

Ordinary Council Meeting

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

MS J ABBISS	-	Chief Executive Officer
MS C MIHOVLOVICH	-	Director City Strategy
MS M BELL	-	Corporate Lawyer
MR P NEILSON	-	Acting Director City Development
MR E LAWRENCE	-	Director Corporate and Engineering Services
MRS B POWELL	-	Director City Living

Members of the Press	0
Members of the Public	1

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 Bob Thompson 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):

Nil

4 Public Question Time:

4.1 Mr Michael Coyle, Bertram

Question

What action does the City of Kwinana intend to do against, the illegal parking on the Sulphur Road footpath adjacent to the Kwinana Railway Station and the school in Bertram?

Response

The Mayor referred the question to the Director Corporate and Engineering Services.

The Director Corporate and Engineering Services advised that the City Assist Officers patrol these areas and they do take action against any illegal parking. Action is taken, however a warning is issued in the first instance and any repeat offenders are issued with infringements. There has been 102 infringements issued for offences that have occurred in that area. The City of Kwinana has looked at implementing parking restrictions into that area and are in the process of carrying out traffic studies as well as investigating the future of the development that is likely to happen on both sides of the road adjacent to the railway station and whether the development is taking into account any additional parking on the roadway. The Director Corporate and Engineering Services referred to the footpath parking and mentioned that it is a resource issue as the City Assist Officers are patrolling multiple areas including the schools, City Centre and Wellard City Centre.

The Director Corporate and Engineering Services advised that an infringement is issued where a car has parked across the footpath which would be on the western side of the road.

5 Applications for Leave of Absence:

Nil

6 Declarations of Interest by Members and City Officers:

Mayor Carol Adams declared a financial interest in item 16.4, Deed of Variation City of Kwinana Waste Supply Agreement due to her husband being an employee of Kwinana Industries Council and Phoenix Energy is a member of Kwinana Industries Council.

7 Community Submissions:

Nil

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 8 February 2017:

COUNCIL DECISION

431

MOVED CR S LEE

SECONDED CR P FEASEY

That the Minutes of the Ordinary Meeting of Council held on 8 February 2017 be confirmed as a true and correct record of the meeting.

**CARRIED
8/0**

9 Referred Standing / Occasional / Management /Committee Meeting:

Nil

10 Petitions:

Nil

11 Notices of Motion:

Nil

12 Reports – Community

12.1 Fireworks event notice Saturday 11 March 2017 – Motorplex Monster Trucks Unleashed, Lot 435 Rockingham Road Kwinana Beach

SUMMARY:

An application to hold a fireworks event was received 7 February 2017 from Rapid Action Fireworks. The fireworks display is supporting the main event being Monster Trucks Unleashed at the Motorplex venue on Saturday 11 March 2017 during the hours of 9pm-10pm (preferred hours). This application is referred to Council due to delegated authority matters relating to the Dangerous Goods Safety Act 2004 as advised by the City's lawyers and Governance Services.

The applicant is seeking acknowledgement from Local Government to hold the fireworks display as part of the requirement under the Dangerous Goods Safety Act 2004 and its subsidiary Regulations in order to lodge an application with the Department of Mines and Petroleum – the approving agency.

OFFICER RECOMMENDATION:

That Council:

1. Acknowledges the Application for fireworks notice event permit from Rapid Action Fireworks, for the fireworks event named 'Monster Trucks Unleashed' to be held at the Perth Motorplex on 11 March 2017, (as per Confidential Attachments A and B) with no objections; and
2. Authorises the Chief Executive Officer to sign the Application for a fireworks event permit from Rapid Action Fireworks detailed in (1) above, on behalf of the City of Kwinana (Local Government) subject to the following conditions:

Conditions

- a. That the display complies with the Western Australian Outdoor Fireworks Code of Practice;
- b. That the prescribed separation distances between buildings and patrons are strictly in accordance with the Australian Standard 2187.4 – 1988 Explosives-Storage, Transport and Use part 4 Pyrotechnics-Outdoor Displays and shall be adhered to at all times;
- c. That the separation between spectators including the general public be marked off as a "No Entry" area and be properly supervised by personnel to ensure no person is exposed to undue risk and potential harm from projectiles;
- d. That the "Fall Out" zone is a non contact area and there is no risk of harm from pyrotechnic residue to spectators, general public or temporary and permanent structures and buildings area;
- e. That the noise sensitive premises within 500 metres and general residential premises within 250 metres of the event are notified, giving details of date, time and duration four (4) days prior to the event;

12.1 FIREWORKS EVENT NOTICE SATURDAY 11 MARCH 2017 – MOTORPLEX MONSTER TRUCKS UNLEASHED, LOT 435 ROCKINGHAM ROAD KWINANA BEACH

- f. That during the period of fireworks display (21:00-22:00 hrs) a minimum of 700 litres of water for fire fighting purposes shall be available on site on a mobile fire fighting vehicle;
- g. That any verbal or written directions of the FESA Officer, Police Officer or an Environmental Health Officer are forthwith adhered to in the interests of public health and safety.

DISCUSSION:

The Motorplex venue generally holds up to 4 – 5 approved fireworks events each racing season (October – April). Past applications for fireworks event permits were signed off by the Principal Environmental Health Officer (preferred fireworks event hours) or the Chief Executive Officer (non-preferred fireworks event hours).

The Department of Mines and Petroleum prescribed form – Fireworks Event Notice submitted by an applicant does not seek approval from the Local Government but acknowledgement or non-objection. Part 3 of this form requests an authorised delegate or the Chief Executive Officer of the Local Government acknowledge or state an objection to the fireworks event.

Based on legal advice provided by City lawyers McLeods and Governance Services there appears to be no provision within the Dangerous Goods Safety Act 2004, subsidiary Regulations or the Local Government Act 1995 for a delegation from local government to provide this acknowledgement or objection to the event.

The matter of delegated authority arising from legal advice has been discussed with Department of Mines and Petroleum. Pending further legal advice, Department of Mines and Petroleum may seek to amend the Dangerous Goods Safety Act 2004 and its subsidiary Regulations and the Fireworks Event Notice form to establish clear delegated authority.

Previous history of fireworks events contracted to various licensed firework contractors has not reported any incidence of impact to spectators or surrounding properties.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent and landowner are Michael Moir of Rapid Action Fireworks and WA Sports Centre Trust respectively.

Relevant legislation applicable to this item.

Dangerous Goods Safety (Explosives) Regulations 2007

S148(2)(c) states that:

Before the holder of a fireworks contractor licence can apply for a fireworks event permit, the holder must sign a fireworks event notice and give it to the following –

12.1 FIREWORKS EVENT NOTICE SATURDAY 11 MARCH 2017 – MOTORPLEX MONSTER TRUCKS UNLEASHED, LOT 435 ROCKINGHAM ROAD KWINANA BEACH

- (a) the local government of the district in which the event will occur;

The Dangerous Goods Safety (Explosives) Regulations 2007 S148(6) states that:

- (6) On receiving a fireworks event notice, a local government may give the holder a written response that –
 - (a) agrees to the proposed event; or
 - (b) objects to it unless certain conditions specified in the response are met; or
 - (c) objects to it on the grounds that the local government considers the event -
 - (i) is not in the public interest; or
 - (ii) will cause danger to the public or unintended damage to any property or to the environment.

FINANCIAL/BUDGET IMPLICATIONS:

No financial/budget implications have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

Fireworks displays are to be conducted in accordance with Western Australian Outdoor Fireworks Code of Practice.

STRATEGIC/SOCIAL IMPLICATIONS:

No strategic/social implications have been identified as a result of this report or recommendation.

COMMUNITY ENGAGEMENT:

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

12.1 FIREWORKS EVENT NOTICE SATURDAY 11 MARCH 2017 – MOTORPLEX MONSTER TRUCKS UNLEASHED, LOT 435 ROCKINGHAM ROAD KWINANA BEACH

RISK IMPLICATIONS:

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

Risk Event	Potential harm to persons, environment and property
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	People/Health Environment
Risk Assessment Context	Operational
Consequence	Major
Likelihood	Possible
Rating (before treatment)	Extreme
Risk Treatment in place	Reduce - mitigate risk Prepare Contingency Plans - in the event the risk occurs
Response to risk treatment required/in place	Strict adherence to Emergency Management Plan, Risk Management Plan and Procedures Manual for Pyrotechnic Displays submitted by Rapid Action Fireworks shall minimise any risk exposure to operational staff, spectators, properties and environment in general.
Rating (after treatment)	Low

COUNCIL DECISION

432

MOVED CR W COOPER

SECONDED CR B THOMPSON

That Council:

- 1. Acknowledges the Application for fireworks notice event permit from Rapid Action Fireworks, for the fireworks event named 'Monster Trucks Unleashed' to be held at the Perth Motorplex on 11 March 2017, (as per Confidential Attachments A and B) with no objections; and**
- 2. Authorises the Chief Executive Officer to sign the Application for a fireworks event permit from Rapid Action Fireworks detailed in (1) above, on behalf of the City of Kwinana (Local Government) subject to the following conditions:**

12.1 FIREWORKS EVENT NOTICE SATURDAY 11 MARCH 2017 – MOTORPLEX MONSTER TRUCKS UNLEASHED, LOT 435 ROCKINGHAM ROAD KWINANA BEACH

Conditions

- a. That the display complies with the Western Australian Outdoor Fireworks Code of Practice;
- b. That the prescribed separation distances between buildings and patrons are strictly in accordance with the Australian Standard 2187.4 – 1988 Explosives-Storage, Transport and Use part 4 Pyrotechnics-Outdoor Displays and shall be adhered to at all times;
- c. That the separation between spectators including the general public be marked off as a “No Entry” area and be properly supervised by personnel to ensure no person is exposed to undue risk and potential harm from projectiles;
- d. That the “Fall Out’ zone is a non contact area and there is no risk of harm from pyrotechnic residue to spectators, general public or temporary and permanent structures and buildings area;
- e. That the noise sensitive premises within 500 metres and general residential premises within 250 metres of the event are notified, giving details of date, time and duration four (4) days prior to the event;
- f. That during the period of fireworks display (21:00-22:00 hrs) a minimum of 700 litres of water for fire fighting purposes shall be available on site on a mobile fire fighting vehicle;
- g. That any verbal or written directions of the FESA Officer, Police Officer or an Environmental Health Officer are forthwith adhered to in the interests of public health and safety.

