32
		INV	9/10/2017	86715	Landscape maintenance for Sept 2017-Honeywood	13,749.60
		INV	10/10/2017	86493	September - Belgravia Streetscap & Darton Loop POS	1,125.73
		INV	10/10/2017	86458	September - Honeywood Streetscapes	1,565.51
		INV	9/10/2017	86718	Maintenance services for Sept 2017-Wellard Village	6,232.40
		INV	9/10/2017	86710	Maintenance services for Sept 2017 - Belgravia	1,108.79
		INV	9/10/2017	86711	Maintenance services for Sept 2017-Belgravia	4,978.34
		INV	9/10/2017	86719	Landscape maintenance for Sept 2017-Wellard Village	26,832.09
3570.413-0 ^{-/}	Covs Parts Pty Ltd	14.85 INV	10/10/2017	1650039929	Exhaust rubber TYB202	14.85
3570.4245-(ED Property Services	726.00 INV	4/10/2017	00001000	BP - repair/replace damaged perimeter fence panel	242.00



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u> 10/10/2017	<u>Invoice</u> 00001003	Description BP - villa 61, replace broken colour bond	<u>Amount</u> 242.00
		INV	4/10/2017	00001002	fence p BP - replace broken perimeter fence panel close	242.00
3570.4387-(Kott Gunning	481.14 INV	10/10/2017	233410	Reference 171354/LEJ - Waste Supply Agreeement	481.14
3570.4664-(AMPAC Debt Recovery (WA) Pty Ltd	488.22 INV INV	6/10/2017 4/10/2017	41914 41835	Debt recovery services - September 2017 Rates Legal Costs - Period Ending 30/09/17	15.22 473.00
3570.4692-(Elliotts Irrigation Pty Ltd	1,683.00 INV	10/10/2017	813339	September 17 - Emerald Park & Belgravia Central	490.60
		INV	9/10/2017	813340	Service iron filter-Sept 2017-Wellard 1,2,3	1,192.40
3570.4719-(Complete Office Supplies Pty Ltd	479.92 INV	9/10/2017	07100254	Marbig personal compendium x2 -Avery Stationery - D/W Library	360.31
		INV	10/10/2017	07103201		119.61
3570.483-0 ⁻	Landgate	3,805.48 INV	10/10/2017	334277-10001098	GRV chargeables, Sch No. G2017/19	3,704.28
		INV	10/10/2017	798639	Online Land Enquiry - September 2017	101.20
3570.4861-(Big W	84.00 INV	10/10/2017	953476	Prizes for Edge Skate Park Opening (7/10/17)	84.00
3570.5520-(Master Lock Service	1,122.50 INV	5/10/2017	00004620	Skate Park - change the switchboard & cabinet keys	135.00
		INV	10/10/2017	00004608	APU - replace locks on 13 telephone/tv cabinets	412.50
		INV	10/10/2017	00004632	APU - replace broken lock on perimeter gate close	210.00
		INV	10/10/2017	00004640	BP - villa 30, re-key whole unit	365.00
3570.5627-(Tyrecycle Pty Ltd	1,050.63 INV	10/10/2017	643808	Monthly tyre collection - August 2017	210.28
		INV	11/10/2017	653145	Monthly tyre collection - October - Passenger, etc	840.35
3570.5750-(Kev's Wheelie Kleen	346.50 INV	10/10/2017	5191	Darius Wells - Bin/Water Fountain Cleaning	258.50
		INV	10/10/2017	5192	Administration - Bin cleaning	88.00
3570.5823-(Accord Security Pty Ltd	5,537.07 INV	6/10/2017	00021994	Security officers 28-30/9/17 Darius Wells	4,482.39
		INV	4/10/2017	00021996	The Edge Skate Park /Zone youth space security	1,054.68
3570.5996-(CMS Engineering Pty Ltd	8,212.24 INV	10/10/2017	25653	Routine maintenance for the month of September 17	1,040.88
		INV	5/10/2017	25588	DW works as oer quite ST17-377	1,925.00



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Chq/Ref Pmt Date	<u>Payee</u>	<u>Amount</u> <u>Tran</u> INV	<u>Date</u> 10/10/2017	<u>Invoice</u> 25651	<u>Description</u> Routine Maintenance for the month of	<u>Amount</u> 3,035.55
		IINV	10/10/2017	2000	September 17	3,035.55
		INV	5/10/2017	25546	Victory for Life - works carried out condenser	757.90
					Routine maintenance for the month of	
		INV	10/10/2017	25652	September 2017	1,452.91
3570.6018-(ALSCO Pty Ltd	220.50 INV	5/10/2017	CPER1757128	Linen table cloths	52.92
		INV	10/10/2017	CPER1760221	Linen table cloths	56.56
		INV	6/10/2017	CPER1759554	Table cloth for catering	111.02
3570.6267-(Woolworths Limited	4,021.68 INV	11/10/2017	2906327	Items for Edge Skate Park opening event	97.65
		INV	11/10/2017	2906323	Café supplies 05/10/17	123.52
		INV	11/10/2017	2851226	Bertram Colourfest - Sausage Sizzle Food & Equip	345.85
		INV	10/10/2017	2851205	Cat Food and associated material for Cat Trapping	2.60
		INV	11/10/2017	2906330	Milk for Zone staff & tenants	9.75
		INV	11/10/2017	2772686	\$50 Thank You Gift Cards for Kwinana Skate Park	2,250.00
		INV	10/10/2017	2919029	Cat Food and associated material for Cat Trapping	3.28
		INV	11/10/2017	2906338	Depot morning tea supplies	104.80
		INV	11/10/2017	2919049	Bertram Colourfest - Sausage Sizzle Food & Equipm	122.64
		INV	11/10/2017	23464768	Admin Building Catering Supplies	253.07
		INV	4/10/2017	2906317	Purified Crush Ice & lunch bags for first aid room	22.77
		INV	10/10/2017	2906340	Cat Food and associated material for Cat Trapping	2.53
		INV	9/10/2017	2906309	Depot morning tea supplies	79.00
		INV	6/10/2017	2906320	Assorted items for Library	51.22
		INV	10/10/2017	23358600	Catering for various events	160.65
		INV	4/10/2017	2906318	Café supplies - standing order Food and drink	53.16
		INV	4/10/2017	2919039	5 x \$20 gift cards - Big W Youth Outreach Prizes	100.00
		INV	4/10/2017	2906316	Master Chef Program	73.79
		INV	4/10/2017	23336624	Sundowner bar stock - Friday 29 September 2017	165.40
3570.6289-(Clockwork Print	5,929.00 INV	11/10/2017	41134	SS Darius history wall hangings and stickers	963.60



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3570.6571-(SPP Cor 3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglicard 3570.6992-(Michael 3570.7237-(Dee Roo	Mechanical Services Pty Ltd	INV INV 2,799.14 INV INV INV INV INV INV INV INV	4/10/2017 11/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017	40795 41070 21467 21469 21468 21464 21493 21489 21470	Edge skatepark Grand Opening: Lamppost wraps x20 Corflute for events Darius Wells tagging microwave in kitchen nook The Zone - install 2 x new data points and GPOs The Zone youth lounge test/tagging Casuarina Hall - Preventative Maintenance Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical work	1,969.00 2,996.40 78.10 828.32 79.20 334.40 200.72 77.00 529.10 672.30
3570.6371-(KDAire M 3570.6571-(SPP Cor 3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglicare 3570.6992-(Michael 3570.7237-(Dee Roc	Mechanical Services Pty Ltd	2,799.14 INV INV INV INV INV INV INV INV	10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017	21467 21469 21468 21464 21493 21489 21470	Corflute for events Darius Wells tagging microwave in kitchen nook The Zone - install 2 x new data points and GPOs The Zone youth lounge test/tagging Casuarina Hall - Preventative Maintenance Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	78.10 828.32 79.20 334.40 200.72 77.00 529.10
3570.6371-(KDAire M 3570.6571-(SPP Cor 3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglicare 3570.6992-(Michael 3570.7237-(Dee Roc	Mechanical Services Pty Ltd	INV INV INV INV INV INV	10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017	21469 21468 21464 21493 21489 21470	nook The Zone - install 2 x new data points and GPOs The Zone youth lounge test/tagging Casuarina Hall - Preventative Maintenance Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	828.32 79.20 334.40 200.72 77.00 529.10
3570.6571-(SPP Cor 3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglicard 3570.6992-(Michael 3570.7237-(Dee Roo		INV INV INV INV	10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017	21468 21464 21493 21489 21470	The Zone - install 2 x new data points and GPOs The Zone youth lounge test/tagging Casuarina Hall - Preventative Maintenance Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	79.20 334.40 200.72 77.00 529.10
8570.6571-(SPP Cor 8570.6583-(ALS Libr 8570.6707-(Labourfo 8570.6751-(Anglicard 8570.6992-(Michael 8570.7237-(Dee Roo		INV INV INV INV	10/10/2017 10/10/2017 10/10/2017 10/10/2017 10/10/2017	21464 21493 21489 21470	Casuarina Hall - Preventative Maintenance Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	334.40 200.72 77.00 529.10
3570.6571-(SPP Cor 3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglicard 3570.6992-(Michael 3570.7237-(Dee Roo		INV INV INV	10/10/2017 10/10/2017 10/10/2017 10/10/2017	21493 21489 21470	Koorliny Community Arts Centre leak repairs Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	200.72 77.00 529.10
8570.6571-(SPP Cor 8570.6583-(ALS Libr 8570.6707-(Labourfo 8570.6751-(Anglicard 8570.6992-(Michael 8570.7237-(Dee Roo		INV INV	10/10/2017 10/10/2017 10/10/2017	21489 21470	Old Thomas Pavilion GPO Repairs BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	77.00 529.10
1570.6571-(SPP Cor 1570.6583-(ALS Libr 1570.6707-(Labourfo 1570.6751-(Anglicard 1570.6992-(Michael 1570.7237-(Dee Roo		INV	10/10/2017	21470	BP - villa 63, investigate RCD push button test Darius Wells Relationships Aust - electrical	529.10
1570.6571-(SPP Cor 1570.6583-(ALS Libr 1570.6707-(Labourfo 1570.6751-(Anglicard 1570.6992-(Michael 1570.7237-(Dee Roo		INV	10/10/2017		test Darius Wells Relationships Aust - electrical	
1570.6571-(SPP Cor 1570.6583-(ALS Libr 1570.6707-(Labourfo 1570.6751-(Anglicard 1570.6992-(Michael 1570.7237-(Dee Roo				21463		672.30
8570.6571-(SPP Cor 8570.6583-(ALS Libr 8570.6707-(Labourfo 8570.6751-(Anglicard 8570.6992-(Michael 8570.7237-(Dee Roo		825.00 INV	5/10/2017			
3570.6583-(ALS Libr 3570.6707-(Labourfo 3570.6751-(Anglican 3570.6992-(Michael 3570.7237-(Dee Roc			3/10/2017	38059	Darius Wells Library FCU 1-11 in alarm	825.00
5570.6707-(Labourfo 5570.6751-(Anglicare 5570.6992-(Michael 5570.7237-(Dee Roc	nsulting (WA) Pty Ltd	9,006.25 INV	4/10/2017	10/1718	INV#10/1718 - Additional works on previous projec	9,006.25
3570.6751-(Anglicard 3570.6992-(Michael 3570.7237-(Dee Roc	rary Services Pty Ltd	98.21 INV	10/10/2017	00049453	4 titles as per list provided	98.21
3570.6751-(Anglicard 3570.6992-(Michael 3570.7237-(Dee Roo	orce Impex Personnel Pty Ltd	1,756.76 INV	9/10/2017	132124	Temp staff w/e 1/10/2017 - Raymond Organ	1,756.76
3570.7237-(Dee Roc	re WA Inc	300.00 RFD	10/10/2017	1139647	Refund bond-Hall hire 26/27 June 2017	300.00
	Ronald Ashby	50.00 INV	6/10/2017	1090351	Refund recycle bin upgrade fee	50.00
3570.7366-(REDiME	che Leadership Development	6,600.00 INV	10/10/2017	00001263	Facilitation of the Leading Our Values Workshops	6,600.00
	ED Pty Ltd	797.50 INV	5/10/2017	968152	Pre employment Medical - E Knight	159.50
		INV	5/10/2017	968120	Pre employment medical - V Little	159.50
		INV	10/10/2017	969814	Pre Employment Medical - K Rawlins	159.50
		INV	10/10/2017	969573	Pre employment medical - S Taylor	159.50
		INV	5/10/2017	966517	Pre employment medical - T Corp	159.50
5570.7436-(Action G	Glass Pty Ltd	200.20 INV	10/10/2017	B57257	APU - unit 76, repair to rear sliding door, rolle	200.20
570.7445-(Mustang	g Welding & Fabrication	214.50 INV	10/10/2017	140	Monthly service	214.50
570.7575-(Pickles <i>F</i>	Auctions	121.00 INV	10/10/2017	26008565	Towing Costs of Vehicle from Wellard	121.00
3570.7605-(Flying C	, 140110110	2,912.80 INV	4/10/2017	11426	Bertram Community Hall Workshop - 05/10/17	591.80