**CARRIED
8/0**

13 Reports – Economic

Nil

14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Consideration to re-advertise Scheme Amendment No. 132 to Modify Development Contribution Area 1 and the relevant Development Contributions Plan to include the Bollard Bulrush area and a number of landholdings in adjacent areas of Bertram and Parmelia

SUMMARY:

The purpose of this report is for Council to consider re-advertising Scheme Amendment No. 132 to the City of Kwinana Town Planning Scheme No. 2 ("TPS 2" or "Scheme") in order to modify Development Contribution Area 1 ("DCA1"). The Amendment seeks to modify the boundary of DCA1 to include the Bollard Bulrush area and a number of adjacent landholdings in Bertram and Parmelia (refer Attachments A and B) as well as to amend the relevant Development Contribution Plan under Schedule Five of the Scheme.

DCA1 was originally incorporated into the Scheme by way of Scheme Amendment No. 87 in 2004. It was amended in 2007 (by way of Scheme Amendment No. 91) to include an adjacent area in Wellard (Emerald Park Estate and adjoining landholdings) Amendment 132 proposes to include most of the remainder of the lots within this urban cell to facilitate fair and equitable contributions over the area. The locality has been the subject of rezonings to Urban and Development Zone under the Scheme and it is important to modify the DCA1 boundary to include such landholdings within a development contribution scheme.

Along with other current Development Contribution schemes and amendments, this amendment will ensure that all new growth areas within the City have contribution schemes in place to fund infrastructure requirements for infrastructure upgrades attributable to urban development in accordance with State Government policies.

Council initially resolved to initiate Amendment 132 in June 2012 and the amendment was advertised in August to October that year. At its meeting held in April 2013, Council considered the submissions received and resolved to adopt a modified Scheme Amendment and forward it to the Western Australian Planning Commission (WAPC) for its adoption. In September 2016 (over 3 years later), the WAPC advised the City that it had considered the Amendment. The WAPC considered that a number of modifications were required for it to meet WAPC policy which it considered significant, and, requested that the Amendment be re-advertised.

In this respect, the re-advertised amendment would include;-

- Traffic modelling to be prepared to apportion demand within the various catchment areas;
- Estimated costs for infrastructure and administrative items be prepared and publically advertised; and reformatting to be consistent with the model text in State Planning Policy (SPP) 3.6.

The WAPC also considered that the upgrading of the Peel Main Drain and preparation of a strategic wetland management plan for Bollard Bulrush wetland should not be included as common infrastructure works to be funded by the contribution scheme.

The WAPC argued that the need/nexus for these infrastructure items has not been adequately demonstrated, was not supported and the City should reconsider the inclusion of these items prior to re-advertising the amendment.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Since receiving this advice in September last year, City Officers have completed the traffic modelling and determined the estimated costs for infrastructure and administrative items. City Officers have also amended the Development Contribution Plans and Report so that they are consistent with the model scheme text and have removed the Peel Main Drain and Strategic Management Plan for Bollard Bullrush Wetland.

Given Amendment 132 is amending an existing Development Contribution Area (DCA) in place since 2004, and, items of infrastructure have been progressively being built over time, City Officers have given careful consideration as to the most fair and equitable method for calculating contribution credits and costs. The City engaged consultants to assist in determining the most appropriate methodology.

A critical consideration has been the question of when the contributions set out in Amendment 132 do become operative and can be applied for the purposes of credits for works and contributions. Given the City originally initiated the advertising of Amendment 132 in late 2012, the date of 1 January 2013 is considered by City Officers as being the operative date for the Amendment being considered as 'seriously entertained'.

As such, the City has established a cost base to enable it and those affected by the revised items and catchments created by the Amendment to understand what contributions are required for historical and ongoing costs under the new Amendment. As a result, it is noticeable in the report and draft Cost Apportionment Schedule that costs are set at 1 January 2013 rather than 2016/17 as may have otherwise been anticipated.

There are a number of reasons for this (detailed later in this report) but the principle reason is the complexities associated with rationalising multiple subdivision clearances issued to different developers at different times since 1 January 2013 coupled with works completed and associated legal agreements linked to the clearances. The City is required under the scheme to prepare a final Cost Apportionment Schedule within 90 days of the Gazettal of the Amendment and that schedule and supporting Development Contribution Area Plan (DCA Plan) will include a comprehensive rationalisation of all of these contributions and associated legal agreements at that time with the benefit of WAPC support for methodology and infrastructure items.

City Officers and consultants will however ensure that as part of advertising, they will engage with major developers on a one to one basis to discuss the Cost Apportionment Schedule and work with developers to indicatively consider current credits and contributions using the 2013 Cost Apportionment Schedule as the base.

The amended Amendment 132 is presented to Council to note the direction of the Minister that the amendment be re-advertised for public comment along with recommended engagement to be undertaken by City Officers.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

OFFICER RECOMMENDATION:

That Council;

1. Note the direction of the Minister for Planning pursuant to Regulation 46(2) of the Planning and Development Act 2005, requiring the additional advertising of Amendment 132 to City of Kwinana Town Planning Scheme No. 2 ("Scheme") for a period of 42 days.
2. Requires that as a part of the advertising, City Officers engage with community and major land developers within the Development Contribution Area to explain and detail the implications of the amendment, the draft Cost Apportionment Schedule and draft Development Contribution Plan Report
3. Requires that upon completion of the advertising period and in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, a Schedule of Submissions is provided to Council for its consideration as part of its determination of any adoption of the amendment.

DISCUSSION

Land Status

Metropolitan Region Scheme: Predominately Urban, Urban Deferred and Rural

Town Planning Scheme No. 2: Predominately Development Zone, Rural A and Residential R20

Landowner: Various

Proponent: City of Kwinana

BACKGROUND

Development Contributions

In Western Australia, development contributions for infrastructure have long been accepted as an essential part of the planning system. SPP3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. This policy sets out criteria to guide the development contributions for infrastructure in a consistent, accountable and transparent system. It provides an equitable system for planning and charging development contributions across defined areas, and provides certainty to developers, infrastructure providers and the community about the charges which apply and how the funds will be spent.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The key principle is that the 'beneficiary' pays. Sometimes benefits will be largely confined to the residents of a new development. Sometimes, the benefits will accrue to both existing and new residents. Consistent with this principle, developers are to fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facility are necessary to service the development.

In order for Local Governments to appropriately seek development contributions towards infrastructure from land developers, SPP 3.6 outlines eight underlying principles by which contributions must be levied in accordance with, these are:-

- Need and the nexus – the need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).
- Transparency – both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer.
- Equity – development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need.
- Certainty – all development contributions should be clearly identified and methods of accounting for escalation agreed upon at the commencement of a development.
- Efficiency – development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.
- Consistency – development contributions should be applied uniformly across a Development Contribution Area and the methodology for applying contributions should be consistent.

The City's TPS No.2 includes provisions relating to Development Contributions – Clause 6.16.5 – that reiterate the purpose of a Development Contribution Plan and sets out the City's roles and responsibilities in relation to a Development Contribution Plan. These include matters relating to cost contribution estimates, valuations, administration of funds and shortfall or excess in cost contributions.

Town Planning Scheme Amendment 132

Council introduced DCA1 into TPS No 2 in 2004 by way of Scheme Amendment No. 87 to ensure the coordinated provision of funding of infrastructure in future development areas in the Bertram locality. DCA1 was the first contribution scheme initiated by Council and focused on the new developments at Bertram and Belgravia Waters. It included contributions towards the Sulphur Road Bridge, Johnson Road, Bertram Road and Nutrient Stripping Basin.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The Scheme was amended further in 2007 (by way of Scheme Amendment No. 91) to include additional landholdings within DCA1. This included the Emerald Park Estate and adjoining landholdings and expanded contributions for certain landholdings towards the southern extensions of Johnson Road and Bertram Road. The scheme was to operate for 5 years from the date of gazettal of that amendment.

At its Meeting held on 13 June 2012, Council resolved to extend the period of operation of the Development Contribution Plan ("DCP") within DCA1 to allow this proposed scheme amendment to progress to a point where it effectively supersedes the current DCP. The operational period of the DCP was further extended by Council Resolution for 12 months until 20 December 2013 as the review of DCA1 was with the WAPC awaiting endorsement. It was extended further by Council in 2016 pending adoption of Amendment 132.

At its Ordinary Council meeting held on 27 June 2012, Council resolved to initiate Scheme Amendment 132 to TPS No 2 to further modify DCA1. The Scheme Amendment sought to revise the boundary of DCA1 to include the Bollard Bulrush area and a number of adjacent landholdings in Bertram and Parmelia, as well as to amend the relevant Development Contribution Plan under Schedule Five of the Scheme.

At its meeting held in April 2013, Council then considered the submissions received and resolved to adopt a modified Scheme Amendment and forward it to the WAPC for its adoption. Some three years later in September 2016, the WAPC advised the City that it had considered the Amendment.

The following specific advice was provided:

- a) *The amendment is required to be re-advertised as Development Contribution Plan 1 (DCP 1) is inconsistent with the format and content requirements of State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP3.6), in particular:*
 - i. *Traffic modelling to be prepared to apportion demand within the various methodology areas;*
 - ii. *Estimated costs for infrastructure and administrative items be prepared and publically advertised; and*
 - iii. *DCP 1 is to be reformatted consistent with the model text in SPP3.6.*
- b) *The upgrading of the Peel Main Drain, and the preparation of a strategic wetland management plan for Bollard Bulrush wetland are not considered to be common infrastructure works that can be funded by a development contribution plan in accordance with SPP3.6. The need/nexus for these infrastructure items has not been adequately demonstrated and the City should reconsider the inclusion of these items prior to re-advertising the amendment.*
- c) *The timeframe for consideration of submissions and providing a recommendation under Regulation 46(2)(b) is 60 days.*

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

As a result of this advice, the City has completed the traffic modelling and determined the estimated costs for infrastructure and administrative items. The amendment documentation has been reformatted as requested.

City Officers have also considered the merits of the need/nexus for the Peel Main Drain and Strategic Management Plan for Bollard Bulrush Wetland. Whilst there is considered to be a nexus between the improvements to these items and new development (improvements which it can be argued would result in better urban outcomes), City Officers acknowledge that it does not fall readily within the auspices of SPP3.6. As such, the items are to be removed as part of this review of the Amendment.

Amendments to the Development Contribution Area 1

Scheme Amendment 132 proposes to amend the adopted DCA1 boundary to include a number of new landholdings.

It will also modify the associated DCP for DCA1 in the Fifth Schedule of the Scheme to amend existing contributions, introduce additional infrastructure items (refer Attachment F) and revise outdated text.

Clause 6.16.5.2 of TPS2 identifies the purpose of Development Contribution Areas as follows:-

- (a) provide for the equitable sharing of the costs of Infrastructure between Owners;
- (b) ensure that Cost Contributions are reasonably required as a result of the subdivision and development of land in a Development Contribution Area; and
- (c) coordinate the timely provision of Infrastructure.

The purpose of Scheme Amendment 132 is therefore to enable equitable cost-sharing of development contributions between landholdings within a defined catchment, based on need and nexus. This is determined, as discussed further in this report, by:

- distance from the item of infrastructure;
- pro-rata land area contribution; and
- proportional traffic volumes generated.

The Scheme requires that a DCP for each DCA be adopted under the Fifth Schedule.

Additional Areas for Inclusion in DCA1 under Amendment 132.

The current DCA1 boundary is shown on Attachment A with the expanded new boundary shown on Attachment B.

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The areas to be included within the expanded DCA1 can be broken down into four localities, as follows:

The Bollard Bulrush Wetland and surrounding landholdings generally bounded by Bertram Road, Wellard Road, Johnson Road and Millar Road.

This locality comprises approximately 233.6 hectares ("ha"), with the majority encompassing wetland and associated buffer areas. The Peel Main Drain also dissects the majority of this site. It is made up of 33 private lots ranging in area from 0.69 ha to 14.84 ha, containing Lots 660, 1416 and 69-70 Bertram Road, Lots 71, 73, 75, 77, 79, 81, 167-170, 83, 85 and 1278 Wellard Road, Portion of Lot 92 Johnson Road, Lots 67-68, 72, 74 and 1338 Bertram Road, Lots 502 - 504 Tamblyn Place, Lots 6, 1, 86 and Portion of Lot 92 Johnson Road, Wellard and Lot 1, 2 and 10 Johnson Road, Wellard.

The predominant zoning of the areas outside the Wetland and buffer is Urban and Rural under the Metropolitan Region Scheme (MRS). Under TPS No 2, it is predominantly zoned Development Zone and Rural A. This land is being progressively developed.

Three landholdings within Parmelia directly west of Bertram Road bounded by Wellard Road, Parmelia Avenue and Challenger Avenue.

With a total area of 50.6 ha, this locality includes part of Lot 9226 (the southern portion of which is bounded by Bertram Road, Wellard Road, Parmelia Avenue and Challenger Avenue) and Lot 1 and 50 Bertram Road, Wellard. The bulk of the site is owned and managed by the Department of Housing, with the site having been the subject of subdivisional approvals over recent years.

The site located in Bertram directly north of the corner of Challenger Avenue and Bertram Road, bounded by the Perth - Mandurah Railway Line and the Peel Main Drain.

This locality comprises a total area of 2.8 ha encompassing Lots 1581 (Plan 37747, Reserve 48340), Portion of Lot 300 (Plan 54510), Portion of Challenger Avenue Road Reserve and Portion of Lot 9226 (Plan 63041, Parcel No. 12161 & 13042).

The site is a vacant Crown Reserve and not utilised for any public use. The majority of the site is included as part of an amendment to the MRS and scheme to rezone the land for urban purposes. The City is progressing residential planning design across the site. It is one of the land sites under the Land Rationalisation Project which is assisting to fund the Town Centre Redevelopment.

Lot 900 Tamblyn Place, Wellard is directly south of Bertram Road and is bounded by Tamblyn Place and Johnson Road.

This locality comprises 3.3 ha and is zoned Urban under the MRS and Development Zone under TPS2. This landholding is being developed for residential uses.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

ITEMS AND METHODOLOGY FOR CONTRIBUTIONS

This section identifies the infrastructure and other items for which development contributions will be collected in DCA1. These items cover the following categories:-

- Bridge, roads and paths performing a district or within district function;
- District or within district drainage works; and,
- Administration costs.

It should be noted Amendment 132 changes a number of the contribution catchment areas prevailing in DCA1 prior to the amendment.

This part also details the changes made to Amendment 132 to accommodate the recent requirement of the WAPC to amend the amendment for re-advertising.

Items of Infrastructure included prior to Amendment 132

- Construction of the Sulphur Road Bridge (over the railway);
- Upgrading Bertram / Mortimer Roads (between the Kwinana Freeway to Challenger Avenue) to appropriate urban standard including the intersection with Johnson Road;
- Development of a stormwater and nutrient stripping basin for Casuarina and Peel Main Drain north of Bertram Road;
- Upgrading of Johnson Road from Holden Close to Bertram Road;
- The construction of two road linkages across the Parks and Recreation reserves in the Bertram locality reflected on the approved Casuarina Structure Plan;
- Upgrading of Johnson Road south of Bertram / Mortimer Roads to Millar Road to an urban standard including undergrounding of power and two roundabouts; and
- Dual Use Paths along Johnson Road.

Contributions to these infrastructure items are variously calculated in three different ways, namely:

1. On the basis of proportional traffic volume generated by each landholding at an R20 density as a proportion of the traffic volumes from within DCA1 (Wellard Road upgrade).
2. On the basis of lot frontage to the road (e.g. Johnson Road north of Mortimer Road)
3. On the basis of the proportion of a landholding's net developable area against a total net developable land area for a catchment

Existing Items of Infrastructure Unaffected by Amendment 132

Sulphur Road Bridge (Item A)

The bridge is constructed and will apply to development occurring since the initiation of Amendment 132. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions

The method for determining the existing contributions to this item is based on traffic volumes resulting from developable land at an R20 density. It must be noted however, that those landholdings to the west of the Peel Main Drain have been apportioned a 50% discounted contribution of their respective developable land area basis given their proximity to both Kwinana Station and Wellard Station and subsequent need and nexus of traffic using Sulphur Road Bridge in this regard.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,326,612. The total land area catchment contributing to this item (at 1 January 2013), was 510,526m² and \$470,590 remained outstanding of the total cost to be recouped. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft Development Contribution Plan (DCP) Report (Attachment G).

Timing and Provision of Infrastructure

This infrastructure item has already been constructed and as such, the development contribution represents a cost recovery exercise.

Stormwater Management (Item B)

The development contribution focused on appropriate treatments of storm water entering the Peel Main Drain in accordance with the requirements of the Water Corporation to service the flows north of Bertram Road. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions

The cost contribution was based on net developable area within Catchment A2.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$358,309. The outstanding cost to be recouped is \$36,672. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

The stormwater infrastructure is to be constructed in conjunction with the subdivision of Lot 670 Bertram Road.

Bertram Road Upgrade (Item C)

Bertram Road upgrade (Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway) and Johnson/Bertram Intersection Treatment

Earthworks, Drainage, Asphalt, Culvert and other necessary works
Intersection treatments

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions for the Upgrade

Cost contributions will be based on the remaining net developable land area. The cost of this item is allocated across the entire DCA1 except for the area west of the Sulphur Road Bridge.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$6,148,542 of which \$2,423,618 is attributable to the DCP and the balance to the City. The remaining outstanding costs to be recouped is \$1,132,131.

Timing and Provision of Infrastructure

This infrastructure item has already largely been constructed and as such, the development contribution represents a cost recovery exercise.

Johnson Road Upgrade - Western Side (Item D) D1

Johnson Road upgrade, north of Peel Lateral Drain to Holden Close, from rural to urban standard being a Neighbourhood Connector A or equivalent:

includes all infrastructure associated with this category of road

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions for the Upgrade

Contributions are based on remaining net developable land area of landholdings on western side of Johnson Road.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Johnson Road Upgrade - Eastern Side (Item D) D2

Johnson Road upgrade, north of Peel Lateral Drain to Holden Close, from rural to urban standard being a Neighbourhood Connector A or equivalent:

- includes all infrastructure associated with this category of road.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions for the Upgrade

Contributions based on landholding frontage of landowners on eastern side of Johnson Road. Refer to Figure A4 for the relevant catchment for this item.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Johnson Road Upgrade (Item E)

Johnson Road upgrade, south of Peel Lateral Drain to Bertram Road, from rural to urban standard being a Neighbourhood Connector A or equivalent

- includes all infrastructure associated with this category of road - two (2) roundabouts

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions for the Upgrade

Contributions are based on remaining net developable land area.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Construction of a dual use path on the eastern side of Johnson Road (north of Peel Lateral Drain to Holden Close) – (Item F) – Section A

Dual Use path on the eastern side of Johnson Road (north of Peel Lateral Drain to Holden Close). See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade

Contributions are based on net developable land area within the catchment.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Construction of a dual use path on the eastern side of Johnson Road (north of Peel Lateral Drain to Holden Close) – (Item F) – Section B

Dual Use path on the eastern side of Johnson Road (south of Peel Lateral Drain to Bertram Road). See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Methodology for Contributions for the Upgrade

Contributions are based on frontages of landholdings on both sides of Johnson Road.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Construction of two new road linkages across the Parks and Recreation Reserves in the Bertram locality as shown on the Casuarina Structure Plan (Item I).

Methodology for Contributions for the Upgrade

Contributions are based on remaining net developable land. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Amendments to Existing Items of Infrastructure Resulting from Amendment 132.

Amendments to Johnson Road (Items G and H)

The upgrade of Johnson Road from a rural standard to an urban standard south of Mortimer / Bertram Road to Millar Road is an existing item of infrastructure introduced under TPS Amendment No 91 in 2007.

Amendment 132 proposes to amend the alignment of the southern part of this road item as the existing Johnson Road reserve is now to be partially closed south of the western edge of the proposed Primary School (as shown on the adopted Wellard West Emerald Park estate Local Structure Plan) to service local traffic.

District through-traffic associated with the development of the DCA will now be channelled across a road bridge/culvert over the Peel Main Drain (Item M), into the Providence Estate, along Irasburg Parade to a roundabout and then directly south along Fairhaven Boulevard to Miller Road.