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		INV	11/10/2017	11427	Skate Park Opening Event Catering	1,172.00
		INV	4/10/2017	11425	Farewell Event - Held 05/10/17	1,149.00
3570.762-0 ⁻	Blackwood & Sons Ltd	140.18 INV	9/10/2017	KWNQ3565	Paint Dymark F/Orange 00808146	140.18
3570.7664-(Vikki Louise Barlow	248.50 INV	11/10/2017	101017	Last minute purchase of equipment Skate Park Open	248.50
3570.8055-(The Green Barista Coffee	1,830.00 INV	9/10/2017	4thOct2017	Local commercial grant funding	1,830.00
3570.8088-(GTA Consultants (WA) Pty Ltd	9,598.30 INV	4/10/2017	108301	Kwinana, Cycling and Walking Network Plan	9,598.30
3570.8125-(Xpresso Delight Midland	440.00 INV	4/10/2017	INV-0088	Coffee machine service 04/09/17 to 01/10/17	440.00
3570.8143-(Katie Elizabeth Frampton	50.00 INV	6/10/2017	5thOct2017	Refund recycle bin upgrade fee	50.00
3570.8227-(Emerald Gardens and Landscaping	121.00 INV	10/10/2017	5/10/2017	Coastcare Project. Watering at Challenger Beach	121.00
3570.828-0 ⁻	Koorliny Arts Centre	300.00 RFD	10/10/2017	1176157	Refund bond-Hall hire 29/9/2017	300.00
3570.8302-(Chris Kershaw Photography	275.00 INV	10/10/2017	L2105	Cancellation Fee due to event being cancelled	275.00
3570.833-0 ⁻	Kwinana District Tennis Club Inc	103.50 INV	11/10/2017	4thOctober17	August - September hire fees	103.50
3570.8346-(Skateboarding WA	2,887.50 INV	11/10/2017	INV-0383	Skate Clinic held 19/08/17	412.50
		INV	11/10/2017	INV-0402	Edge Skatepark Grand Opening - Provision of Skate	1,347.50
		INV	11/10/2017	INV-0372	Skate Clinic 10/09/17 & Jam Sesh Comp 29/09/17	1,127.50
3570.8366-(Neil Vincent MacAulay	868.00 INV	6/10/2017	31stAugust17	Reimb for Certificate of Registration	868.00
3570.851-0 ⁻	Kwinana Signs & Engraving	770.00 INV	9/10/2017	00013370	Black digit stickers	770.00
3570.8808-(Alice Cordy-Hedge	450.00 INV	11/10/2017	003	Photographs for the Zone Youth Space Holiday Prog	450.00
3570.8841-(Links Modular Solutions	24,058.00 INV	10/10/2017	16496	Second Milestone Payment for the Links Installation	13,333.00
		INV	10/10/2017	16500	Links for Library (8 additional user licenses, 1	10,725.00
3570.888-0 ⁻	Les Mills Australia	435.63 INV	10/10/2017	876536	Monthly license fee October 2017	435.63
3570.8899-(Majestic Plumbing	4,708.95 INV	10/10/2017	208615	Depot - Relocation of emergency shower works	4,708.95
3570.8984-(Baldivis Transport Pty Ltd	350.00 INV	11/10/2017	00001529	Casuarina/Wellard Hall - Water delivery x 2	350.00
3570.8996-(Fridgair Industries Pty Ltd	245.85 INV	10/10/2017	28276	Admin Council Lounge - Bar fridge light repairs	245.85



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3570.8998-(McLeods	3,526.03 INV	4/10/2017	99815	Building Act - Building Permit & occupancy cond.	163.61
		INV	4/10/2017	99823	Matter No: 41254	163.61
		INV	4/10/2017	99689	Matter No: 37875	223.96
		INV	4/10/2017	99506	Matter No: 41046	1,084.60
		INV	10/10/2017	99921	Matter No: 41171	1,148.07
		INV	10/10/2017	99998	Matter No: 41577	742.18
3570.9013-(Department of Mines, Industry	15,486.99 INV	11/10/2017	051017	Building Services Levy - September 2017	15,486.99
3570.9019-(Kearns Garden Supplies	452.21 INV	10/10/2017	53	APU - purchase of various hard ware, September 20	38.76
		INV	10/10/2017	54	BP - purchase of various hard ware, September 2017	370.89
		INV	11/10/2017	51	Hardware Darius and John Wellard	42.56
3570.903-0 ^{-/-}	Lo-Go Appointments	7,713.60 INV	6/10/2017	00416654	Temp staff w/e 23/9/17 - Janine Martin	1,753.09
		INV	6/10/2017	00416607	Temp staff w/e 16/9/17 - Janine Martin	1,753.09
		INV	6/10/2017	00416557	Temp staff w/e 09/09/2017	1,051.85
		INV	6/10/2017	00416503	Temp staff w/e 2/9/17 - Janine Martin	1,753.09
		INV	10/10/2017	00416704	Temporary Admin Officer - Janine Martin	1,402.48
3570.9030-(Air Liquide Australia	100.71 INV	4/10/2017	UF1634	Rental of Industrial Cyclinder	100.71
3570.9041-(Planning Institute of Australia Pty	1,512.00 INV	9/10/2017	80662	2017 Conference Registration - J Curtis	441.00
		INV	9/10/2017	80545	2017 Conference Registration - G Williams	441.00
		INV	9/10/2017	80548	2017 Conference Registration - J Veenendaal	630.00
3570.9075-(Brendan Lewis	1,750.00 INV	10/10/2017	3	Artist Fees for the concept design, implementatio	1,750.00
3570.9124-(Pippa Louise Pursell	49.00 INV	10/10/2017	4thOctober2017	Reimb of Birth Certificate costs for client	49.00
3570.9315-(Fiona James Watts	50.00 INV	4/10/2017	877237	360L Recycle Bin Upgrade Fee Refund	50.00
3570.9316-(Jade Maree Rose	50.00 INV	4/10/2017	876788	360L Recycle Bin Upgrade Fee Refund	50.00
3570.9317-(Maria Lucia Wouters	50.00 INV	4/10/2017	22117	360L Recycle Bin Upgrade Fee Refund	50.00
3570.9318-(Doris Lucia Ettema	50.00 INV	4/10/2017	879083	360L Recycle Bin Upgrade Fee Refund	50.00
3570.9319-(Avivo	300.00 INV	4/10/2017	Receipt#1162207	Refund of bond-Hall hire 5/9/2017	300.00
3570.9321-(Shire Of Ashburton	33,646.61 INV	6/10/2017	29914	LSL Reimbursement for Neil Hartley	33,646.61



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3570.9322-(Department of Water & Environment	10,000.00 INV	11/10/2017	RI001762	Cockburn Sound Assessment - Kwinana Contribution	10,000.00
3570.9323-(Whirligig Designs	200.56 INV	11/10/2017	5thOct2017	Deposit - Civic Recognition Dinner - 10/11/17	200.56
3570.9324-(Allpet Products	341.26 INV	9/10/2017	l633548	Supplies for dog pound	341.26
3570.9325-(Manfred Surveys	1,320.00 INV	10/10/2017	1197	Feature survey-SilversmithSt-Wellard Telstra Ascon	385.00
			INV	10/10/2017	1198	Surveying - Medina Oval services Ascon	495.00
			INV	11/10/2017	1205	Bertram Drainage Basin setout	440.00
570.9326-(Gymcare	143.00 INV	10/10/2017	1886	Qrtly safety check	143.00
570.9327-(Jenine Avis Harkness	360.00 INV	10/10/2017	A/N22714	C/over subsidy rebate	360.00
570.9329-(Shantel Wiseman	100.00 RFD	10/10/2017	1175830	Refund bond-Patio hire 22/9/2017	100.00
3570.9330-(Tahlia Warren	100.00 RFD	10/10/2017	1169158	Refund bond-Hall hire 11/9/2017	100.00
3570.9332-(Kyrie-Anne Weeding	100.00 RFD	10/10/2017	1176461	Refund bond-Patio hire 4/10/2017	100.00
570.9333-(Joselyn Huriwai	100.00 RFD	10/10/2017	1176461	Refund bond-Patio hire 03/10/2017	100.00
570.9334-(Craig Smith	300.00 RFD	10/10/2017	864082	Refund bond-Hall hire 21/11/2015	300.00
570.9335-(Emi Tanaka	261.25 INV	11/10/2017	101017	Swimming Lesson Withdrawal Refund	261.25
3570.9337-(Trae Flett	350.00 INV	11/10/2017	2017_01	Workshop 4/10/2017	350.00
3570.974-0°		Metro Filters	487.50 INV	9/10/2017	00129130	Café Splash - Canopy flue & fan clean	487.50
3571 3571.565-0	11/10/2017	EFT TRANSFER: - 13/10/2017 Bright Futures Family Day Care - Pa	179,171.60 119,092.98 INV	11/10/2017	250917-081017	FDC Payroll 25/9/17-8/10/17	119,092.98
571.568-0 ⁻		Bright Futures In Home Care - Payro	60,078.62 INV	11/10/2017	250917-081017	IHC Payroll 25/9/17-8/10/17	60,078.62
572	12/10/2017	EFT TRANSFER: - 13/10/2017	169.84				
572.565-0°		Bright Futures Family Day Care - Pa	169.84 INV	12/10/2017	250917-081017-1	FDC Payroll 25/9/17-8/10/17 File 1	169.84
573	17/10/2017	EFT TRANSFER: - 17/10/2017	33,806.14				
574	18/10/2017	EFT TRANSFER: - 19/10/2017	715,498.32				
574.1033-(Nilfisk Pty Ltd	391.38 INV	17/10/2017	155619	Recquatic - Focus II Serial Number N4000080648	391.38
574.1034-(North Lake Electrical Pty Ltd	17,831.00 INV	18/10/2017	49694	Supply & Install 15KW Soft Starter Pump Cubicle	17,831.00
574.1046-(OCE Australia Ltd	222.66 INV	17/10/2017	1427317	Monthly Charges for ColorWave 550 - Scanner	222.66



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3574.1059-(Vodafone Messaging	176.00 INV	17/10/2017	11176395	Alpha Network Access Fee October 2017	176.00
3574.1104-(Perth Zoo	521.00 INV	17/10/2017	3018652	Excursion on 3/10/17 to Perth Zoo. \$10.00/child.	521.00
3574.1157-(Quality Traffic Management Pty Ltd	712.80 INV	18/10/2017	23160	Contract 608KWN16 Provide Traffic	356.40
			INV	18/10/2017	23159	Management, etc Contract 608KWN16 Provide Traffic Management, etc	356.40
3574.1178-(Holcim (Australia) Pty Ltd	530.20 INV	18/10/2017	9403301884	1.0m3 - Bolton Way/Elmere Ave	530.20
3574.1189-(Reece Pty Ltd	1,876.66 INV	17/10/2017	261552176	ROTHENBERGER DRAIN CAMERA REPAIR AS PER QUOTE: 26	1,876.66
3574.1227-(Rockingham Holden	3,950.00 INV	17/10/2017	GMFS239998	KWN1956 - Replacement & repairs carried out	3,950.00
3574.1266-(Salmat Targeted Media Pty Ltd	800.38 INV	16/10/2017	1000483563	Delivery of Kwinana Recquatic Term 4 Flyers	800.38
3574.1276-(Satellite Security Services	120.00 INV	17/10/2017	01800955	Zone - Reception CCTV Camera screen repair	120.00
3574.1277-(Savage Garden Services	5,473.50 INV	18/10/2017	58-18/10/17	General maintenance on roundabouts	3,448.50
		INV	18/10/2017	57-18/10/2017	Slash spray clean up rubbish - various locations	2,025.00	
3574.1290-(Shane McMaster Surveys	1,650.00 INV	17/10/2017	Kwin 286	As-Constructed Feature Survey	1,650.00
3574.1317-(Bullivants Pty Ltd	39.05 INV	16/10/2017	400731939	Screw bow & roundsling	39.05
3574.1423-(Telstra	2,491.62 INV	17/10/2017	9385375010Oct17	Usage to 280917 Internet and Data	2,491.62
3574.1455-(Returned Services League Of Austral	5,500.00 INV	17/10/2017	10thOctober2017	Community Event Funding Program	5,500.00
3574.1520-(Truck & Car Panel & Paint	940.00 INV	18/10/2017	00003769	Paintless dent damage to bonnet - Quote referenc	440.00
			INV	18/10/2017	00003767	Excess only - Claim Number # 633575837, Registrat	500.00
3574.1524-(Turfmaster Facility Management	78,784.34 INV	17/10/2017	614599	Renovation works - Wells Park (new) 1Ha	4,321.16
			INV	17/10/2017	614638	Renovation works - Thomas Oval (6.52 Ha)	15,237.85
			INV	17/10/2017	614641	Renovation works - Wellard Oval (1.8 HA)	7,778.09
			INV	17/10/2017	614637	Renovation works - Orelia Oval	9,850.48
			INV	17/10/2017		Renovation Works - Gilmore Hockey (1.20 Ha)	5,185.39
			INV	17/10/2017	614597	Renovation works - Wells Park (old) 1.85 (ha)	2,725.49
			INV	17/10/2017	614598	Renovation works - Medina Oval (1.91 Ha)	11,137.39