As such, the northern part of Johnson Road has been upgraded along its existing alignment (Item G) to the Johnson Road culvert over the Peel Main Drain (Item L), and, a new portion of the road is provided along the new alignment (Item H).

It is important to note that Council has retained the existing alignment of Johnson Road as a roadway to provide for local traffic movement between the existing Johnson Road to Millar Road alongside the primary school and playing fields. Council determined this at its Ordinary Meeting held on 23 November 2016, where it resolved to construct a new amended Johnson Road link. City Officers are now progressing road closure and reclassification, detailed design, and, seeking tenders for the works. This road will have a dilution affect on current traffic volumes through the Providence Estate.

Johnson Road (Item G)

Standard of Upgrade

The standard of upgrading of Johnson Road (south of Bertram Road to the Johnson Road culvert over the Peel Main Drain), from a rural to urban standard - Neighbourhood Connector A or equivalent as constructed:

- includes all infrastructure associated with this category of road;
- one (1) roundabout construction and land; and
- associated underground power.

The rationale for the Neighbourhood Connector A standard is that this higher standard road is required for traffic movement generated beyond the immediate abutting subdivisions and that this is a cost that should be distributed across a wider catchment.

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade

The catchment of contributing landowners is as shown in the catchment depicted in Attachment D. The method for determining the contribution is based on the remaining net developable land area.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,368,529. The remaining outstanding costs to be recouped is \$1,558,894. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

Johnson Road Upgrade (Item H)

As, noted the existing Johnson Road reserve is to be partially closed south of the western edge of the proposed Primary School and be realigned to extend over the Peel Main Drain into the Providence Estate along Irasburg Parade to a roundabout and then directly south along Fairhaven Boulevard to Millar Road.

The provision of Item H is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. DCA contributions will only be sought however for the difference between a Neighbourhood Connector A road, or a comparable standard as constructed, and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road).

The rationale for the Neighbourhood Connector A standard is that this higher standard road is required for traffic movement generated beyond the immediate subdivision and that this is a cost that should be distributed across a wider catchment.

See Attachment C for the location of the Item and its contribution catchment shown on Attachment D

Methodology for Contributions for the Upgrade (need and nexus)

The catchment of contributing landowners is as shown in Attachment D. The method for determining the contribution is based on the remaining net developable land area.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$453,866. The remaining outstanding cost to be recouped is \$298,721. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

This infrastructure item has largely been constructed.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

New Infrastructure Items

The following additional items have been added to DCA1 through Amendment 132.

- The upgrading of Wellard and Bertram Roads south of Challenger and north of Millar Road to an urban standard;
- Contributions towards the Johnson Road culvert and road crossing over the Peel Main Drain; and,
- Road culvert and road crossing over the Peel Main Drain linking Lots 661 and 670 Bertram Road (on the northern side of Bollard Bulrush Wetland).

The list below excludes two items however which were originally included in Amendment 132, namely the upgrading of the Peel Main Drain and preparation of a strategic wetland management plan for Bollard Bulrush wetland. This is because these items were identified by the WAPC as not being seen as common infrastructure works which should be funded by the contribution scheme. The two items are detailed further below.

Wellard Road Upgrade (Item J)

The proposed upgrading of Wellard Road to an urban standard applies from the intersection of Bertram Road to Millar Road within the City of Kwinana boundary. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D.

Standard of Upgrade

Wellard Road upgrade (Bertram Road to Millar Road) to a Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy, or equivalent, and to include all associated infrastructure works.

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item – which is currently a rural standard road - arises from the development of urban land that is immediately adjacent to, or in close proximity to, Wellard Road that will generate a proportional traffic volume that has been shown via traffic modeling to utilise this road.

As requested by the WAPC in its September 2016 advice, the City has undertaken traffic modelling to determine the relative proportion of traffic that will be generated by these lots individually and as a whole. Importantly, this is separate to the total volumes of traffic that are likely to use Wellard Road which may be significantly greater as more traffic will be generated from further afield such as from the City of Rockingham and across the City of Kwinana itself. This may well necessitate the City upgrading Wellard Road to a higher standard than Neighbourhood Connector (equating to a possible 15,000 vehicles per day) at a later date.

It is only considered appropriate however to charge a development contribution for the upgrade to Neighbourhood Connector B standard as this standard is directly attributable to the immediate urban development of the subject area. This includes, as noted above, a contribution by the City for the existing Homestead Ridge area.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The methodology for apportioning costs for Item J will be based upon traffic modelling that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on net developable land area for all landholdings within that catchment.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Wellard Road from this locality. The City will be responsible for a proportionate contribution towards Item J that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item J is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	4.6%
Bollard Bulrush 2	1.4%
Bollard Bulrush 3	9.3%
Wellard Residential LSP (Providence Estate)	40.9%
Wellard West LSP (Emerald Park)	15.0%
Parmelia LSP	0.7%
Homestead Ridge	28.1%
Total	100.0%

Refer to Attachment D for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$8,765,576. Of which, \$6,302,449 is attributable to the DCP. The balance is to be funded by the City as part of the Homestead Ridge liability. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Report.

Bertram Road Upgrade (Item K)

The proposed upgrading of Bertram Road to an urban standard applies from the intersection of Challenger Avenue to Wellard Road. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D

Standard of Upgrade

The upgrade is to the Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy or equivalent and includes all associated infrastructure works.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item arises from the development of urban land that is immediately adjacent to or in close geographic proximity to Bertram Road that will generate a proportional traffic volume that has been shown via traffic modelling to utilise this road.

Lots contributing to this item are as identified within the catchment shown on Attachment D.

As noted above, the City has undertaken traffic modelling to determine the relative proportion of traffic which will be generated by these lots individually and as a whole. As noted, this is separate to the total volumes of traffic which will most likely be using Bertram Road which may be significantly greater as more traffic will be generated from further afield. This may require that the City will upgrade Bertram Road to a higher standard than Neighbourhood Connector B (equating to 3,000 vehicles per day) at a later date.

The methodology for apportioning costs for Item K will be based upon traffic modelling that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on a based on net developable land area for all landholdings within that catchment.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Bertram Road from this locality. The City will be responsible for a proportionate contribution towards Item K that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item K is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	1.8%
Bollard Bulrush 2	8.0%
Bollard Bulrush 3	69.9%
Wellard Residential LSP (Providence Estate)	0.7%
Wellard West LSP (Emerald Park)	11.9%
Parmelia LSP	0.1%
Homestead Ridge	7.6%
Total	100.0%

Refer to Figure E for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,333,544. Of which, \$2,156,195 is attributable to the DCP. The balance is to be funded by the City as part of the Homestead Ridge liability. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Report.

Johnson Road Culvert across the Peel Main Drain (Item L)

The proposed construction of Johnson Road culvert is at the intersection of the realigned Johnson Road and the Peel Main Drain. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D

Standard of Upgrade

The construction of the culvert and road crossing will be to a suitable standard to address, but not affect, the flow of the drain and meet the traffic demands of a Neighbourhood Connector B road as per the WAPC's Liveable Neighbourhoods Policy or equivalent.

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the Johnson Road culvert that, by virtue of the number of landholdings surrounding the southern area of the Peel Main Drain and Johnson Road, would utilise the Peel Main Drain crossing.

Lots contributing to this item are within the catchment shown on Figure D and are to contribute towards the full cost of the construction based on remaining net developable land area.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$1,389,014. Of which, \$1,381,645 is to be recouped under the DCP. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

This infrastructure item has been constructed.

Culvert and Road crossing over the Peel Main Drain linking Lots 661 and 670 Bertram Road (Item M)

The proposed location of this culvert and road crossing is to be determined via local structure planning of these lots but is to cross the Peel Main Drain to provide a road connection to allow for traffic movement east-west within urban development south of Bertram Road and north of Bollard Bulrush Wetland and buffer. See Attachment C for the location of the Item and its contribution catchment shown on Attachment D

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Standard of Provision

The design and construction of the culvert and road crossing will be to a suitable standard to address the flow of the drain and meet the traffic demands of an Access Street C standard as per Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade

The need for this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the culvert that, by virtue of the number of landholdings surrounding the northern area of the Peel Main Drain adjacent to Bertram Road, would utilise this crossing.

Lots as identified within the catchment shown on Attachment D to contribute towards the full cost of the provision based on remaining net developable land area. This is calculated on a 20 metre road reserve width and based on the adjacent Bertram Road culvert cost.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$1,461,744. Of which the balance is to be recouped under the DCP. Details can be found in the draft Cost Apportionment Schedule (Attachment E) and draft DCP Report (Attachment G).

Timing and Provision of Infrastructure

This item may well be constructed in the initial stages of subdivision for Lot 661, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Plan.

Removed Infrastructure Items as per WAPC advice, September 2016.

As per the WAPC's advice to the City of September 2016, the following two items have been removed from the Scheme Amendment.

Strategic Environmental and Recreation Management Plan for the Bollard Bulrush Wetland and its buffers

Location of the Item

This refers to the Bollard Bulrush Wetland and its buffers as determined by the boundary and buffers of the Environmental Protection Policy (EPP) and Conservation Category Wetland Classification as determined by the Department of Environment and Conservation (DEC) and WAPC.

Standard of Provision

The rationale had been the preparation of a 'holistic' Strategic Wetland Management and Recreation Plan for Bollard Bulrush Wetland and buffers which will provide the basis for more detailed Wetland Management Plans to be prepared by affected landowners at subdivision stage. It would have included the following key components:-

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

- Environment study of the whole wetland and its buffers with a view to informing the preparation and adoption of management plans prepared at subdivision level by proponents.
- Recreation and Cultural study of the whole wetland and its buffers (taking into account the Historic Tramway, pedestrian and cyclist tracks linked to Kwinana Trails Master Plan etc) with a view to informing the preparation and adoption of management plans prepared at subdivision level by proponents.
- An Implementation Strategy or plan based on the above 2 points which informs the more detailed sub-divisional management plans about management actions and infrastructure required to be provided as well as other environmental, drainage and recreational infrastructure needs or actions which are likely to be needed for the longer term management of the wetland (which are outside the scope of provision of the management plans prepared as conditions of subdivision). Developers are only expected to contribute towards infrastructure required as part of approved management plans prepared at subdivision stage.

The advice of the WAPC in September 2016 indicates that it is not supportive of this item being included in the amendment.

Methodology for Contributions for the Upgrade (need and nexus)

The contributions were to have been based on a combination of proximity and proportional development area.

Costings

Costings for this item had been calculated in 2012 at \$150,000, which included \$50,000 each for the three studies to be undertaken.

Enhancements to the Peel Main Drain (outside Bollard Bulrush Wetland and its Buffers)

The Peel Main Drain ("PMD"), controlled and managed by the Water Corporation over a Crown Reserve, traverses a portion of the DCA1 area. Where appropriate, parts of the PMD can be enhanced for reasons of beautification and better integration of the rural drain into the immediate urban environment. Some water quality improvements may also be achieved but this is not the purpose of the enhancements.

Location of the Item

The Peel Main Drain south of Bertram Road to Millar Road (outside Bollard Bulrush Wetland and its Buffers).

Standard of Provision

The standard of provision was broken down into two separate sections of the drain. A 'Living Stream' approach was to apply to a 100 metre section south of the EPP and CCW boundary. Within two other sections, to the north of the wetland and to the south of this Living Stream section, the enhancements to the drain were to focus on some minimal earthworks, landscaping, and fencing.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Improvements (need and nexus)

The need and nexus for including this item was determined by City Officers to have arisen from the area(s) both immediately surrounding the Peel Main Drain (that is, those in immediate geographic proximity) and those within a wider catchment who would have benefited from its aesthetic upgrade. It must be noted that should the standard of the Peel Main Drain remain rural in perpetuity (which is quite likely), there would be no improvements to the rural drain except for intermittent maintenance, notwithstanding the development of urban land surrounding the drain. This would result in an unsightly rural drain running through residential land uses, which is considered to be contextually inappropriate. It had been considered that to not enhance the Peel Main Drain to a modest extent would not have been in the interests of orderly and proper planning. The WAPC's SPP 3.6 did not elaborate on such a matter but it was considered that the intent of the policy allowed for such enhancements. The advice of the WAPC in September 2016 indicates that it is not supportive of this item being included in the amendment.

Costings

The contributions were to have been based on the percentage of each individual landholding's developable area against the total developable area within the catchment (pro-rata developable land area basis).

The total costing applicable to the 'Living Stream' (as determined in 2012) equated to \$251,256, while the total costing applicable to the Fencing and Revegetation section equated to \$683,700.

Other Considerations

In addition to the structural changes made to DCP1 to bring the DCP in line with the template format of SPP3.6, and as per the WAPC advice, a number of minor changes are proposed to the text of DCP1 to provide for greater clarity.

It is worth noting also that Amendment 132 (as advertised) had proposed to expand the contribution catchment area for the Sulphur Road Bridge to include the expanded area of DCA1, and for contributions to be apportioned based on traffic modelling.

In 2014, the City undertook traffic modelling (and again in 2016) that showed only 0.8% of the traffic using Sulphur Road Bridge would be generated from land within the expanded DCA1, as proposed by Amendment 132. The City advised the Department of Planning of this and suggested that Amendment 132 could be modified to remove the proposed expanded contribution catchment area for the Sulphur Road Bridge from Amendment 132. However this modification was not specified in the WAPC advice letter dated 13 September 2016.

Notwithstanding, it is proposed to remove the proposed expansion to the contribution catchment for Sulphur Road Bridge from Amendment 132.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Catchments and Methodology for DCP Costings and the preparation of a draft Cost Apportionment Schedule.

Catchments for Infrastructure Items

A feature of DCA 1 has been the division of the area into catchments for each infrastructure item. This is a reflection of the need to ensure contributions for various items are equitable and based on need and nexus particularly when considering geographic and spatial distance.

Development contributions for each catchment will be made on an area basis unless otherwise stated. The contribution rate is calculated on a cost per DCP infrastructure item and a contribution rate by catchment. A cost contribution rate is to be calculated on a per m² basis for remaining developable land area per catchment. At any point in time, the contribution rate/lot will vary according to the catchment. The contribution rate is adjusted after each cost review in terms of contributions received, expenditure, cost estimates for each cost item and land on which contributions have been paid.

As already noted, when discussing the infrastructure items, there are seven catchments identified within DCA1. These are as depicted on Attachment D. As noted, all costs and the areas of catchments undeveloped are as at 1 January 2013 to create a clear base line for the determination of development contributions post that time.

The table below identifies the areas of the catchments remaining at 1 January 2013. Note that some catchments have nil area remaining.

Catchments (Attach D)	DCP Infrastructure	Net Developable Area Remaining m² in Catchment 1 January 2013
A 1	Item A Sulphur Road Bridge	510,526m ² (20% remaining area) (Land holdings west of the Bridge receive a 50% discount.)
A 2	Item B Storm management infrastructure	218,340m ² (10% remaining area)
C	Item C Upgrade of Bertram/Mortimer Roads (Challenger Ave. to Freeway) and Johnson/Bertram Intersection roundabout	2,293,588m ² (47% remaining area)
A2	Item D (D1) Upgrade of Johnson Road (north of Peel Lateral Drain to Holden Close - western side	Nil (0% remaining area)

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A4	Item d (D2) Upgrade of Johnson Road (north of Peel Lateral Drain to Holden Close - eastern side contribution based on frontage	Nil (0% remaining area)
A2	Item E Upgrade of Johnson Road (south of PLD to Bertram Road)	Nil (0% remaining area)
A2	Item F (Includes Sections A and B) Construction of a dual use path on the eastern side of Johnson Road (from Holden Close to Bertram Road)	Nil (0% remaining area)
A2	Item I Construction of two new road linkages across the P&R Reserves in the Bertram locality	Nil (0% remaining area)
D	Item G Johnson Road south of Bertram Road to the western edge of the primary school site – Upgrade C Includes resurfacing and resealing, drainage, lighting, kerbing and one roundabout	1,349,535m ² (66% remaining area)
D	Item H Johnson Road south of culvert to Millar Road – DCP to meet only the cost associated with an Access Street B standard with the City meeting the over and above cost of a Neighbourhood Connector A or equivalent	1,349,535m ² (66% remaining area)
E	Item J Wellard Road upgrade to Neighbourhood Connector B, or equivalent, (from Bertram Road to Baldivis Road). Cost allocation proportional to traffic generation from catchment.	375,750m ² (100% remaining area)
E	Item K Bertram Road upgrade to Neighbourhood Connector B, or equivalent, from Challenger Road south to Wellard Road. Cost allocation proportional to traffic generation from catchment.	398,819m ² (100% remaining area)

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D	Item L Johnson Road culvert and road crossing over Peel Main drain to a Neighbourhood Connector B standard or equivalent.	1,349,535m ² (99% remaining area)
F	Item M Bertram Road culvert and road crossing linking Lots 661 and 670 constructed to an Access Street C standard or equivalent.	306,912m ² (100% remaining area)
TOTAL		5,081,115m ²

Traffic Modelling

As well as spatial distance from an infrastructure item, another method of assessing nexus for an item such as a road or culvert crossing is the usage. In this case, traffic modelling can estimate traffic volumes generated from estates within and outside of districts.

Traffic modelling has been undertaken for the City by Cardno Consultants in 2016 in order to factor this in to the methodology for relevant infrastructure items (of which, four are determined on traffic modelling figures to calculate the respective development contribution). The traffic modelling is shown on Attachment G.

The issue of how demand generated from areas outside the DCA has been factored into the calculation for development contributions can present a problem where the zones used for traffic modelling are too broad or do no account for 'external' traffic. The traffic modelling undertaken on behalf of the City has endeavoured to identify small, specific zones which more accurately reflect the likely traffic volumes expected to be generated from these in relation to each infrastructure item. Furthermore, areas outside the relevant catchment have also been identified.

In some instances, infrastructure items incorporate a catchment already developed but still generating the need for the item. In these cases, SPP3.6 requires that Local Governments meet the cost of that infrastructure item proportionately for the developed area based on equitable principles. A good example of this is for the Wellard Road upgrade (between Bertram Road and Millar Road) whereby there is a clear nexus for the Homestead Ridge Estate to contribute to the upgrade given this has already been developed. As such, the City will meet its proportionate share of the road upgrade when it is undertaken.

Draft Cost Apportionment Schedule

As discussed previously, given Amendment 132 is amending an existing DCA in place since 2004, and, items of infrastructure have been progressively being built over time, significant consideration has been given to fairness and equity when calculating contribution credits and costs.

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The City has engaged SPP Consultants WA, a firm which is expert in this field to assist it with determining the method for the determination of a draft Cost Apportionment Schedule.

A critical consideration is the question of when contributions set out in Amendment 132 become operative. Given the City originally initiated the advertising of Amendment 132 in late 2012, the date of 1 January 2013 is considered by City Officers and its consultant as being the operative date for the Amendment being considered as 'seriously entertained'

As Amendment 132 resets the earlier DCA1 and its associated Schedule Five items, all costs and net developable land areas are as at 1 January 2013. Once gazettal occurs, the first formal DCP Plan will reset all costs and areas to the gazettal date and take account of all interim development that occurred from 1 January 2013 to the gazettal date. At that time, all deeds covering interim development obligations can be calculated and acquitted. The method by which this will take place is highlighted below and is detailed in the attached DCP Report (Attachment G)

Upon gazettal of Amendment 132, an annual cost review will be undertaken to reset the infrastructure costings and % remaining developable area by catchment. All outstanding infrastructure costs have been escalated to 1 January 2013 based on the ABS Index Number 3101 - Road and Bridge Construction Western Australia.

The draft costings for Amendment 132 have been calculated based on the total DCP cost of the infrastructure item that has been proportionately based on the remaining undeveloped land as per 1 January 2013. The draft Cost Apportionment Schedule is shown on Attachment E.

Where there were pre-funding credits still outstanding as at 1 January 2013, such credits will continue to be recognised and applied as contribution offsets or be covered by other arrangements between the City and the developer.

Acquittal of Developer Deeds Securing Contribution Liabilities and Credits for Development prior to Gazettal of Amendment 132

It was not possible to calculate contribution liabilities for land subdivided after the advertising of Amendment 132 until the amendment is gazetted as there is no statutory base until the revised DCA1 and DCP are incorporated into TPS No.2 as Schedule Five.