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		INV	17/10/2017	614639	Renovation works - Gilmore Senior Oval 1.49 Ha	6,468.56
		INV	17/10/2017	614642	Renovation works - Bertram Oval (1.72 Ha)	7,472.44
		INV	17/10/2017	614636	Renovation works - Wandi Oval	8,607.49
3574.1760-(Hanson Construction Materials Pty L	595.32 INV	16/10/2017	70827083	Concrete to cement in log chairs	280.28
		INV	18/10/2017	70841918	Delivery PMP/25/14/80	315.04
3574.1762-(Officeworks BusinessDirect	119.00 INV	17/10/2017	36878246	Whiteboard on wheels & eraser	119.00
3574.188-0 ⁻	Beaurepaires Tyres Kwinana	215.90 INV	18/10/2017	U548348056	365242455, 99 18x6.50-8 GOLF HF273 DURRO TYRE, etc	215.90
3574.2048-(Palm Lakes Gardens & Landscape Serv	1,385.00 INV	17/10/2017	49-12/10/17	APU - increase concrete pathway to units 26,29	450.00
		INV	17/10/2017	48	BP - villa 10, lower paving around sunken soa, etc	935.00
3574.2097-(Beaver Tree Services Aust Pty Ltd	160,645.01 INV	16/10/2017	64176	601KWN16 - Quote no 92555 - Various playgrounds	29,941.88
		INV	17/10/2017	64288	Supply and plant 90/100L trees W/E 29/09/17	8,640.50
		INV	17/10/2017	64191	Street tree pruning - Zone 1	78,634.63
		INV	17/10/2017	64327	Supply and plant 90/100L trees W/E 20/10/17	7,755.00
		INV	17/10/2017	64302	Supply and plant 90/100L trees W/E 06/10/17	7,238.00
		INV	17/10/2017	64111	Supply and plant 90/100L trees W/E 15/09/17	10,340.00
		INV	17/10/2017	64110	Supply and plant 90/100L trees W/E 08/09/17	13,959.00
		INV	17/10/2017	64231	Supply and plant 90/100L trees including	4,136.00
3574.2121-(Suez	555.20 INV	16/10/2017	22634813	Greenwaste fee - 27/9/2017	555.20
3574.2125-(Synergy	39,401.30 INV	16/10/2017	258360080Oct17	Usage to 041017 4647U Kwinana Adventure Park	963.50
		INV	16/10/2017	118367820Oct17	Usage to 041017 3959U New Thomas Oval Pavilion	893.15
		INV	17/10/2017	144372270Oct17	Usage to 041017 750U Thomas Oval Retic	172.50
		INV	12/10/2017	259587970Aug17	Usage to 020817 73U Honeywood Irrigation	53.90
		INV	17/10/2017	141057240Oct17	Usage to 041017 13284U The Zone	3,840.25
		INV	17/10/2017	938812910Oct17	Usage to 041017 8516U Wandi Reserve	2,237.35
		INV	12/10/2017	259587970Oct17	Usage to 031017 112U Honeywood Irrigation	68.80
		INV	18/10/2017	135567600Oct17	Usage to 041017 47172.46U DW Library/Res Centre	12,054.55
		INV	12/10/2017	264244690Oct17	Usage to 031017 84U Gecko Park Bore	59.50
		INV	12/10/2017	198694990Oct17	Usage to 041017 54U Admin/Arts/Parmelia	13,277.25
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onditter Time Bute	<u>r uyoo</u>	INV	17/10/2017		Usage to 051017 14U Bore Ind S/scapes	34.60
					Naval Base	
		INV	12/10/2017	149872970Oct17	Usage to 041017 5657U Incubator	1,671.55
		INV	17/10/2017	129764890Oct17	Usage to 041017 4964U Lambeth Park POS	1,045.85
		INV	17/10/2017	422268910Oct17	Usage to 041017 5156U Depot	1,232.05
		INV	16/10/2017	958335710Oct17	Usage to 061017 5212U Orelia Oval	1,280.10
		INV	16/10/2017	201813230Oct17	Usage to 061017 1460U Mandogalup Stn/Bore	516.40
3574.2224-(Prestige Catering & Event Hire	3,181.70 INV	17/10/2017	00021324	Catering 161017 Dinner	436.20
		INV	12/10/2017	00021311	Catering 10/10/17 Breakfast Meeting	2,745.50
3574.2410-(ABCO Products	3,607.51 INV	17/10/2017	308731	Assorted cleaning items	3,607.51
3574.248-0 ⁻	Bunnings Building Supplies	110.10 INV	17/10/2017	2163/01029980	Shade cloth and spray bottles	110.10
3574.2546-(Sigma Chemicals	485.10 INV	17/10/2017	106233.01	15 x bags bi carb 2 x drum no fume acid	485.10
3574.264-0 ^{-/-}	Cabcharge Australia Ltd	6.00 INV	17/10/2017	00989066P1710	Cab Charge Account Keeping Fee 11/09 to 08/10/2017	6.00
3574.2674-(Fire & Safety WA	1,686.08 INV	17/10/2017	30416	B2066114FIRE - Pacific Easi on Torch Holder etc	1,686.08
3574.2698-(Wilson Security Pty Ltd	1,287.00 INV	16/10/2017	W00206729	BP - Mobile Security Patrols September 2017	471.20
		INV	16/10/2017	W00206780	APU - Mobile Security Patrols September 2017	815.80
3574.3021-(Studio Kraze	2,070.00 INV	16/10/2017	355	Edge Skatepark Grand Opening - provision of stage	2,070.00
3574.3036-(Freestyle Now	1,072.50 INV	16/10/2017	1720	Edge Skatepark Grand Opening - Provision of BMX/S	1,072.50
3574.3105-(Poly Pipe Traders	3,894.16 INV	12/10/2017	00086499	Hunter I20, 25mm Flo Span, 20mm Flo Span, 40m, etc	2,333.74
		INV	12/10/2017	00086706	RB Valve Box, 500ml Primer, 500ml Solvent, 80, etc	1,176.74
		INV	16/10/2017	00086349	100 PVC Class 9, Primer 500ml, Solvent 500ml, etc	318.03
		INV	16/10/2017	00086793	Grey LD Conduit	65.65
3574.3108-(Aussie IT	6,240.30 INV	17/10/2017	557506	9x Epson TMT88VI POS Receipt Printers, 3x 80x, etc	6,240.30
3574.335-0 ^{-/}	City of Rockingham	115,981.94 INV	17/10/2017	94803	Tipping fees to 03/10/17	115,981.94
3574.3452-(Western Maze Pty Ltd	41 838 61 INV	17/10/2017	00015040	Hard waste, steel,mattress collection-Area 1	41,838.61



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3574.357-0 ⁻	BullAnt Security Pty	204.17 INV	17/10/2017	10,159,300	Service and/or repairs to padlocks	204.17
3574.358-0 ⁻	Coastline Mower World	954.20 INV	18/10/2017	15294#12	FixCut 30-2 - Alloy Brush Cutter Head	275.00
		INV	16/10/2017	15206#4	FS 250 RZ - 'D' Handle Brushcutter	679.20
3574.3607-(Hays Specialist Recruitment Pty Ltd	5,533.47 INV	17/10/2017	6917962	Kevan Sercombe w/ending 011017	5,533.47
3574.3608-(Foreshore Rehabilitation & Landscap	2,438.70 INV	12/10/2017	INV-4054	Quote QU0220 Fence Repairs Various Locations	2,438.70
3574.3788-(Bunnings Building Supplies O'Connor	311.58 INV	16/10/2017	2402/01684971	BP - Fertilizer & plants for garden renewal	311.58
3574.3877-(Schweppes Australia Pty Ltd	371.42 INV	12/10/2017	0807345116	Order for Cafe Splash	371.42
3574.3919-(Playmaster Pty Ltd	1,077.45 INV	18/10/2017	INV-0130	Gawler Way POS - Strap Seats, Varris Way POS	1,077.45
3574.3977-(MRP Osborne Park-General Pest/Termi	195.00 INV	17/10/2017	68199	Fiona Harris Pavilion - Swarms of bees reported	195.00
3574.407-0 ⁻	Winc Australia Pty Ltd	532.76 INV	17/10/2017	9022395034	Bandage Setopress Compression	74.69
		INV	17/10/2017	9022437883	Stationary Order Admin Building	155.34
		INV	18/10/2017	9022457299	Collins 13138 Analysis Book A4 168 Page Hard, etc	243.35
		INV	17/10/2017	9022471471	Staples X-Cell AA Battery Premium Alkaline Bo, etc	59.38
3574.412-0 ⁻	Courier Australia	25.36 INV	16/10/2017	0304	Courier chargesto 02/10/17	25.36
3574.413-0 ⁻	Covs Parts Pty Ltd	637.46 INV	17/10/2017	1650042354	RTV103300 - SILICONE BLACK RTV103 300GM	57.16
		INV	16/10/2017	1650042062	Media player bluetooth	140.06
		INV	16/10/2017	1650042021	Aerial rubber	12.54
		INV	16/10/2017	1650041880	56430 - Cable Tie Assortment Kit - 1000Pce, 5, etc	43.95
		INV	16/10/2017	1650042058	Extension - aerial	5.86
		INV	16/10/2017	14650041809	56430 - Cable Tie Assortment Kit - 1000Pce, 5, etc	377.89
3574.4146-(Peter Carnley Anglican Community Sc	500.00 INV	17/10/2017	COFK10/2017	LyriK - Subsidy for an Armed for Life workshop at	500.00
3574.4161-(Corporate Living	2,259.85 INV	12/10/2017	1457	Delivery of 6 chairs Median Mid Black PU	2,259.85
3574.42-01	Adventure World	28.00 INV	16/10/2017	26480	School Holiday Program - Adventure world	28.00
3574.4245-(ED Property Services	5,731.00 INV	17/10/2017	00001005	BP - replace damaged fence panel	66.00
		INV	17/10/2017	00001006	BP - villa 25, Repair to ceiling cornice	1,045.00



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
		INV	17/10/2017	00001004	BP - villa 50, repair to cracked internal walls	770.00
		INV	17/10/2017	00001007	APU - Renewal of letterboxes	3,850.00
3574.4246-(Atom Supply	509.52 INV	16/10/2017	H961247	Mick Hird - Uniform	165.00
		INV	16/10/2017	H961298	Protective clothing for new cleaner - Sabut Malla	344.52
3574.4440-(Brenton Thomas Scambler	268.90 INV	17/10/2017	16thOctober17	Lightsview Develop Visitation - Meals/Incidentals	268.90
3574.4465-(Medina Residents Group	4,000.00 INV	17/10/2017	12thOcotober17	Community Event Funding Program-Community Festival	4,000.00
3574.4552-(Public Libraries Western Australia	165.00 INV	16/10/2017	411	PLWA Membershipm 2017/2018	165.00
3574.4655-(Natsync Environmental	880.00 INV	17/10/2017	00002477	Delivery of two guided nightstalks in City of Kwinana	880.00
3574.4719-(Complete Office Supplies Pty Ltd	1,045.17 INV	18/10/2017	07119896	Sculpt Ergonomic Dsktp USB (SP561909),	86.13
		INV	18/10/2017	07119653	Uniba, etc Sculpt Ergonomic Dsktp USB (SP561909), Uniba, etc	139.70
		INV	17/10/2017	07114864	Stationery - Recquatic	819.34
3574.4800-(Web In A Box	55.00 INV	17/10/2017	38981	Domain Registration for lyrik.com.au	55.00
3574.483-0 ^{-/-}	Landgate	1,656.36 INV	17/10/2017	334337-10001098	GRV chargeable, Sch No. G2017/20,23/9/17 to 6/10/17	1,656.36
3574.4861-(Big W	434.00 INV	17/10/2017 16/10/2017	953487 953482	New vacuum cleaner-J/W Community Ctre DVD's for Summer Outdoor Movie Series x4	399.00 35.00
3574.5071-(JB HiFi Commercial Division	12.98 INV	18/10/2017		DVD for Outdoor Summer Movie Series	12.98
3574.5107-(AWE & Wonder	200.00 INV	16/10/2017	0878	Bowls, Treasure baskets, Tongs, Timers	200.00
3574.5247-(Abraham Pattiselanno	140.00 INV	16/10/2017	10thOct2017	Reimbursement of 16GB data for Lyrik Ipad	140.00
3574.5531-(Rodney John Molyneux	268.90 INV	17/10/2017	16thOctober17	Lightsview Develop. Visitation-Meals & Incidentals	268.90
3574.5581-(Totally Workwear Rockingham	524.82 INV	17/10/2017	RK2984.D1	Safety Boots - Env Health	349.88
		INV	17/10/2017	RK2986.D1	Safety Boots - Env Health	174.94
3574.5743-(Programmed Maintenance Services Ltd	1,365.10 INV	16/10/2017	SINV506419	BP - Renewal of communal garden beds	1,365.10
3574.5823-(Accord Security Pty Ltd	5,273.40 INV	17/10/2017	00022019	Security Services (Guard Duties) at Darius Library	4,921.84
		INV	17/10/2017	00022013	The Edge Skate Park/Zone Youth Space 5/10 & 6/10	351.56



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<u>Chq/Ref</u> <u>Pmt Date</u> 3574.5851-(Payee Homestead Ridge Progress Associatio	Amount Tran 2,200.00 INV	<u>Date</u> 17/10/2017	Invoice 16thOctober2017	<u>Description</u> Community Event Funding-Movie in the Park	<u>Amou</u> 2,200.00
3574.5995-(Zenien Pty Ltd T/as ATFT Astuta Tru	54,344.29 INV	16/10/2017	I4594	CCTV for skatepark - supply and install	54,344.29
3574.5996-(CMS Engineering Pty Ltd	382.80 INV	17/10/2017	25678	Administration Env Health Office - investigate/rep	382.80
3574.6018-(ALSCO Pty Ltd	60.68 INV		CPER1763306	Linen table cloths for the financial year 2017/18	60.68
3574.6261-(Rebecca J Flanagan	495.00 INV	12/10/2017		Goldilocks and the Three Bears 50 minute show	495.00
574.6267-(Woolworths Limited	Woolworths Limited	1,236.30 INV	16/10/2017	2906333	Food and supplies for Mooditj Kulungars playgroup	101.67
		INV	17/10/2017	2830313	Morning tea supplies - Depot	45.00
		INV	17/10/2017	2906311	Staff sundowner food - 29/09/2017	191.94
		INV	16/10/2017	2906326	Café supplies	51.75
		INV	17/10/2017	2919012	Morning tea supplies depot - Milk, coffee, tea etc	64.25
		INV	17/10/2017	2906346	Purchase of food items for Drop In	21.50
		INV	16/10/2017	2906336	Café supplies	60.78
		INV	18/10/2017	2851216	Catering and Supplies for JDAP meeting to be held	19.50
		INV	18/10/2017	23586370	Catering Groceries	111.89
		INV	17/10/2017	23565706	Morning tea for Convergence event - Sat 14 Oct	120.68
		INV	17/10/2017	2804508	Catering for New staff Afternoon tea	91.95
		INV	17/10/2017	23550068	Catering Expenses	294.39
		INV	17/10/2017	2804506	Milk for Zone staff & tenants	11.00
		INV	17/10/2017	2804504	Nightfields Dinner / Food	50.00
3574.6370-(Elexacom	1,878.02 INV	18/10/2017	21188	Repairs to streetlighting	1,878.02
3574.6583-(ALS Library Services Pty Ltd	108.92 INV	17/10/2017	00049608	Purchase of 16 titles as listed online	108.92
3574.664-0´	StrataGreen	1,043.09 INV	12/10/2017	89410	Litter pickers 850mm, Litter Pickers 1000mm, etc	797.57
		INV	18/10/2017	89414	SO416 Solo Pressure Sprayer 5Lt, SO4900445 So, etc	245.52
3574.6670-(Kero Fill	932.81 INV	16/10/2017	101170	432 LITRES KERO FOR FLOCON USE	932.81
3574.6675-(Colliers International	1,650.00 INV	18/10/2017		ERIC DCP Land Valuations - AT	1,650.00
3574.6700-(Sprayking WA Pty Ltd	12,540.39				



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Chg/Ref Pmt Date	Payee	Amount Tran	Date	Invoice	Description	<u>Amount</u>
		INV	18/10/2017	00001458	September - chemical weed control of	8,796.32
		INV	16/10/2017	00001460	Hardstan, etc Weed treatment within streetscape	3,289.56
		114.4	10/10/2017	00001400	gardens-Sept 17	3,209.30
		INV	16/10/2017	00001459	Weed treatment within streetscape - Sept 17	454.51
3574.6860-(Advance Scanning Services	2,629.00 INV	16/10/2017	20161740	Underground Utility Scanning Sulphur Road	2,629.00
3574.69-01	Alinta Gas	1,160.60 INV	16/10/2017	972215970Sep17	Usage to 210917 260U BP Clubhouse	47.05
		INV	17/10/2017	474997486Sep17	Usage to 210917 9496U Darius Lib/Res Centre	1,113.55
3574.6965-(Tracey Fishwick	50.00 INV	18/10/2017	885902	Refund fee - 360L recycle bin upgrade	50.00
3574.7124-(Murray Richard Keith Rowe	100.00 RFD	18/10/2017	1142266	Refund bond-Patio hire 08/10/2017	100.00
3574.7160-(Kym Rochelle Molloy	375.00 INV	18/10/2017	16thOctober2017	2016 Lyrik Educational Scholarship-Brock Molloy	375.00
3574.7366-(REDiMED Pty Ltd	302.50 INV	17/10/2017	972522	Pre employment medical	302.50
3574.7398-(AP Photography	195.00 INV	16/10/2017	0018	1.5 hours photography at Bertram Colourfest	195.00
3574.7503-(Priceless Discount Kwinana	109.00 INV	17/10/2017	11	John Wellard - Craft items for pinit made it kids	109.00
3574.7521-(Strategen Environmental Consultants	1,100.00 INV	18/10/2017	15753	Fire Management Plan Review	1,100.00
3574.7522-(GPS Linemarking	2,750.00 INV	18/10/2017	482	Summer sports field marking sets as requested	2,750.00
3574.7605-(Flying Canape	1,912.00 INV	17/10/2017	11430	Catering Citizenship Ceremony 171017	1,214.00
		INV	17/10/2017	11429	Catering 141017 Convergence Event	698.00
3574.762-0 ⁻	Blackwood & Sons Ltd	159.18 INV	12/10/2017	KWNS0884	PAINT SPRAY MARK DYMARK PINK, PAINT SPRAY MAR, etc	159.18
3574.7625-(Flex Industries Pty Ltd	14,059.24 INV	16/10/2017	57746	P46, KWN704, Kwinana South 4.4 Rural Tanker, Requ	5,492.13
		INV	16/10/2017	57648	Kwinana South 4.4, P46, Reg: KWN704 Service a. etc	1,874.29
		INV	12/10/2017	700380	2 x Emergency Window hammers for the Community Bus	242.00
		INV	16/10/2017	57745	P46, KWN704, Kwinana South 4.4 Rural Tanker, Dama	4,568.73
		INV	16/10/2017	57773	BUSH SPUN IN SPINDLE - MACHINE SPINDLE SO BUS, etc	1,882.09
3574.7667-(Havenesky Ventures	616.00 INV	17/10/2017	171011	Facilitate Sewing classes term 3	616.00



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amour</u>
3574.7881-(Australian Assoc for Enviornmental	95.00 INV	17/10/2017	INV-0151	Subscription 2017/2018 FDC Membership	95.00
3574.8045-(David John Brown	27.00 INV	18/10/2017	10/05/2016	Refund fee - 360L recycle bin upgrade	27.00
3574.8099-(Total Tools Rockingham	89.00 INV	17/10/2017	26160	Hitachi 18V WET/DRY 670ML VACUUM SKIN R18DSLH4	89.00
574.8119-(The Smart Security Company P/L	4,985.75 INV	16/10/2017	4344	24 hour monitoring of medi alarm October - Decemb	4,985.75
3574.815-0°	Kwinana Early Years Services	5,500.00 INV	17/10/2017	11thOctober17	Community Event Funding Program-Pop Up Playground	5,500.00
3574.829-0 ^{-/}	Kwinana Cricket Club	120.00 INV	16/10/2017	KS014117	Kidsport voucher - Hayden Arnot	120.00
3574.8325-(Env	Envirosweep	7,942.00 INV	17/10/2017	51276	Car Park Sweeping as per tender contract	3,071.20
		INV	18/10/2017	52085	Sweep up sand from oil spill on Windell Street 06	121.00
		INV	17/10/2017	51269	Footpath Sweeping as per tender contract	1,950.30
		INV	17/10/2017	51270	Road sweeping By Individual Road as per contract	2,799.50
3574.8346-(Skateboarding WA	1,952.50 INV	16/10/2017	INV-0370	YOLO Session-Skateboarding Clinic at Wellard Skat	412.50
		INV	16/10/2017	INV-0309	Pop up Skate Park 6 & 22 July 2017	1,540.00
574.8368-(Ian Leslie Pope	44.00 INV	16/10/2017	101017	HR Licence Reimbursement Pt 2 of 3	44.00
574.8424-(Lynette Kaye McLennan	118.37 INV	16/10/2017	Invoice three	Transcription of Mills Family Oral History	118.37
574.843-0 ⁻	Kwinana Little Athletics Centre	1,040.00 INV	16/10/2017	KS014004	Kidsport vouchers x 6	1,040.00
3574.8474-(Volunteer Task Force	96.25 INV	17/10/2017	SI000425	Regular mowing of garden, Verge mowing-11/9/17	96.25
574.850-0°	Gilmore College	350.00 INV	18/10/2017	17thOctober2017	2016 Lyrik Educational Scholarship-Bennan Leef	300.00
		INV	18/10/2017	17thOcotber2017	Donation-Year 12 Valedictory Ceremony	50.00
3574.861-0 ⁻	Kwinana Amateur Swimming & Lifesavi	200.00 INV	16/10/2017	KS014008	Kidsport Voucher - Tiana Kosovich	200.00
574.8667-(Simon Howard Lance	50.00 INV	18/10/2017	1053351	Refund fee - 360L recycle bin upgrade	50.00
3574.8756-(Ohura Consulting	738.27 INV	17/10/2017	328	Consulting regarding industrial relations/HR	738.27
3574.8894-(Landscape and Maintenance Solutions	10,594.43 INV	16/10/2017	INV-0375	Mowing Maintenance Varous September 2017	1,859.95
		INV	16/10/2017	INV-0376	Passive and Streetscape mowing of as per tender	8,734.48
574.8899-(Majestic Plumbing	2,696.10				



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Chg/Ref Pmt Date	Payee	Amount Tran	Date	Invoice	Description	Amount
onquice I int Date	<u>1 4400</u>	INV	17/10/2017	208700	BP - villa 67, disconnect/reconnect elevated	777.70
					gas	
		INV	17/10/2017	208459	APU - unit 30, investigate gas smell	171.60
		INV	17/10/2017	208460	BP - 19 Bright Rd, replace existing HWS	1,461.90
		INV	17/10/2017	208533	BP - villa 57, investigate gas smell and issues	85.80
		INV	17/10/2017	208699	BP - villa 54, repair to water hammer at toilet	199.10
3574.8952-(Timothy Paul Webb	50.00 INV	18/10/2017	11457	360L Recycle Bin Upgrade Fee Refund	50.00
3574.8958-(Bertram Punjabi Club Inc	5,000.00 INV	17/10/2017	10thOcober2017	Community Event Funding Program	5,000.00
3574.8998-(McLeods	3,487.58 INV	17/10/2017	99920	Legal fees - Matter No.38300	295.35
		INV	18/10/2017	99708	INV#99708 - Subdivisions Agreement	1,095.43
		INV	17/10/2017	98675	Legal fees - Matter No.40398	196.75
		INV	18/10/2017	100008	Legal Matter Number 40894	1,900.05
3574.9004-(Nextra Wellard	145.69 INV	17/10/2017	5539	Daily paper and stationary (ongoing)	145.69
3574.9019-(Kearns Garden Supplies	311.07 INV	16/10/2017	76	Depot Hardware Supplies September 2017	311.07
3574.903-0°	Lo-Go Appointments	4,917.12 INV	17/10/2017	00416703	Standing Order - Temporary Staff - Environmental	1,360.95
		INV	17/10/2017	00416755	Temporary staff member sourced via WALGA	1,753.09
					cont, etc	,
		INV	12/10/2017	00416705	Bradley Miller - Recquatic Centre Coordinator	1,803.08
3574.9043-(Ruckus Scooters Pty Ltd	1,175.00 INV	16/10/2017	05	Scooter demo - cancellation - 7/10/2017	175.00
		INV	16/10/2017	04	Scooter clinic - 2 & 5/10/2017	1,000.00
3574.9124-(Pippa Louise Pursell	84.00 INV	18/10/2017	9thOcotber2017	Working Wtih Childrens check	84.00
3574.9132-(City of Greater Geraldton	111.76 INV	17/10/2017	76985	Coastcare Project. Seed for the Singleton Rehabil	111.76
3574.9133-(People Solutions Australasia Pty Lt	715.00 INV	17/10/2017	00012013	Psychometric Testing	715.00
3574.9267-(Power Music	279.99 INV	16/10/2017	00009789	Edge Skatepark grand Opening - Supply of DJ pack	279.99
3574.9273-(MDC Solutions Pty Ltd	363.00 INV	17/10/2017	MIN-120388	3 x Opticon C-37 CCD Scanner, USB, Black- Free de	363.00
3574.9325-(Manfred Surveys	1,540.00 INV	16/10/2017	1204	Survey - Kwinana Beach Rd intersection	1,540.00
3574.9338-(Christopher Matthew Burton	84.00 INV	18/10/2017	9thOcotober2017	Working With Children's check	84.00
3574.9340-(ShunZhen You	889.62 INV	12/10/2017	7.2	Rates Refund	889.62



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Chq/Ref 3574.9343-(Pmt Date	<u>Payee</u> Abram Francis Ziegelaar	Amount Tran 250.00 INV	<u>Date</u> 12/10/2017	<u>Invoice</u> 20170116	<u>Description</u> Seniors Security Subsidy Scheme	<u>Amount</u> 250.00
3574.9344-(Critical Room Solutions Pty Ltd	385.00 INV	13/10/2017	00000121	1 year signage Live renewal license	385.00
3574.9346-(Teyjana Hunter	137.80 RFD INV	16/10/2017 16/10/2017	1142599 9thOctober2017	Refund bond-Patio hire 12/06/2017 Refund cancelled Patio hire 27/1/2018	100.00 37.80
3574.9347-(Belinda Walsh	137.80 INV RFD	16/10/2017 16/10/2017	9thOctober2017 1176157	Refund hire fee-no power during hire period Refund bond-Patio hire 29/09/2017	37.80 100.00
3574.9348-(Rockingham Rams Baseball Club	200.00 INV	16/10/2017	KS014082	Kidsport voucher - Allie Milstead	200.00
3574.9349-(Tall Poppy Art Framers & Gallery	280.00 INV	16/10/2017	11875	Reframe two pencil sketches - Library	280.00
3574.9350-(Jade Walters	50.00 INV	16/10/2017	Rec:995504	Refund 360L recycle bin upgrade	50.00
3574.9351-(Skipper Transport Parts	172.15 INV	17/10/2017	1754102	Torque multiplier	172.15
3574.9355-(Ruth Hartwig	250.00 INV	17/10/2017	20170117	Senior Security Subsidy Scheme	250.00
3574.9356-(Felicitas Muchaneta Dhliwayo	268.90 INV	17/10/2017	16thOctober17	Lightsview Develop. Visitation-Meals & incidentals	268.90
3574.9357-(Gary Brent Williams	268.90 INV	17/10/2017	16thOctober17	Lightsview Develop. Visitation-Meals & Incidentals	268.90
3574.9358-(Philip Mario Rossillo	1,375.56 INV	17/10/2017	7.5	Rates Refund	1,375.56
3574.9359-(Honeywood Primary School	5,500.00 INV	17/10/2017	12thOctober2017	Community Event Funding Program-Harmony Day	5,500.00
3574.9360-(Paula Hartman	100.00 RFD	17/10/2017	1157157	Refund bond-patio hire 14/10/17	100.00
3574.9361-(Katie Currie	100.00 RFD	17/10/2017	1167118	Refund bond - Patio hire 15/10/17	100.00
3574.9362-(Sibylle Montgomery	100.00 RFD	17/10/2017	1162207	Refund bond-Patio hire 07/9/2017	100.00
3574.9363-(Shirley Ho	100.00 RFD	17/10/2017	1148116	Refund bond-Patio hire 14/10/17	100.00
3574.9365-(Jill Rogers	2,000.00 RFD	17/10/2017	1174332	Refund bond-Hall hire 7/10/17	2,000.00
3574.9366-(Australian Indigenous Business Alli	200.00 RFD	17/10/2017	1162203	Refund bond-Hall hire 4/9/17	200.00
3574.9367-(Ebony Pavlov	500.00 INV	18/10/2017	16thOctober2017	Lyrik Incentive - Round 22 - Ebony Pavlov	500.00
3574.9368-(Teresa Ansell	50.00 INV	18/10/2017	1026402	Refund fee - 360L recycle bin upgrade	50.00
3574.9369-(Denis Arthur Lang	50.00 INV	18/10/2017	999017	Refund fee - 360L recycle bin upgrade	50.00
3574.9370-(Kieran Antony Reay	50.00 INV	18/10/2017	977420	Refund fee - 360L recycle bin upgrade	50.00
3574.9371-(Kelly Ann Matthews	50.00 INV	18/10/2017	1063107	Refund fee - 360L recycle bin upgrade	50.00