The contribution liabilities affected by this timing delay are secured through deeds between the developer and the City. The method for acquitting these deeds once Amendment 132 is gazetted as follows:-

- a) Assumptions based on the Amendment 132 revisions to TPS No 2 Schedule Five in this draft DCP Report will be confirmed;
- b) Forecast costs, pre-funding credits and net developable land areas as 1/1/2013 will be confirmed and a Cost Apportionment Schedule for 2013 will be calculated;
- c) Deeds covering development during 2013 will have their acquittal liability calculated and be discharged following payment;

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- d) Forecast costs, pre-funding credits and net developable land areas as 1/1/2014 will be confirmed and a Cost Apportionment Schedule for 2014 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (c) above);
- e) Deeds covering development during 2014 will have their acquittal liability calculated and be discharged following payment;
- f) Forecast costs, pre-funding credits and net developable land areas as 1/1/2015 will be confirmed and a Cost Apportionment Schedule for 2015 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (e) above);
- g) Deeds covering development during 2015 will have their acquittal liability calculated and be discharged following payment;
- h) Forecast costs, pre-funding credits and net developable land areas as 1/1/2016 will be confirmed and a Cost Apportionment Schedule for 2016 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (g) above);
- i) Deeds covering development during 2016 will have their acquittal liability calculated and be discharged following payment;
- j) Forecast costs, pre-funding credits and net developable land areas as 1/1/2017 will be confirmed and a Cost Apportionment Schedule for 2017 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (i) above);
- k) Deeds covering development during 2017, up to the post-gazettal approval of the DCP Report No.1 and associated Cost Apportionment Schedule, will have their acquittal liability calculated and be discharged following payment
- l) Once the post-gazettal DCP Report and Cost Apportionment Schedule are approved, there will no longer be a need to secure provisional contributions as such liabilities will be paid and cleared at time of subdivision or development.

The Cost Apportionment Schedule set at 1 January 2013 will then establish a cost base to enable the City and those affected by the revised items and catchments created by the Amendment to understand what contributions are required for historical and ongoing costs under the new Amendment. The Cost Apportionment Schedule with the Amendment is a draft intended to provide an indication of scale of liabilities, not an accurate schedule of liability for each landholding. Post gazettal, a Cost Apportionment Schedule will be calculated for each year up to gazettal to allow for accurate liability to be calculated for pre-gazettal development clearance.

It is important to note that any balance owed to the developer as a part of the above process and/or on completion of all subdivision on land held by the developer within DCA1 shall be paid subject to:

- a) there being sufficient funds available in the DCP account; and,
- b) having regard to the Business Plan by the City for delivery of outstanding DCP works.

Administration Costs

In order to support the City in preparing and administering the DCP an administration component has been included as Item O in the draft Cost Apportionment Schedule.

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The application of administration costs has been considered by City Officers in conjunction with its consultants.

Administrative items include all expended and estimated future costs associated with development of the district water management plan/s, preparation, review and implementation of the Development Contribution Plan, DCP administration, planning and any technical documents necessary for the implementation of the above, including:-

- Planning studies;
- Traffic studies;
- Drainage studies;
- Road design costs where elsewhere not allocated to specific roads;
- Other related technical and professional studies;
- Borrowing cost interest allowance for administrator including loan repayments;
- Borrowing cost interest allowance for developer pre-funding; and,
- DCP management costs.

Statutory planning costs are not included in the DCP except where directly benefitting the DCP (for example, preparation of Amendment 132).

Identification of Priorities for the Provision of Infrastructure

The following key principles are utilised to guide the identification of priorities for the provision of infrastructure including:

- Ensuring a constant turnover of funds – By managing the cash flow of the DCP, the City can optimise the use of funds between civil works and offsetting developer pre-funding.
- Constructing infrastructure on an “as needs” basis to facilitate development – this is especially apparent in the context of road upgrades.
- Undertaking works in areas of fragmented ownership – this assists in the successful and coordinated development of these areas. In areas of consolidated ownership, most infrastructure and land is provided by the developer as offsets to cost contributions.

The following items have been determined by the City as current priority items listed in priority order.

1. All items already provided by the City and developers prior to gazettal of Amendment 132
2. Johnson Road (south of Bertram Rd.) – Item G, Johnson Road (south of culvert to Millar Road) - Item H, Johnson Road culvert across Peel Main Drain – Item L
3. Bertram Road (Challenger to Kwinana Freeway) – Item C
4. Wellard Road – Item J
5. Stormwater Management – Item B
6. Bertram Road (Challenger to Wellard) – Item K
7. Culvert and Road Crossing (Lot 661 to Lot 670) – Item M

15.1 CONSIDERATION TO RE-ADVERTISE SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Former advertising of Amendment 132

Between August to October 2012, the earlier version of Amendment 132 was advertised in accordance with the requirements of the then *Planning and Development Act 2005* for a period of 42 days. During this time, 15 submissions were received twelve being from State Government/utility agencies with 'no objections' or comments/recommended conditions. Three submissions were received from consultants/developers who had a direct interest in the area subject to the proposed DCA1 extension by virtue of their association with approved Local Structure Plans and speculative structure planning processes. These submissions and the response of City Officers in the Schedule of Submissions can be seen in Attachment H.

As noted, the WAPC has requested as part of its to the City in September 2016 that the City re-advertise a modified Amendment and City Officers will report back to Council and prepare a Schedule of Submissions addressing issues and concerns. It is anticipated that the same developers will provide further submissions to the City as part of the re-advertising of the Amendment.

Advertising and the draft Scheme Amendment Report and DCP Report

As part of the re-advertising of the Amendment, City Officers will be advertising a draft copy of the DCP Report in conjunction with the draft Scheme Amendment Report and draft costings. These have been attached to this Council Report. The DCP Report will provide much the same information as detailed in this Council Report but will also provide additional technical details to the methodology and nature of the Amendment to the DCA.

It is the intent of City staff to engage with key developers within this DCA area (eg; Cedar Woods, Eastcourt, Department of Housing and LWP Property Group) as a part of the advertising period to ensure a clear understanding of the nature and impacts of the amendment.

LEGAL/POLICY IMPLICATIONS:

The Amendment affects multiple landowners within the DCA1.

- Statement of Planning Policy (SPP) 3.6 'Developer Contributions for Infrastructure; '
- Planning and Development Act, 2005;
- Town Planning Regulations 1967;
- Environmental Protection Act, 1986; and,
- City of Kwinana Town Planning Scheme No.2

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FINANCIAL/BUDGET IMPLICATIONS:

The Scheme Amendment process is being facilitated by the City of Kwinana and as such the cost of officer time to prepare the Amendment is being met by the City.

In anticipation of both the existing and approaching urban front, there is a need for Council to undertake amendments to the Scheme so that the appropriate statutory controls are in place to deliver the most optimal form of development possible. An important part of this is ensuring Development Contribution Areas and Development Contribution Plans are updated to reflect areas with potential for development to provide for the equitable sharing of costs of infrastructure between subdividing landowners. This is imperative given the number of upgrades and the provision of new infrastructure identified across the future urban cells and areas.

Items taken out.

It is important to note that the adoption of the contribution scheme may result in the City, via the Developer Contribution scheme, being required to construct items of infrastructure as detailed in the DCP Report and its infrastructure priorities. This requires forward budgeting via the City's Long Term Financial Plan and, in some cases, the City may need to borrow to deliver the infrastructure but in this case, the principle and interest earned on any loans would be met by the contribution scheme as well as any administrative costs of the scheme.

As noted previously however, and quite separate to the above, the City would need to provide its proportional share for the cost of providing certain infrastructure items for existing urban areas which benefit from the works. A case in point is Wellard Road upgrade where the City will need to provide its contribution towards this road on behalf of the existing Homestead Ridge Estate just as developers are contributing towards their developments within the catchment. This will also require forward budgeting via the City's Long Term Financial Plan to ensure that the City can meet its financial obligations to the DCA Scheme requirements.

As discussed also, items were removed from the amendment that were considered to be works worth undertaking for good planning and development outcomes. The City will need to consider how best to achieve and budget for landscaping improvements to the Peel Main Drain (in conjunction with Water Corporation) to provide a good quality interface with adjoining residential areas for the longer term. City Officers will also examine how best to ensure a holistic and co-ordinated approach to management for the Bollard Bulrush wetland. Some work has already been undertaken by the City as part of the recent Landscape Master planning for the landholdings surrounding the eastern side of the wetland, but, little work has been undertaken for central, core wetland areas. City Officers will be able to have further discussions with the Department of Environment Regulation about this matter.

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ENVIRONMENTAL IMPLICATIONS:

Advice was received from the Environmental Protection Authority that no formal assessment was required when the Amendment was advertised in 2012. Environmental issues will need to be considered across the proposed areas to be included within DCA1. The detailed consideration of these will occur at various stages of planning, particularly detailed local structure planning. This Amendment however only provides for the funding mechanism for the provision of infrastructure, and as such has no associated environmental implications.

STRATEGIC/SOCIAL IMPLICATIONS:

The Scheme Amendment and subsequent expansion of DCA1 will assist in providing a coordinated and equitable approach in the provision of infrastructure.

The development of the proposed areas for DCA1 will result in significant growth for the City of Kwinana, and provide the opportunity for new residents to live within new master-planned communities. This amendment will ensure that the provision of infrastructure occurs on an equitable and appropriate basis.