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Chq/Ref	Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3574.9372-(Jennifer Jane Hornsby	27.00 INV	18/10/2017	01/03/2016	Refund fee - 360L recycle bin upgrade	27.00
3574.9373-(Michellie Jones	375.00 INV	18/10/2017	16thOctober17	2016 Lyrik Educational Scholarship-Michellie Jones	375.00
3574.9374-(Henry Bielawski	50.00 INV	18/10/2017	982771	Refund fee - 360L recycle bin upgrade	50.00
3574.9375-(Deanna Lyn Ham	50.00 INV	18/10/2017	883222	Refund fee - 360L recycle bin upgrade	50.00
3574.9376-(Andrea Thornhill	50.00 INV	18/10/2017	1109090	Refund fee - 360L recycle bin upgrade	50.00
574.9377-(Joanne Mary Bailey	50.00 INV	18/10/2017	11329	360L Recycle Bin Upgrade Fee Refund	50.00
574.9379-(Barbara Joyce Danks	50.00 INV	18/10/2017	902717	Refund fee - 360L recycle bin upgrade	50.00
3574.9381-(Katherin Scanlon	50.00 INV	18/10/2017	3783	360L Recycle Bin Upgrade Fee Refund	50.00
3574.9382-(Marina Lee Trotman	50.00 INV	18/10/2017	10763	360L Recycle Bin Upgrade Fee Refund	50.00
3575 3575.153-0	17/10/2017	EFT TRANSFER: - 19/10/2017 Australian Taxation Office	219,527.00 219,527.00 INV	11/10/2017	PY01-08-Australi	Payroll Deduction	219,527.00
576	25/10/2017	EFT TRANSFER: - 26/10/2017	177,872.00				
576.565-01		Bright Futures Family Day Care - Pa	117,877.32 INV	25/10/2017	091017-221017	FDC Payroll 09/10/17-22/10/17	117,877.32
3576.568-0°		Bright Futures In Home Care - Payro	59,994.68 INV	25/10/2017	091017-221017	IHC Payroll 9/10/17-22/10/17	59,994.68
3577 3577.2853-(26/10/2017	EFT TRANSFER: - 26/10/2017 Maxxia Pty Ltd	13,181.16 4,655.51 INV	25/10/2017	PY01-09-Maxxia P	,	2,140.35
		Lisable lesses Food of MA (UE)	INV	25/10/2017	PY01-09-Maxxia P		2,515.16
3577.3376-(Health Insurance Fund of WA (HIF)	1,235.65 INV	25/10/2017	PY01-09-Health I	Payroll Deduction	1,235.65
3577.3719-(City of Kwinana - Xmas fund	7,290.00 INV	25/10/2017	PY01-09-TOK Chri	Payroll Deduction	7,290.00
3578	25/10/2017	EFT TRANSFER: - 26/10/2017	922,739.11				
578.1033-(Nilfisk Pty Ltd	1,212.00 INV	19/10/2017	101294	The Zone - Service charge for FOCUS II D 242	1,212.00
3578.1034-(North Lake Electrical Pty Ltd	2,310.00 INV	19/10/2017	49688	603KWN16 - Circuit breaker replace - Prince Regent	2,310.00
578.1078-(Parks And Leisure Australia	352.00 INV	23/10/2017	9767	Registration fees-N Johnson & D Eidsvold	352.00
578.1157-(Quality Traffic Management Pty Ltd	7,505.89 INV	18/10/2017	23068	Traffic control 14/9/2017	1,636.25
			INV	25/10/2017	23273	Contract 608KWN16 - Traffic management Minstrell	1,099.46
			INV	25/10/2017	23272	Contract 608KWN16 - Traffic management	3,806.45



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran	<u>Date</u>	<u>Invoice</u>	Description	<u>Amour</u>
		INV	25/10/2017	23271	Contract 608KWN16 - Traffic management Beauchamp	963.73
3578.1206-(Ritz Party Hire	5,904.00 INV	20/10/2017	1244602835	Equipment, Marquees &Furniture-EDGE Skate Park	5,904.00
3578.1276-(Satellite Security Services	411.45 INV	23/10/2017	01801049	Zone - Reception CCTV Camera screen	171.45
		INV	19/10/2017	01800954	Adventrue Playground - 3/10/17 - Tested door locks	120.00
		INV	23/10/2017	01801050	Recquatic replace resistor across siren terminal	120.00
3578.1282-(Sealanes (1985) Pty Ltd	324.56 INV	24/10/2017	F5422739	30 x Carton of 24 Peats Ridge Water/Ginger Beer	324.56
3578.130-0 ⁻	Australasian Performing Rights	1,302.27 INV	23/10/2017	02083452/00013	APRA music licenses for Halls-1/10/17 to 31/12/17	225.39
		INV	23/10/2017	02083494/00039	Music licences for events & halls 1/10/17-31/12/17	1,076.88
3578.1360-(Saint John Ambulance Australia (WA)	207.90 INV	24/10/2017	EHSINV00087306	First Aid supplies and personnel for EDGE Skate Park	207.90
3578.1369-(Premier & Cabinet Department of	2,228.80 INV	23/10/2017	160597	Gazettal of Scheme Amendment - AT	2,228.80
3578.1375-(Stewart & Heaton Clothing Co Pty Lt	1,776.78 INV	23/10/2017	SIN-2800714	J545 style wildland coat certified to AS4824, etc	1,626.77
		INV	23/10/2017	SIN-2801606	Jacket AS4824 Gold WABFB Volunteer BFB Mandogalup	150.01
3578.1423-(Telstra	6,958.50 INV	24/10/2017	1355246271Sep17	Usage to 27/9/17-Mobile phone, Whole organisation	6,894.46
		INV	24/10/2017	1548725500Oct17	Usage to 131017 Alarm Hutchins Cove	64.04
3578.1455-(Returned Services League Of Austral	120.00 INV	24/10/2017	Poppies2017	Donation for 60 Poppies for workshop to be held	120.00
3578.1485-(T-Quip	1,250.65 INV	23/10/2017		Assorted parts	556.15
		INV	20/10/2017		Assorted parts	690.25
		INV	20/10/2017	71337#12	Assy valve tubeless	4.25
3578.1516-(Trisley's Hydraulic Services Pty Lt	247.50 INV	25/10/2017	197551	Soda ash pump repairs	247.50
3578.1524-(Turfmaster Facility Management	32,377.15 INV	20/10/2017	614635	2017 turf renovating program	32,377.15
3578.1528-(Twights Plumbing Pty Ltd	158.60 INV	24/10/2017	F6862	APU retic - near apu 60 - repair broken main pipe	158.60
3578.1572-(Western Australian Local Government	2,200.00 INV	20/10/2017	13067687	Corella Control Program funding	2,200.00



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3578.1592-(Water Corporation of Western Austra	1,469.66 INV	24/10/2017	9018260119Oct17	Usage to 111017 11KL Drinking Fountain Honeywood P	25.50
		INV		9018600726Oct17	Usage to 021017 20KL Wellard Community Centre	1,444.16
3578.1621-(Loan #94 due 6/11/2017 - Principal & Interest	
3578.1624-(Western Power Corporation	275.00 INV	23/10/2017	CORPB0407278	WTC application fee-Easement at Daybreak Loop	275.00
3578.1629-(Weston Road Systems	1,650.00 INV	25/10/2017	CR 12	Skate Park Car Park - Line marking, signage	1,650.00
3578.1649-(Dennis Cleve Wood	2,905.33 INV		MEETINGFEE17/1	Meeting Fees	2,613.66
		INV	24/10/2017	ICTALLOW17/18	ICT Allowance	291.67
3578.1660-(Wurth Australia Pty Ltd	359.83 INV		4306045167	0501102224 Threaded blind rivets, 04732 1 Ste, etc	
3578.1669-(Zipform Pty Ltd	2 222 68 INI\/	23/10/2017		Animal registration renewals 2017	
3578.1689-(Sandra Elizabeth Lee	2,905.33 INV	24/10/2017	MEETINGFEES17/		2,613.66
		INV	24/10/2017	ICTALLOW17/18	ICT Allowance	291.67
3578.1726-(Kyocera Document Solutions Australi	3,970.15 INV	25/10/2017	2852286707	N4F2Y00114 - Admin (Finance)	157.77
		INV	25/10/2017	2852286694	L8E3700124 - Wellard CC	49.15
		INV	25/10/2017	2852286696	N2F2600404 - FDC	136.97
		INV	25/10/2017	2852286697	N2R2300847 - Zone	113.17
		INV	25/10/2017	2852286698	N2F2900543 - Library (Staff)	129.61
		INV	25/10/2017	2852286713	L8E4200277 - Bertram CC	55.44
		INV	25/10/2017	2852286709	L8E4800438 - Recquatic	357.02
		INV	25/10/2017	2852286711	Admin (Records) - TASKalfa 7551CI - S/N: L7X, etc	895.70
		INV	25/10/2017	2852286703	Admin (Records) - TASKalfa 7551CI - S/N: L7X, etc	268.17
		INV	25/10/2017	2852286710	N2F2900531 - Library (Public)	81.62
		INV	25/10/2017	2852286700	N2F2900527 - BI (ICT)	280.68
		INV	25/10/2017	2852286704	N2F2900525 - Darius (Upstairs Staff)	110.10
		INV	25/10/2017	2852286708	L8E4900481 - CEO	123.43
		INV	25/10/2017	2852286712	L8E4900475 - Zone	60.22
		INV	25/10/2017	2852286714	LWQ4400244 - Banksia Park	44.20
		INV	25/10/2017	2852286701	NMZ3200293 - Darius (Downstairs Reception)	71.65
		INV	25/10/2017	2852286705	NMK2900081 - CSO	155.44



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		INV	25/10/2017	2852286702	N4R3100094 - Admin (Planning)	41.66
		INV	25/10/2017	2852286695	N4F3300120 - Admin (GSS)	838.15
3578.1948-(Alleasing Pty Ltd	5,246.86 INV	24/10/2017	SB9212	Contract E6N0154436 - 1x Kyocera Taskalfa 3050ci	483.56
		INV	24/10/2017	SB9214	Contract E6N0155485 - Kyocera Taskalfa 8000i	1,130.90
		INV	24/10/2017	SB9215	Contract E6N0156657 - 2x Kyocera Taskalfa 7550ci	2,968.37
	INV	24/10/2017	SB9213	Contract E6N0154764 - 1x Kyocera Taskalfa 4550ci	664.03	
3578.1960-(Frank Konecny Community Centre Inc.	2,200.00 INV		18thOctober17	Community Event funding-Summertime Funday	2,200.00
3578.2012-(Dell Australia Pty Ltd	4,578.09 INV	24/10/2017	2408452224	2x Veeam Availability Suite Enterprise for VMWare	4,578.09
3578.2048-(Palm Lakes Gardens & Landscape Serv	3,069.40 INV			John Wellard Community Centre Bollard Install.	3,069.40
3578.2125-(Synergy	21,755.00 INV	24/10/2017	821437900Oct17	Usage to 121017 1374U POS Lighting Nr Wellard Village	487.20
		INV	24/10/2017	618835230Oct17	Usage to 121017 0U Sloan Caretakers Old Bore	28.95
		INV	24/10/2017	521814530Oct17	Usage to 121017 3476U Wellard Pavilion	773.60
		INV	24/10/2017	846031050Oct17	Usage to 161017 Private Street Lights The Strand	811.10
		INV	24/10/2017	126641430Oct17	Usage to 161017 1316U Lights Tavern Carpark	350.45
		INV	23/10/2017	177581220Oct17	Usage to 04/10/17 73386.36U - Recquatic	17,875.25
		INV	24/10/2017	882174540Oct17	Usage to 121017 1143U POS Lighting The Strand	410.20
		INV	24/10/2017	254890320Oct17	Usage to 161017 8U Rushbrooke Park BBQs	32.60
		INV	24/10/2017	169027380Oct17	Usage to 181017 0U Entry Statement Lighting Johnso	28.95
		INV	24/10/2017	254890650Oct17	Usage to 171017 8U Malden Park BBQs	33.10
		INV	24/10/2017	661366430Oct17	Usage to 121017 989U Leda Hall & Bore	329.60
		INV	23/10/2017	829280210Oct17	Usage to 161017 1704U Street Lights	465.50
		INV	24/10/2017	151880770Oct17	Usage to 171017 3U Car Park Lighting	128.50
3578.2224-(Prestige Catering & Event Hire	401.40 INV	23/10/2017	00021354	Morning Tea Ken Jackman Hall 181017	401.40
3578.2410-(ABCO Products	3,197.37 INV	19/10/2017	309190	Toilet Paper Various Locations	3,197.37