RISK IMPLICATIONS:

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

Risk Event	Civil infrastructure not adequately planned for and delivered (eg roads, bridges and culverts)
Risk Theme	Business and community disruption
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	Revision of development contribution plans ensures the funding and delivery of infrastructure appropriate for the needs of the City's future residents.
Rating (after treatment)	Low

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COUNCIL DECISION

433

MOVED CR B THOMPSON

SECONDED CR W COOPER

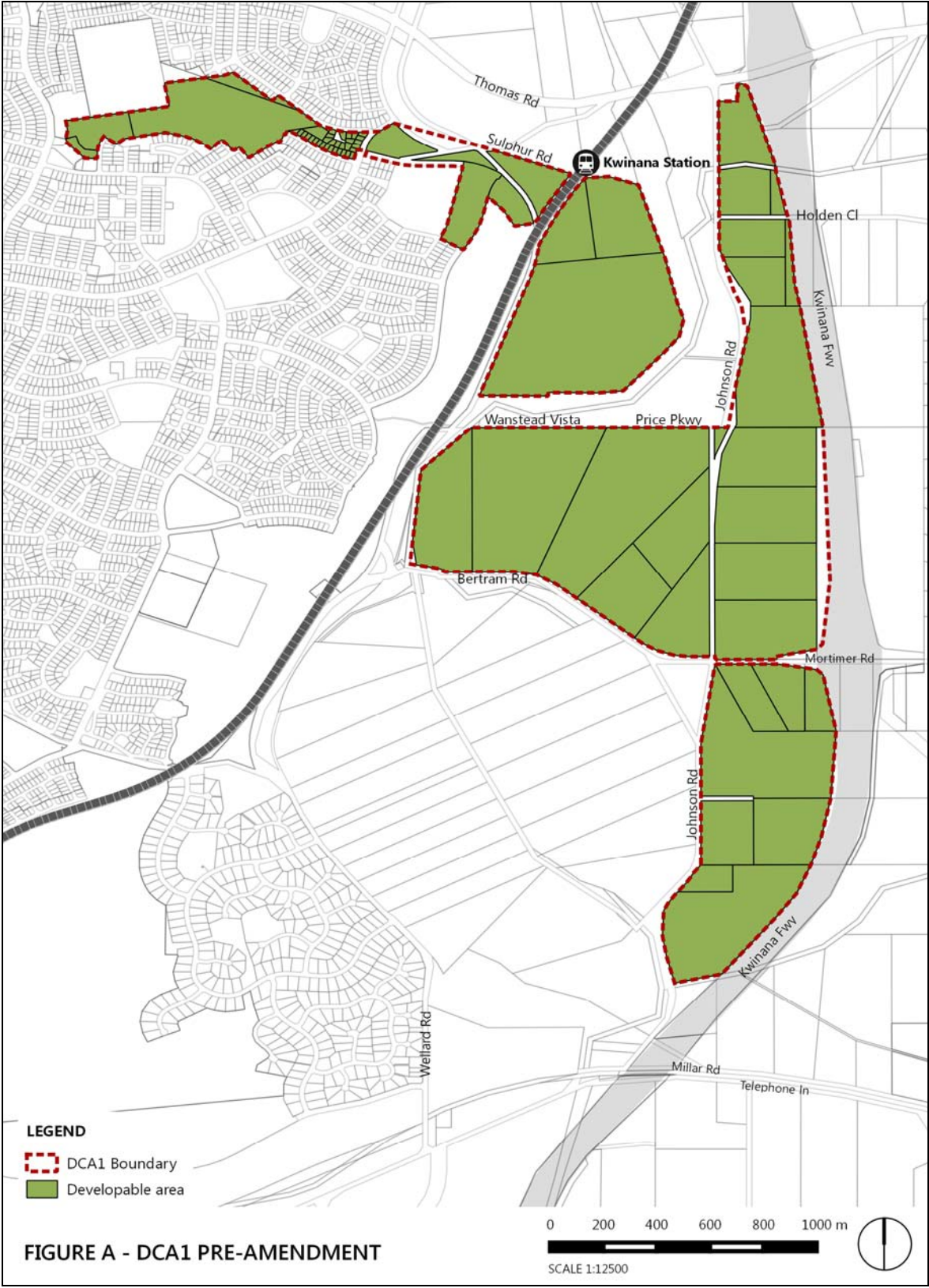
That Council;

- 1. Note the direction of the Minister for Planning pursuant to Regulation 46(2) of the Planning and Development Act 2005, requiring the additional advertising of Amendment 132 to City of Kwinana Town Planning Scheme No. 2 ("Scheme") for a period of 42 days.**
- 2. Requires that as a part of the advertising, City Officers engage with community and major land developers within the Development Contribution Area to explain and detail the implications of the amendment, the draft Cost Apportionment Schedule and draft Development Contribution Plan Report**
- 3. Requires that upon completion of the advertising period and in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, a Schedule of Submissions is provided to Council for its consideration as part of its determination of any adoption of the amendment.**

**CARRIED
8/0**

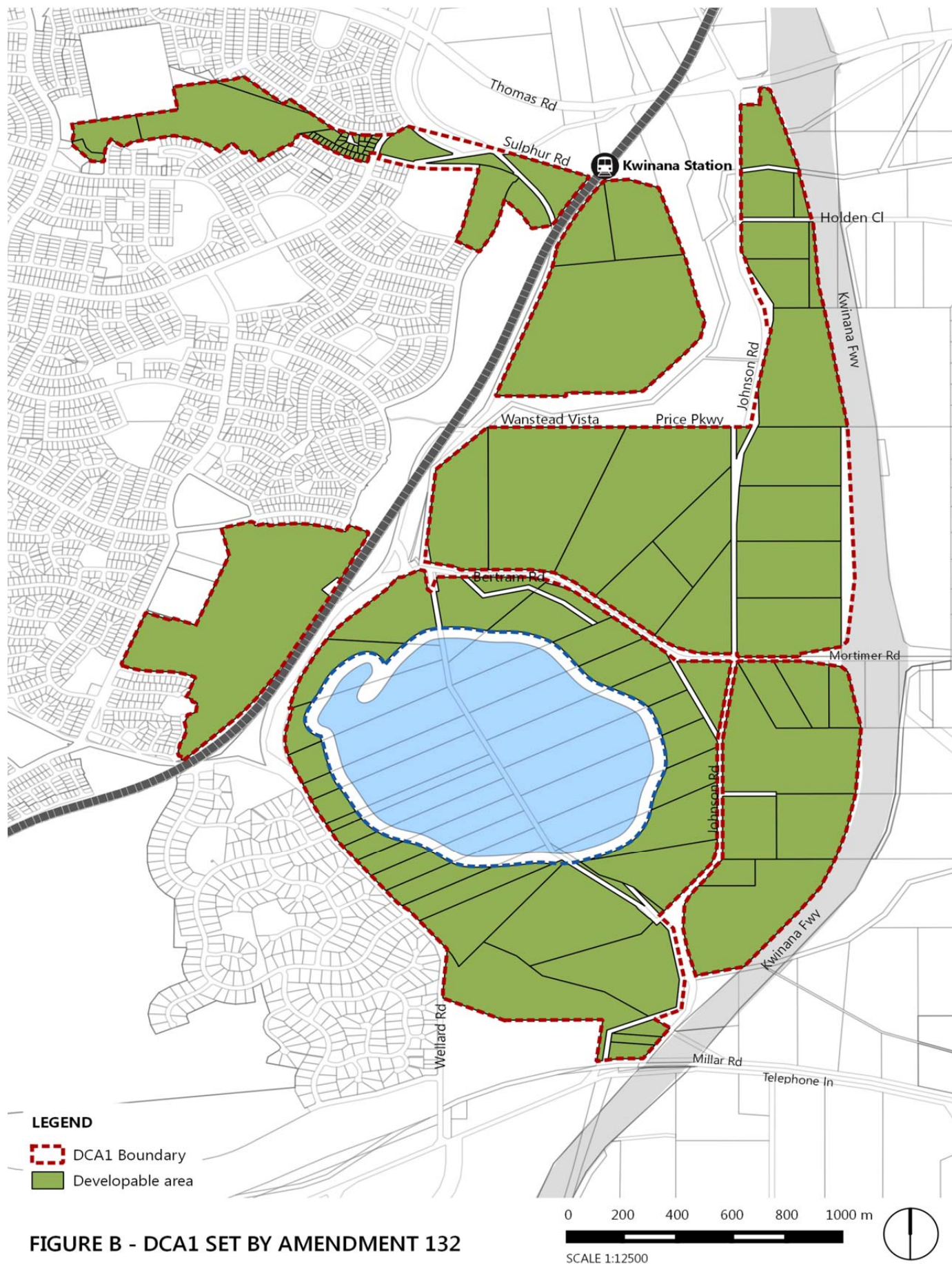
ATTACHMENT A

Existing Development Contribution Area 1



ATTACHMENT B

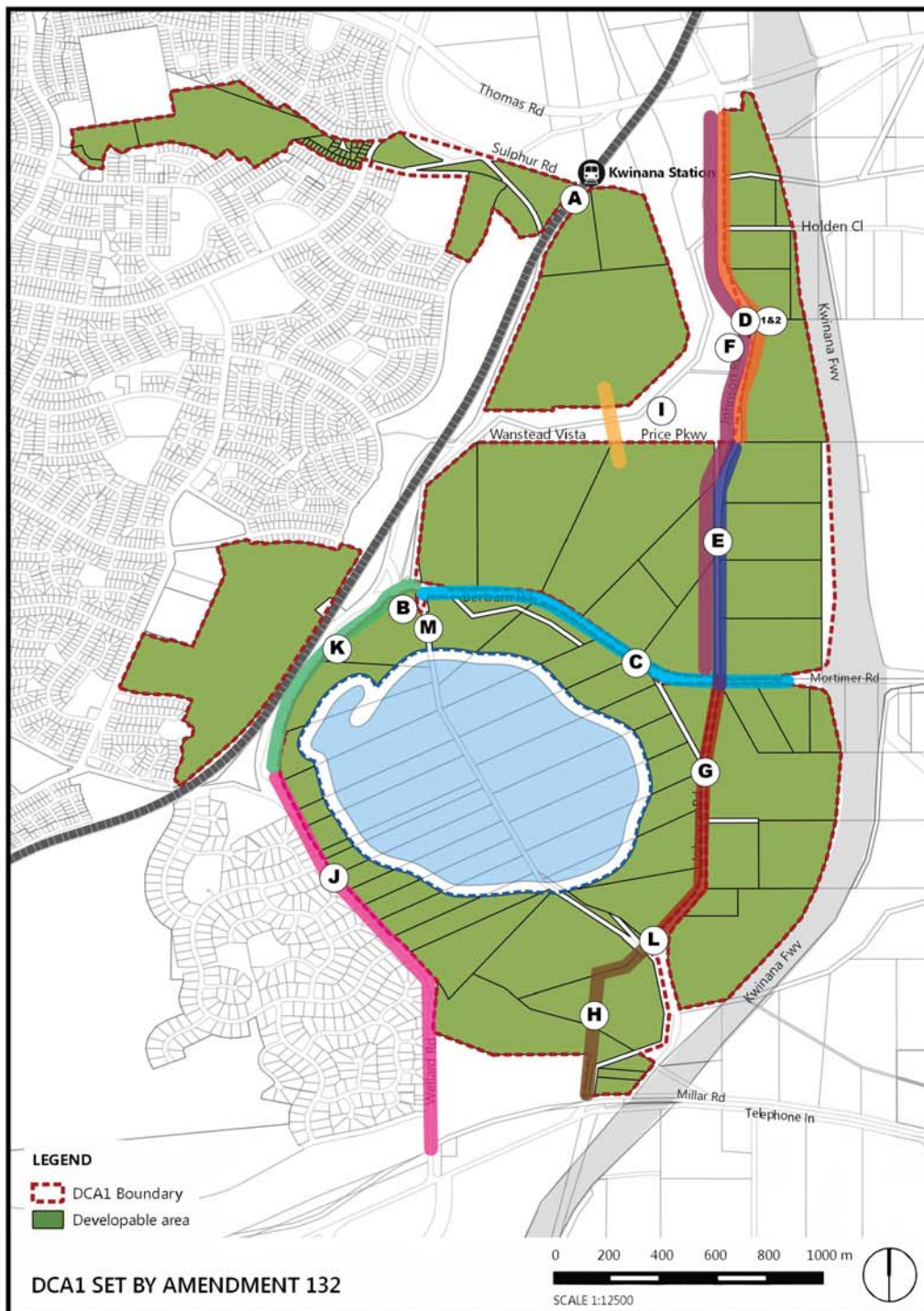
Proposed Development Contribution Area 1