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<u>Chq/Ref</u> <u>1</u> 3578.2460-(Pmt Date	Payee Allcom Communications	Amount Tran 462.00 INV	<u>Date</u> 23/10/2017	<u>Invoice</u> 26879	<u>Description</u> Technician to attend site and install Motorola	<u>Amour</u> 462.00
3578.248-0 ⁻		Bunnings Building Supplies	907.96 INV	24/10/2017	2163/01029188	Various hardware for event	489.83
			INV	23/10/2017	2163/01188014	Buildex 14-10 x 65mm climaseal hex head with seal	107.83
		INV	24/10/2017	2163/01543742	APU - purchase of fence spikes	79.00	
		INV	25/10/2017	2163/01546198	Parts to repair issues in plant room for Leisure	231.30	
3578.2507-(Ixom Operations Pty Ltd	942.68 INV	25/10/2017	5883387	Chlorine gas	942.68
3578.2546-(Sigma Chemicals	474.05 INV	25/10/2017	107523/01	4 x 10kg tub calcium hypochlorite, 1 x drum sodiu	474.05
3578.2587-(Westrac Equipment Pty Ltd	154.24 INV	19/10/2017	PI1774150	220-1523, FILTER OIL, 146-7472, ELEMENT AIR P, etc	154.24
3578.2646-(Neverfail Springwater	55.25 INV	25/10/2017	662928	Filtered Water for Staff	55.25
3578.2652-(Modern Tea	Modern Teaching Aids Pty Ltd	563.21 INV	19/10/2017	43135830	Chisham Square Games - Equipment Top Up	503.75	
	,	INV	24/10/2017	43133526	William Bertram - Clever Craft Supplies	59.46	
3578.2678-(Natural Area Holdings P/L t/as Natu	65,961.50 INV	20/10/2017	00008390	Grass Weed Control using Quizalofop	48,361.50
			INV	20/10/2017	00008411	Weed mapping 21 reserves	17,600.00
3578.275-0°		Cannon Hygiene Australia Pty Ltd	1,193.95 INV	23/10/2017	00080813	Monthly Premier Aerosol Airfreshner	1,193.95
3578.2852-(Downer EDI Works Pty Ltd	703.25 INV	23/10/2017	6002732	.52tonne of 7mm granite	95.23
			INV	23/10/2017	6002731	1tonne 7mm granite	183.14
			INV	23/10/2017	6002733	.64tonne of 7mm granite	117.21
			INV	23/10/2017	6002734	1.68tonne of 7mm granite	307.67
3578.29-01		Acurix Networks Pty Ltd	990.00 INV	18/10/2017	00001489	Installation Costs for NBN Service @ Yth Ctres	990.00
3578.2903-(Insight Call Centre Services	4,859.14 INV	23/10/2017	00089122	Call Monitoring - September 2017 - WALGA Contract	4,859.14
3578.2931-(Ruth Elizabeth Alexander	1,968.12 INV	24/10/2017	ICTALLOW17/18	ICT Allowance	197.61
			INV	24/10/2017	MEETINGFEE17/1	Meeting Fees	1,770.51
3578.2937-(Bolinda Publishing Pty Ltd	516.78 INV	23/10/2017	77867	Supply of 9 large print Titles	516.78
3578.2981-(Peter Edward Feasey	4,756.66 INV	24/10/2017	MEETINGFEES17/	Meeting Fees	2,613.66
			INV	24/10/2017	ICTALLOW17/18	ICT Allowance	291.67
			INV	24/10/2017	DEPMAYFEE17/18	Deputy Mayoral Allowance	1,851.33



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3578.30-01	Carol Elizabeth Adams	12,052.86 INV	25/10/2017	Sept/Oct17	Reimb of travel and apparels	435.36
		INV	24/10/2017	MEETINGFEE17/1	expenses-Sept/Oct 17	3,920.50
		INV	24/10/2017	MAYALLOW17/18	Mayoral Allowance	7,405.33
		INV	24/10/2017	ICTALLOW17/18	ICT Allowance	291.67
578.304-0′	Challenger Ford	90,324.00 INV	24/10/2017	C5630	Ford Ranger 2017 - KWN 1941	44,994.45
		INV	24/10/2017	C5661	CUA37804 State Fleet Shires and Councils - 1, etc	45,329.55
578.3061-(WA Boiler Spares & Service	555.50 INV	25/10/2017	8910	Replacement and repairs to flow switch for hydro	555.50
3578.3108-(Aussie IT	115.50 INV	19/10/2017	559084	1x VPOS Cash Drawer EC410 5N 8C 24V BLK S/S Front	115.50
3578.3117-(Western Power Connections Manager	2,393.00 INV	20/10/2017	CORPB0407446	Instgall streetlight-20 Barwell Rd - MP171949	1,893.00
		INV	23/10/2017	843143933356	Disconnection/reconnection - L757 Hennessy Ave	500.00
3578.3155-(PFD Food Services Pty Ltd	619.65 INV	23/10/2017	KH684261	Café Supplies delivered 19/10/17	619.65
3578.3360-(Blueprint Homes (WA) Pty Ltd	446.28 INV	25/10/2017	201017	Refund of building fee BP2016/28571	446.28
3578.3452-(Western Maze Pty Ltd	48,256.78 INV	24/10/2017	00015114	Collection of waste from Area 2	48,256.78
3578.357-0 ⁻	BullAnt Security Pty	270.90 INV	25/10/2017	10,160,964	MK21 key x 4 keys, MK14 Key x 5 keys, etc	270.90
3578.358-0 ^{-/}	Coastline Mower World	31.00 INV	25/10/2017	15323#12	STP00001903400 PULL START STIHL MS201T CHAINSAW	31.00
3578.3589-(Envirocare Systems Pty Ltd	267.30 INV	24/10/2017	39109	waterless urinal service plan	267.30
3578.3607-(Hays Specialist Recruitment Pty Ltd	4,725.85 INV	23/10/2017	6933962	Temp Employment of Kevan Sercombe W/E 15/10/17	4,725.85
3578.3916-(Kwinana Industries Council	258.16 INV	23/10/2017	00011738	School Based Trainee f/e 15/9/17- C Gshwendtner	258.16
3578.4003-(Infiniti Group	133.32 INV	25/10/2017	417124	10 x boxes medium vinyl gloves 10 boxes large vin	133.32
3578.4057-(Kelyn Training Services	420.00 INV	23/10/2017	00026226	Training-Work safely and follow WHS policies	420.00
3578.407-0 ⁻	Winc Australia Pty Ltd	375.00 INV	23/10/2017	9022443804	Staples A4 Copy Paper 80gsm White Bx5	203.61
		INV	23/10/2017	9022431767	3M R335 Pop-Up Nte 73x73 Yel Lned Pk6	62.76
		INV	25/10/2017	9022478207	Top up items for Boredom Busters craft supplies	77.24



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran INV	<u>Date</u> 25/10/2017	<u>Invoice</u> 9022540937	<u>Description</u> Top up items for Boredom Busters craft supplies	<u>Amour</u> 31.39
3578.413-0 ⁻	Covs Parts Pty Ltd	10.09 INV	23/10/2017	1650042892	Bearing, belt fan	10.09
3578.4151-(Disco Cantito Association	200.00 INV	23/10/2017	KS014349	Kidsport voucher - Lillee Bradshaw-Vallelonga	200.00
578.4245-(ED Property Services	2,970.00 INV INV	24/10/2017 24/10/2017	00001009 00001008	APU - units 30 & 31, install dividing fence APU - Renewal of letterboxes, 52-55, APU - Re, etc	1,320.00 1,650.00
3578.4346-(Kelly Asphalt Contracting	10,353.20 INV	18/10/2017	102	Supply asphalt & remove calming device	10,353.20
3578.4653-(Street Hassle Events	1,402.50 INV	20/10/2017	00000621	Electrical Equipment & power - EDGE Skate Opening	1,402.50
3578.4719-(Complete Office Supplies Pty Ltd	148.10 INV	23/10/2017	07123701	White paper - D/W Library & Resource Ctre	148.10
3578.4743-(Artcom Fabrication	1,674.20 INV	24/10/2017	00029330	Removal & Replacment of Letter at Darius	1,674.20
3578.4861-(Big W	160.30 INV INV	20/10/2017 23/10/2017	953493 953499	Items for Chisham Square Games activities Table cloths, Chocolates, Twine	89.85 70.45
3578.4891-(Display Me	609.30 INV INV	25/10/2017 24/10/2017	N099919 N099861	Outdoor flyer holders +Delivery Bertram Community Centre - Carousel Brochure Disp	142.78 466.52
3578.4995-(LGISWA	327,761.35 INV INV INV	24/10/2017 24/10/2017 24/10/2017	100-129585 100-129629 100-129392	LGIS Workcare Public Liability LGIS Liability 2017/18 LGIS Property 2017/18- 2nd Instalment	181,062.93 70,097.62 76,600.80
3578.5071-(JB HiFi Commercial Division	10,653.21 INV INV INV	18/10/2017 18/10/2017 18/10/2017	01-6091220-28-1 01-6091322-100-1 01-6072928-100-1	IPhone accessories Apple Iphone 8 1x Apple iPhone 7 32GB Black (Mandogalup Fire)	493.67 2,108.78 8,050.76
3578.5143-(Wendy Gaye Cooper	2,905.33 INV INV	24/10/2017 24/10/2017	ICTALLOW17/18 MEETINGFEES17/	ICT Allowance Meeting Fees	291.67 2,613.66
3578.5520-(Master Lock Service	870.00 INV INV INV	24/10/2017 24/10/2017 19/10/2017 24/10/2017	00004665 00004667 00004651 00004666	APU - replace broken gate lock close BP - replace barrel to sliding doors Administration - Replace security screen screws BP - remove broken key from lock in rear	210.00 130.00 200.00 100.00
		INV	23/10/2017	00004603	Department of Housing - Modify latchbolt on entry	110.00



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3578.5581-(Totally Workwear Rockingham	349.89 INV	24/10/2017	RK3029.D1	Steel Blue Boots - Rick Miller	169.95
		INV	24/10/2017	RK2962.D1	Safety Boots - Env Health	179.94
3578.560-0 ^{-/-}	Goodchild Enterprises	110.00 INV	23/10/2017	383639	Bosch 50D20L-S4 battery	110.00
3578.5743-(Programmed Maintenance Services Ltd	543.40 INV		SINV508015	BP - annual sprinkler check	543.40
3578.5750-(Kev's Wheelie Kleen	423.50 INV	23/10/2017	5378	Admin Building - Rubbish Bin Clean	187.00
		INV	23/10/2017	5379	Darius Wells Bin Cleaning/Water Fountain Cleaning	236.50
3578.5823-(Accord Security Pty Ltd	1,054.68 INV	20/10/2017	00022014	6 x security officers for EDGE Skate Opening	1,054.68
3578.5882-(Promotions Only	451.00 INV	23/10/2017	798750159	750ml Water Bottle x100 (product code: MNMN750FT)	451.00
3578.5996-(CMS Engineering Pty Ltd	13,147.20 INV	24/10/2017	25714	Smirk Cottage Museum - Clean room air con	413.60
		INV	23/10/2017	25447	Administration - Engineering Department A/C	358.60
		INV	23/10/2017	25718	Darius Wells creche water leak from air con	445.50
		INV	23/10/2017	25717	Business Incubator - Server Room - Aircon	203.50
		INV	23/10/2017	25723	Darius Wells Managers Office - Aircon	418.00
		INV	24/10/2017	25716	Admin Building water leak prevention	1,501.50
		INV	23/10/2017	25510	Darius Wells Frank Konechy Temp	313.50
		INV	23/10/2017	25720	Recquatic - Staff room air conditioner repair	386.10
		INV	23/10/2017	25448	John Wellard Community Centre - Air conditioning	313.50
		INV	23/10/2017	25449	Darius Wells Frank Konechy Mtg Room Over Heating	386.10
		INV	23/10/2017	25722	Darius Wells adjust temp in managers office	555.50
		INV	23/10/2017	25721	Business Incubator - Air conditioner in Suite 16	974.60
		INV	23/10/2017	25724	Recquatic - Air Curtain repair - Attend site and	819.50
		INV	24/10/2017	25719	Senior citizens - 2 x evap unit needs sump	1,540.00
		INV	23/10/2017	25450	Administration - Planning area temp	313.50
		INV	23/10/2017	25445	Margaret Feilman Centre - kitch air con	507.10
		INV	23/10/2017	25452	Fiona Harris Pavilion - Replace Sump Dump Kit	797.50
		INV	23/10/2017	25453	Bright Futures FDC- Replace Faulty Exhaust Fans	726.00
		INV	24/10/2017	25715	Victory for Life - Cool room coil clean	556.60



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Chg/Ref Pmt Date	Pavee	Amount Tran	Dete	Invoice	Description	Amount
Cliq/Rei Filit Date	rayee	INV	<u>Date</u> 23/10/2017		Wellard Pavilion - Replace Faulty Sump	797.50
					Dump Kit	
		INV	23/10/2017	25446	Administration - Temperature in Health office	819.50
3578.6000-(Scott Printers Pty Ltd	638.00 INV	23/10/2017	112657	Skate Park hero brochures	638.00
3578.6016-(Lindsey Karen Barker	24.93 INV	23/10/2017	16thOctober17	Refund School Holiday Program fees	24.93
3578.6223-(Robert Thompson	1,968.12 INV	24/10/2017	ICTALLOW17/18	ICT Allowance	197.61
		INV	24/10/2017	MEETINGFEES17/	Meeting Fees	1,770.51
3578.6267-(Woolworths Limited	847.25 INV	25/10/2017	2804531	Milk for Zone	10.30
		INV	25/10/2017	2906345	Cafe Supplies	92.87
		INV	25/10/2017	2804524	Purchase of food items for drop in	78.28
	INV	25/10/2017	2804525	12-14 year old girls group activities	31.20	
		INV	23/10/2017	2804507	Milk, Sugar and Coffee	84.85
		INV	25/10/2017	2906332	Emergency relief food vouchers	300.00
		INV	23/10/2017	2804520	Cafe supplies purchased 18/10/17	71.96
		INV	23/10/2017	2906325	Food for a staff meeting	37.40
		INV	23/10/2017	2804511	Food and supplies for Mooditj Kulungars playgroup	59.89
		INV	23/10/2017	2804517	Assorted Chocolate Biscuits, Coffee, Sugar, Milk	54.70
		INV	23/10/2017	2804521	Assorted goods for programs	25.80
3578.6370-(Elexacom	3,244.25 INV	23/10/2017	21530	William Bertram Community Centre - RCD Test	280.50
		INV	23/10/2017	21529	Adventure Park Emergency and Exit Light Testing	217.25
		INV	24/10/2017	21526	Magenup Equestrian Ctr - RCD/Lighting Testing	70.13
		INV	24/10/2017	21527	Wandi Hall - RCD/Lighting Testing	93.50
		INV	24/10/2017	21528	Wandi Pavilion RCD/Lighting Testing	93.50
		INV	24/10/2017	21531	Koorliny Arts Centre - RCD Testing/Lighting Test	116.88
		INV	24/10/2017	21525	The Shed - RCD/Lighting Testing	70.13
		INV	23/10/2017	21590	Installation of additional wireless access points	2,302.36
3578.6486-(Lotus Folding Walls & Doors P/L	577.50 INV	19/10/2017	62351	William Bertram Communtiy Centre - service bifold	577.50
3578.6583-(ALS Library Services Pty Ltd	104.47 INV	23/10/2017	00049784	Supply of 3 out of 16 titles	104.47



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Chq/Ref 3578.664-01	Pmt Date	<u>Payee</u> StrataGreen	<u>Amount</u> <u>Tr</u> 31.79 IN		ate /2017	<u>Invoice</u> 89515	<u>Description</u> SO4900206 - Adjustable brass nozzle	<u>Amount</u> 31.79
3578.665-0 ⁻		Gregs Glass	4,998.00 IN			3437-18	Darius Wells Reception Counter window/door	4,998.00
3578.6707-(Labourforce Impex Personnel Pty Ltd	1,756.76 IN	NV 23/10/	 /2017	132539	Temp staff w/e 8/10/17 - Raymond Organ	1,756.76
3578.6735-(BSI Group ANZ Pty Ltd	12,777.60 IN	NV 24/10/	/2017	94862465	ISO 9001:2015 Re-certification Audit (RA Opt 2)	12,777.60
3578.6860-(Advance Scanning Services	2,814.90 IN	NV 20/10/	/2017	20161780	Service Locating Cockman Way Upgrading-17/10/17	2,814.90
3578.6923-(A Bonza Bounce	500.00 IN	NV 25/10/	/2017	955	25/1/18 Incursion: Hiring of Bonza Extreme X	500.00
3578.6972-(Go Doors Pty Ltd	533.58 IN	NV 19/10/	/2017	405609	Recquatic - Hydro auto door plus main entrance	282.23
			11	NV 23/10/	/2017	405669	Recquatic - Hydro Pool automatic doors are lodged	251.35
3578.7088-(Sports Power Kwinana	194.96 IN	NV 25/10/	/2017	2010	Backpacks & Nike Bags for patrolling liaison office	194.96
3578.7366-0		REDiMED Pty Ltd	319.00 IN	VV 24/10/	/2017	978027	Pre employment medical M Shivaswamy	159.50
			11	NV 18/10/	/2017	974122	Pre medical assessment - 11/10/2017	159.50
3578.7436-(Action Glass Pty Ltd	977.74 IN	NV 19/10/	/2017	B57388	BP - villa 37, replace broken window after hours	530.59
			11	NV 19/10/	/2017	B57416	Thomas Oval - repair far right window	447.15
3578.7502-(Redox Pty Ltd	985.60 IN	NV 25/10/	/2017	4101833	pallet of DE plus transport	985.60
3578.7557-(Sheila Mills	2,905.33 IN	NV 24/10/	/2017	ICTALLOW17/18	ICT Allowance	291.67
			II.	NV 24/10/	/2017	MEETINGFEE17/1	Meeting Fees	2,613.66
3578.7604-0		Tanya Halliday	68.50 IN	VV 25/10/	/2017	181017	Reimbursement of expenses	68.50
3578.7605-(Flying Canape	1,853.00 IN	NV 23/10/	/2017	11431	Catering - Milestone Celebration held 19/10/17	503.00
			11	NV 24/10/	/2017	11432	Catering - Elections	1,350.00
3578.762-0		Blackwood & Sons Ltd	140.55 IN	VV 25/10/	/2017	KWNV2281	Specs Klondike Smoke Lens AF ASKD112AF	76.30
			11	NV 24/10/	/2017	KWNO9522	B0364-1614, MAXI STORAGE BOX FACE SHIELD PROTECTION	64.25
3578.7625-(Flex Industries Pty Ltd	143.00 IN	NV 25/10/	/2017	58081	P 471, KWN2035, Rosa Bus, Carry out A service as	143.00
3578.7780-(Moore Stephens (WA) Pty Ltd	2,750.00 IN	NV 24/10/	/2017	304056	Parmelia House Outgoings Audit x 2	2,750.00
3578.7812-(Starbucks Flooring	1,400.00 IN	NV 24/10/	/2017	000249	Supply & fit new underlay carpet and vinyl	1,400.00
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<u>Chq/Ref</u> Pm	t Date Payee	Amount Tran	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amoun</u>
3578.7858-(Datacom systems (WA) Pty Ltd	1,870.00 INV	20/10/2017	INV0013020	Monthly Saas Fee Sphere Website-Oct 2017	1,870.00
3578.7859-(HardHat Media & Communications	4,977.50 INV	24/10/2017	INV-0611	Installation, hire & removal of time lapse camera	4,977.50
3578.789-0 ^{-/}	Jtagz Pty Ltd	1,661.00 INV	18/10/2017	00005914	Purchase of Animal Registration Tags 1000 - Dog	1,661.00
3578.795-0 ⁻	K Mart	39.00 INV	25/10/2017	087800	10 x placemats, 4 x small teapots	39.00
3578.7958-(Rockingham Districts Little Athleti	175.00 INV	23/10/2017	KS014351	Kidsport voucher - Eliza Lennie	175.00
3578.7969-(The Baha'is of Kwinana	1,000.00 RFD	25/10/2017	1146063	Refund bond-Hall hire 1/8/17	1,000.00
3578.8224-(Axiis Contracting	3,119.05 INV INV INV	18/10/2017 18/10/2017 18/10/2017	3187	3187 Concrete crossover	
3578.827-0 ⁻	Kwinana Bowling Club Inc	8,800.00 INV	23/10/2017	17thOctober17	Contribution toward cost of shed replacement	8,800.00
3578.829-0 ⁻	Kwinana Cricket Club	185.00 INV	23/10/2017	KS014216	Kidsport voucher	185.00
3578.837-0 ^{-/}	Kwinana Heritage Group	2,500.00 INV	19/10/2017	4/2017	Management Fees for Kwinana Heritage Group	2,500.00
3578.843-0 ⁻	Kwinana Little Athletics Centre	3,900.00 INV	23/10/2017	KS014253	Kidsport vouchers x 23	3,900.00
3578.8513-(Same Page Organisational Developmen	962.50 INV	24/10/2017	186	Consultation - service review - City Living	962.50
3578.853-0 ^{-/}	Kwinana South Bush Fire Brigade	450.00 INV	24/10/2017	20thOctober2017	Hazard Reduction Burn - Wellard	450.00
3578.8530-(Michelle Angela Jamola Duman-Ag	1,000.00 RFD	25/10/2017	1181390	Refund bond-Hall hire 21/10/2017	1,000.00
3578.8560-(Educated By Nature Pty Ltd	577.50 INV	20/10/2017	INV-1218	Mud Pies Grove Incursion Tinkering Zone 1.11.2017	192.50
		INV	23/10/2017	INV-1172	Mud pies grove incursion November 1st 2017	385.00
3578.8596-(Bop Till You Drop WA	360.00 INV	25/10/2017	15223	4/1/18 Incursion: Bop Till You Drop from 10:00am	360.00
3578.8609-(Foodbank of Western Australia	68.33 INV	25/10/2017	INV0244434	Foodbank Groceries for Drop In	68.33
3578.861-0 ⁻	Kwinana Amateur Swimming & Lifesavi	310.00 INV INV	23/10/2017 23/10/2017	KS014270 KS014311	Kidsport voucher - Janista Rungasamy Kidsport voucher - Nikitah Best	200.00 110.00
3578.8610-(John Scarfe	525.00 INV	20/10/2017	49	Hnad crafted pens - Citizenship Ceremony 17/10/17	525.00
3578.8832-(Playworks	660.00 INV	25/10/2017	INV-1286	Robo Lab Oct School Holidays 2 sessions 6-10yo	660.00
3578.8841-(Links Modular Solutions	8,453.50				



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Chq/Ref Pmt Date	<u>Payee</u>	Amount Tran INV	<u>Date</u> 23/10/2017	<u>Invoice</u> 16894	<u>Description</u> 600x Small Black RFID Mifare Branded Wristban, etc	Amou 8,453.50
578.8865-(Concordia Dunn	50.00 INV	23/10/2017	6thOctober17	Refiund fee - 360L Recycle bin upgrade	50.00
3578.8899-(Majestic Plumbing	9,335.71 INV	18/10/2017	208458	Koorliny Community Arts Centre low water pressure	182.60
		INV	18/10/2017	208696	Darius Wells - crack in urinals	171.60
		INV	19/10/2017	208531	BP - villa 27, repair to leaking kitchen outlet	434.28
		INV	18/10/2017	208532	Adventure Park - Blocked toilet	182.60
		INV	18/10/2017	208707	D/W Lib & Res Ctre - service female toilet	182.60
		INV	18/10/2017	208697	Magenup Equestrian Centre - UV light for water	318.45
		INV	18/10/2017	208710	Plumbing servcies - Sloans Reseve	535.32
		INV	18/10/2017	208709	Auto One - Plumbing services	289.19
		INV	18/10/2017	208698	D/W Library/Resourc Ctre - Unblocked toilet	210.10
		INV	18/10/2017	208701	Zone - Blockage clearance	248.60
		INV	18/10/2017	208457	Leda Hall - Little Rascals - sink in kitchen	210.10
		INV	18/10/2017	208530	Mandogalup Fire Station - Over head tanl	763.18
		INV	18/10/2017	208529	Victory for Life - Blocked toilet on site	1,439.34
		INV	18/10/2017	208702	Zone - Service ZIP tap	171.60
		INV	18/10/2017	208708	Margaret Feilman Ctre- Serviced Burst water pipe	3,996.15
578.8963-(Jagdeep Kaur	163.14 INV	23/10/2017	16thOctober17	Refund of School Holiday Program, child unwell	163.14
3578.8985-(Artex Enterprises	17,886.85 INV	19/10/2017	00008320	Bollards John Wellard Community Centre	14,309.48
	·	INV	19/10/2017	00008329	Bollards John Wellard Community Centre	3,577.37
3578.903-0 ^{-/}	Lo-Go Appointments	2,653.46 INV	24/10/2017	00416756	Bradley Miller - Hours for week ending 07/10/201	2,653.46
3578.9074-(Natsales Advertising Pty Ltd	8,173.00 INV	24/10/2017	00031757	Recquatic bin advertising - panels additional, etc	6,358.00
		INV	24/10/2017	00031758	Advertising of Edge Skatepark on 6 bins along Gil	1,485.00
		INV	24/10/2017	00032030	Bin ads Edge Skatepark printing of new artwork	330.00
578.9076-(Charles Service Company	630 99 INV	24/10/2017	00030488	Cleaning Services for October 2017	630.99
578.9077-(Shannon Puig	200.00 INV	24/10/2017	2784	WB School Holiday Activity Sept 2017 - Learn how	200.00



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3578.9117-(Gaye McMath	1,800.00 INV	24/10/2017	AuditCommittee17	Independent Audit Committee Reimbursement	1,800.00
3578.9131-(Clean Drum	225.50 INV	25/10/2017	00006515	1x A grade IBC plus camlock fittings	225.50
3578.9272-(Arena Clauson Consulting Engineers	517.00 INV	19/10/2017	1000291	Detailed engineering design and drafting required	517.00
3578.934-0 ⁻	Mandogalup Volunteer Fire Brigade	820.87 INV INV	24/10/2017 23/10/2017	20thOctober2017 6thOctober17	Hazard Reduction Burn - Wandi DFES ESL recoup - July to September 2017	121.00 699.87
3578.9383-(Auto One Kwinana	43.90 INV	20/10/2017	4215	Rubber mats for KWN2049	43.90
3578.9386-(Nina Rojas	250.00 INV	23/10/2017	18thOctober2017	2017 Senior Security Subsidy Scheme	250.00
3578.9387-(Mathew Paul Bolton	50.00 INV	20/10/2017	1141429	Refund fee-360L Recycle bin upgrade	50.00
3578.9388-(Jonathan Jeremy Legros	50.00 INV	20/10/2017	994751	Refund fee - 360L recycle bin upgrade	50.00
3578.9389-(Walter Desmond Williams	567.54 INV	24/10/2017	7.6	Rates Refund	567.54
3578.9391-(Ruby Benjamin Animal Foundation Inc	500.00 INV	23/10/2017	18thOctober17	Donation - Animal Care program	500.00
3578.9392-(Armadale Roleystone Kelmscott Rugby	200.00 INV	23/10/2017	KS014291	Kidsport voucher - Jada Phillips	200.00
3578.9393-(Sandeep Singh Brar	50.00 INV	23/10/2017	1005437	Refund fee - 360L recycle bin upgrade	50.00
3578.9394-(Tamami Tiong	16.25 INV	23/10/2017	17thOctober17	Refund-cancellation of hire booking-John Wellard	16.25
3578.9395-(Rebecca Oliver	20.79 INV	23/10/2017	18thOctober17	Refund of credit for School Holiday program	20.79
3578.9396-(Haylee Lauren Christford-Smith	28.58 INV	23/10/2017	16thOctober217	Refund School Holiday Program fees	28.58
3578.9397-(Xia Peng	78.19 INV	23/10/2017	16thOctober17	Refund School Holday progam fees-unwell child	78.19
3578.9398-(Christopher Adam Hulme	50.00 INV	23/10/2017	1062068	Refund fee - 360L Recycle bin upgrade	50.00
3578.9399-(Danny Cerro	1,493.89 INV	24/10/2017	7.8	Rates Refund	1,493.89
3578.9400-(Kim Michelle Brooks	50.00 INV	24/10/2017	9054	360L Recycle Bin Upgrade Fee Refund	50.00
3578.9401-(Lara Jean Davis	50.00 INV	24/10/2017	10238	360L Recycle Bin Upgrade Fee Refund	50.00
3578.9402-(Caroline Joy Nowakowski	250.00 INV	24/10/2017	20170119	Seniors Security Subsidy Scheme	250.00
3578.9403-(Fix the World	300.00 INV	24/10/2017	001	Entertainment for Garage Sale Trail Event 21/10/17	300.00
3578.9404-(101 Residential Pty Ltd	1,421.50 INV	25/10/2017	121017	Building App Fee/BSL Fee Refund	1,421.50
3578.9406-(Family Fair Supermarket	2,971.10 INV	25/10/2017	1513	Local Commercial Activity Centre Grant	2,971.10



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3578.9407-(Eatchateara Pty Ltd	3,000.00 INV	25/10/2017	1058	Local Commercial Activity Centre Grant (LD17/93)	3,000.00
3578.9408-(EDSA Asian shop	3,000.00 INV	25/10/2017	1059	Local Commercial Activity Centre Grant- (D17/62926)	3,000.00
3578.9409-(Narele Barrow	20.00 INV	25/10/2017	ProgramFee2017	Refund of Program Fee	20.00
3578.9410-(Urban Habitat Real Estate	2,000.00 RFD	25/10/2017	1173903	Refund bond-Hall hire 21/10/17	2,000.00
3578.9411-(Jenelle Turner	100.00 RFD	25/10/2017	1168697	Refund bond-Hall hire 8/9/2017	100.00
3578.9412-(Jay Mingi	1,000.00 RFD	25/10/2017	1184115	Refund bond-Hall hire 17/10/2017	1,000.00
3578.9413-(Adrian Pedrigal Langbid	100.00 RFD	25/10/2017	1174336	Refund bond-Patio hire 22/10/17	100.00
3578.9414-(Emma Horsefield	100.00 RFD	25/10/2017	1161244	Refund bond-Patio hire 22/10/17	100.00
3578.9415-(Tracy Cosgrove	100.00 RFD	25/10/2017	1167118	Refund bond - Patio hire 20/10/2017	100.00
3578.9416-(Sriramaraju Mantena	200.00 RFD	25/10/2017	1183471	Refund bond-Hall hire 10/10/17	200.00
3578.9417-(Alan Drane	380.00 RFD	25/10/2017	407469	Refund bond-APU Unit 30	380.00
3578.9418-(Karen Simmons	50.00 INV	25/10/2017	956450	360L Recycle Bin Upgrade Fee Refund	50.00
3578.9419-(Henry Arellano Lopez	540.00 INV	25/10/2017	A/N22653	C/over subsidy rebate	540.00
3578.9420-(Anica lacob	360.00 INV	25/10/2017	A/N22632	C/over subsidy rebate	360.00
3578.9421-(Ramaprathyusha Venigalla	360.00 INV	25/10/2017	A/N22789	Crossover subsidy rebate	360.00
3578.9422-(Sylvia Lee Sujud	50.00 INV	25/10/2017	883046	360L Recycle Bin Upgrade Refund	50.00
3578.9423-(Heidi Lee Meyza	50.00 INV	25/10/2017	15324	360L Recycle Bin Upgrade Fee Refund	50.00
3578.9424-(Nolan Clark Sanchez Dytianquin	360.00 INV	25/10/2017	A/N23040	Crossover subsidy rebate	360.00
3578.9425-(Telethon Kids Institute	50.00 INV	25/10/2017	241017	Lyrik Award Donation E Pavlov	50.00
3578.9426-(Scott Patheyjohns	360.00 INV	25/10/2017	A/N23003	Crossover subsidy rebate	360.00
3578.9427-(Make A Wish Foundation	50.00 INV	25/10/2017	241017	Lyrik Award Incentive Round 22 S Tilbury	50.00
3578.9428-(Sophee Tilbury	250.00 INV	25/10/2017	241017	Lyrik Award Incentive Round 22 - S Tilbury	250.00
3578.9429-(Rachel Favro	100.00 RFD	25/10/2017	1146064	Refund bond-Patio hire 21/10/2017	100.00
3578.978-0 ⁻		Microcom Pty Ltd trading as MetroCo	984.50 INV	25/10/2017	INV025550	10 pack of centre lane flaps, 10 pack of tube, etc	984.50
3579 2 3579.565-0 ^{-/-}	27/10/2017	EFT TRANSFER: - 30/10/2017 Bright Futures Family Day Care - Pa	3,017.62 3,017.62 INV	27/10/2017	091017-221017-1	FDC Payroll 9/10/17-22/10/17 File 2	3,017.62



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3580	30/10/2017	EFT TRANSFER: - 31/10/2017	187,313.00					
3580.153-0°		Australian Taxation Office	187,313.00	INV 25/10/2	2017 I	PY01-09-Australi	Payroll Deduction	187,237.00
			!	INV 25/10/	2017 I	PY99-09-Australi	Payroll Deduction	76.00
		Total EFT	4,044,113.56					
Payroll								
PY01-08	11/10/2017	Payroll	660,072.62					
PY01-09	25/10/2017	Payroll	593,023.81					
PY99-09	25/10/2017	Payroll - Interim	241.73					
		Total Payroll	1,253,338.16					
		Grand Total	5,341,096.08					

17 Urgent Business

Nil

18 Councillor Reports

18.1 Deputy Mayor Peter Feasey

Deputy Mayor Peter Feasey reported that he attended the City of Kwinana Act-Belong-Commit Rock Symphony Concert which was a great event. Deputy Mayor Feasey referred to an email the City received from a resident which he felt sums up how the community felt about the event —

'Kwinana Council and councillors you did it again not only did you lift the bar you Jumped right Over it by providing something new, exciting, and an all-inclusive event which was very affordable for everyone. The Perth Symphony orchestras performance, the West Australian talent and the playful rainbow of colours and patterns that played on their marquee while entertaining us took my breath away and at times a tear in my eyes. We are so lucky to experience this in our own backyard. I kept looking around at everyone and watched the children, families, friends enjoying themselves at a venue that has held so many wonderful festivals, concerts and events but this was EXTRA SPECIAL. A perfect setting with the moon, clear skies, laughter, and squeals of excitement as the audience got swept up in the music, energy and fun of the evening.

Thank you Perth Symphony Orchestra, Thank you for the witty and relaxed MC'S, Thank you giving us opportunity to hear the voices of magnificent singers, Thank you for the Variety of food vans, access to free water and the staff that organised this beautiful evening which gave many of us an opportunity to be a part of such a memorable night. Thank you Kwinana Council.'

The Deputy Mayor further stated that it was a gamble that the City made when they chose to review the City Events Strategy and came up with a new big event, and it was an resounding success. The Deputy Mayor added that he applauds the City Officers and City Staff that put the event together along with the City's Events Planning Working Group whom provided consultation with this event.

Deputy Mayor Feasey advised that he had attended the Kwinana Senior Citizens Christmas Function which was a great delight.

Deputy Mayor Feasey mentioned that he had attended the City of Kwinana Local Organisations Christmas Function where the City acknowledges a number of organisations within the City that provide significant contributions to make the City of Kwinana a great place.

Deputy Mayor Feasey reported that the Twilight Hawkers at Honeywood Markets are on this Friday evening and suggested everyone go down and have a look.

18 COUNCILLOR REPORTS

18.2 Councillor Wendy Cooper

Councillor Wendy Cooper wished everyone a very happy festive season and an equally joyous New Year.

Councillor Cooper reported that she attended the City of Kwinana Act-Belong-Commit Rock Symphony Concert which was exceptional.

Councillor Cooper advised that she attended the Multicultural Advisory Group Meeting.

Councillor Cooper mentioned that she attended the Wellard Village Long Table.

Councillor Cooper reported that she attended three City of Kwinana Seniors Christmas lunches which were extremely well received.

Councillor Cooper advised that she attended the City of Kwinana Citizenship Ceremony.

Councillor Cooper mentioned that she attended the Kings College Presentation.

Councillor Cooper reported that she attended the iCareer Bright Sparks Presentation.

Councillor Cooper advised that she attended the City of Kwinana Local Organisations Christmas Function.

18.3 Councillor Merv Kearney

Councillor Merv Kearney reported that he attended the City of Kwinana Local Organisations Christmas Function.

18.4 Councillor Sandra Lee

Councillor Sandra Lee reported that she attended the South Metro Zone WALGA meeting.

Councillor Lee advised that she attended the City of Kwinana Audit Committee Meeting.

Councillor Lee mentioned that she attended the End of the Year Community Groups Connection Dinner, at the Ken Jackman Hall, where it was interesting to hear the various community groups speak about their activities.

Councillor Lee reported that on behalf of Mayor Adams she attended the Fremantle Ports Sundowner and with our Chief Executive Officer (CEO) Joanne Abbiss.

Councillor Lee advised that she attended the Celebrate All Abilities Exhibition Opening at the Ken Jackman Hall.

18 COUNCILLOR REPORTS

Councillor Lee mentioned that the City of Kwinana Act-Belong-Commit Rock Symphony Concert under the stars at Calista Oval was a resounding success with approximately 5,000 people attending, and added that it was great to see entire generations of families come along and enjoy the evening.

Councillor Lee reported that she attended the Heritage Group Fair Gala Day.

Councillor Lee advised that she has attended two Seniors Christmas Lunches, one at Thomas Kelly Pavilion and one at Wandi Hall.

Councillor Lee mentioned that she attended the City of Kwinana Citizenship Ceremony last Tuesday and that as always it is delightful to see people become Australian Citizens.

Councillor Lee reported that last Friday she attended the Local Organisations Christmas Function at the Ken Jackman Hall.

Councillor Lee advised that on behalf of Mayor Adams she attended the RSL Christmas Function.

Councillor Lee mentioned that on behalf of Mayor Adams she attended the Leda Primary School Class of 2017 Leavers Ceremony, where she presented the Achievement Award to Kayden Biffin who attends the Leda Education Support Centre.

Councillor Lee took the opportunity to wish everyone a Merry Christmas and a Happy New Year.

18.5 Councillor Matthew Rowse

Councillor Matthew Rowse reported that he attended the Act-Belong-Commit Rock Symphony Concert which was a highlight.

Councillor Rowse advised that he attended the City of Kwinana Local Organisations Function which was an entertaining evening.

Councillor Rowse mentioned that he attended his first City of Kwinana Citizenship Ceremony which was a very proud moment.

Councillor Rowse reported that he attended the Local Government Forum and cricket match at the Western Australian Cricket Association (WACA).

Councillor Rowse advised that he attended a tour of the Kwinana Industrial Area.

Councillor Rowse mentioned that he attended his first Local Emergency Management Committee (LEMC) Meeting.

Councillor Rowse reported that he attended the Multicultural Advisory Group Meeting.

Councillor Rowse advised that he attended End of Year Community Groups Connection Dinner which was very informative.

18 COUNCILLOR REPORTS

Councillor Rowse mentioned that he attended International Day of the Volunteer Morning Tea.

Councillor Rowse reported that he attended a Seniors Christmas Luncheon which he had the pleasure of taking his daughter to.

Councillor Rowse wished everyone a Merry Christmas.

18.6 Councillor Dennis Wood

Councillor Dennis Wood wished everyone a Merry Christmas and Happy New Year.

Councillor Wood reported that he attended the Returned and Services League (RSL) Christmas Function.

Councillor Wood advised that he attended the City of Kwinana Citizenship Ceremony.

Councillor Wood mentioned that he attended the City of Kwinana Local Organisations Function which was really good.

Councillor Wood reported that he attended four Seniors Christmas Luncheons and made two library visits to assist in the Christmas activities.

Councillor Wood advised that he attended the LEMC Meeting and advised that it is an honour taking over from Ian Critchley as the Chairman.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

Mayor Carol Adams reported that she attended the South Metropolitan Health Service Launch of Pathway to a Healthy Community.

The Mayor advised that she attended the Chisham Square Pop up Activity and Christmas Lights.

The Mayor mentioned that she attended the Village at Wellard inaugural Long Table Dinner.

The Mayor reported that she attended the Gala Day at the Kwinana Heritage Site (Smirks Cottage).

The Mayor advised that she attended the International Day of the Volunteer Morning Tea.

20 MAYORAL ANNOUNCEMEMTNS (WITHOUT DISCUSSION)

The Mayor mentioned that she attended the Seniors Christmas Lunch events held at Thomas Kelly Pavilion and Bertram Community Centre.

The Mayor reported that she attended the Kwinana Senior Citizen's Christmas Function.

The Mayor advised that she attended the LYRIK Educational Scholarship Presentation.

The Mayor mentioned that she attended the City of Kwinana Citizenship Ceremony.

The Mayor reported that she attended the Kwinana Industries Council Christmas Function.

The Mayor advised that she attended the Act-Belong-Commit Rock Symphony Concert.

The Mayor mentioned that she attended the following School Presentations:

- Peter Carnley Junior School Presentation Awards
- Peter Carnley Senior School Award Presentation
- Bertram Primary School Year 6 Graduation
- Bertram Primary School Senior School Graduation
- Orelia Primary School
- North Parmelia Primary School
- Calista Primary School

The Mayor reported that she attended the following Civic Functions:

- City of Armadale Civic Dinner
- City of Cockburn Christmas Dinner
- WALGA President Cocktail Function
- State Council Meeting (11 new State Councillors following elections)
- South Metro Zone re elected with Councillor Doug Thompson and Mayor Logan Howlett as State Council delegates.

The Mayor passed on her congratulations to Koorliny Arts Centre who topped the list of nominations for the 43rd Annual Finley Awards for the production CHICAGO, following on for nominations for last year's productions of The Little Mermaid and Spamalot.

The Mayor advised that she attended the following Westport meetings:

- Briefing with Director General of Transport, Richard Sellars
- Briefing with Transport Workers Union representative, Tim Dawson
- Westport inaugural reference group forum

The Mayor mentioned the following upcoming events of note:

- Westport briefing with Matt Keogh MP
- Opening of the Frank Konecny Sensory Park and Kwinana Kids Christmas Party
- Lolly bagging, three sessions on Tuesday 19 December 2017
- Lolly run Christmas Morning

The Mayor concluded her announcements by thanking the Councillors, CEO and Executive for their professional support throughout 2017 and wished the gallery and residents of Kwinana a Merry Christmas and Safe New Year.

21 Matters Behind Closed Doors

Nil

22 Meeting Closure

The Mayor declared the meeting closed at 8:39pm.

Chairperson: 17 January 2018