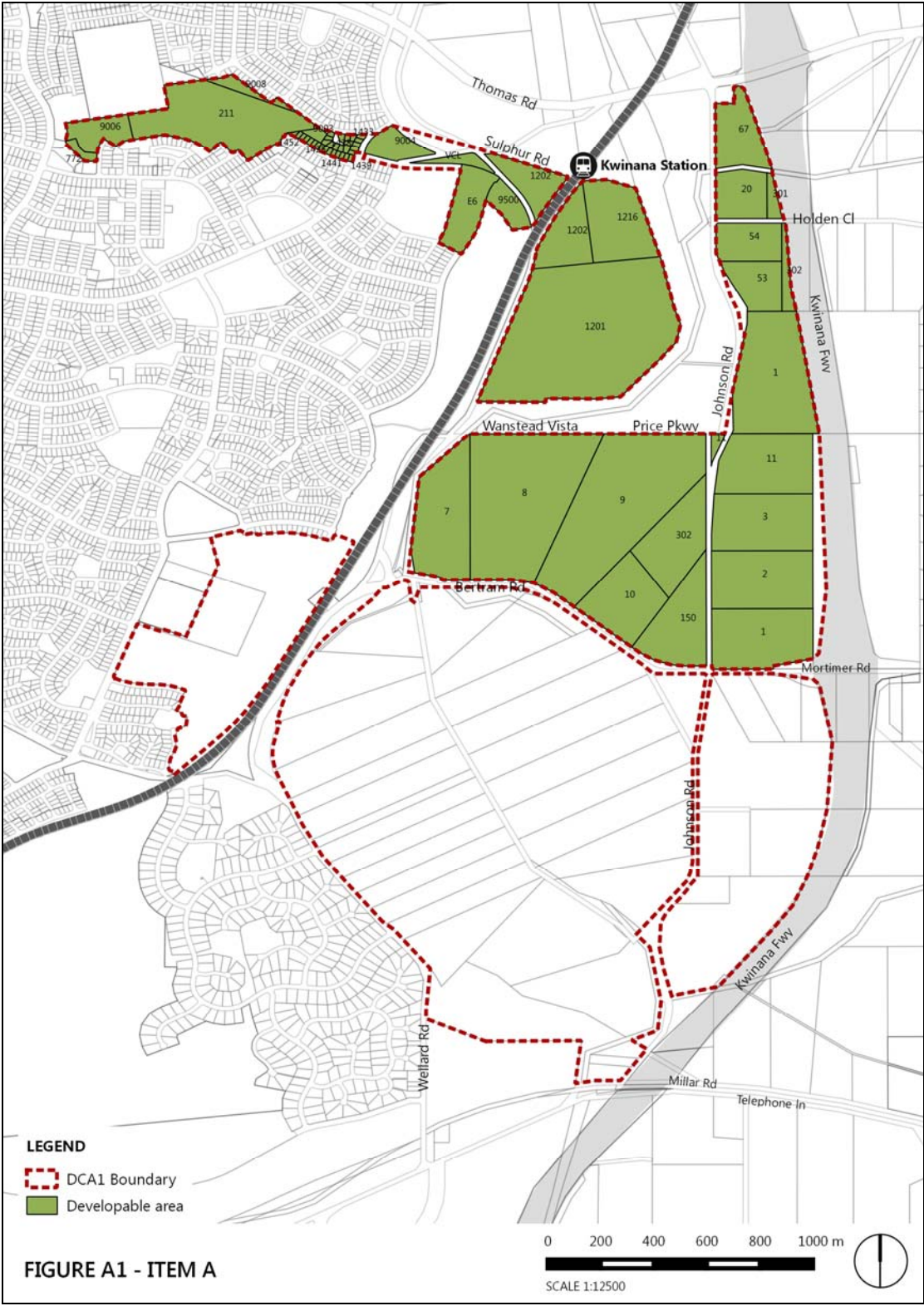
ATTACHMENT C

Location of Infrastructure Items

- | | |
|--|---|
| (A) Construction of the Sulphur Road Bridge over the railway line immediately south of the proposed Thomas Road Station | (G) The upgrading of Johnson Road (south of Bertram Road to the western Edge of the proposed Johnson Road culvert) |
| (B) The development of storm water management infrastructure on the Peel Main Drain north of Bertram Road | (H) Johnson Road (south of Johnson Road culvert to Miller Road) |
| (C) Bertram Road upgrade (Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson Road/Bertram Road Intersection treatments) | (I) The construction of two (2) road linkages across the Parks and Recreation Reserves in the Bertram locality |
| (D) Johnson Road upgrade (north of Peel lateral drain to Holden Close) | (J) Wellard Road upgrade (Bertram Road to Baldivis Road) |
| (E) Johnson Road upgrade (south of Peel Lateral Drain to Bertram Road) | (K) Bertram Road upgrade (Challenger Avenue to Wellard Road) |
| (F) The construction of a dual use path on the eastern side of Johnson Road (north of Peel Lateral Drain to Holden Close) | (L) Johnson Road provision of a new culvert and road crossing over the Peel Main Drain |
| | (M) New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road |

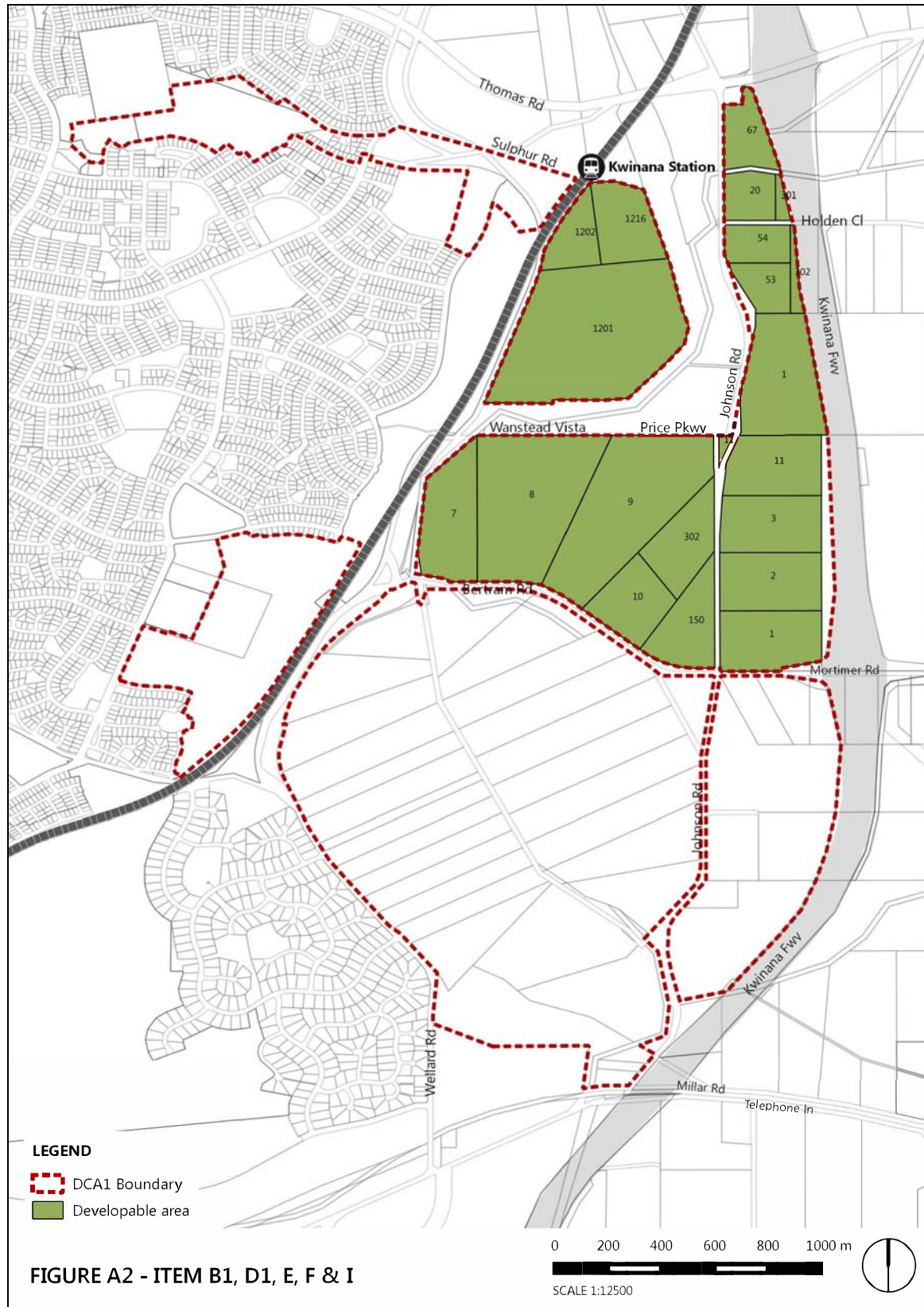


ATTACHMENT D
Catchment of Infrastructure Items

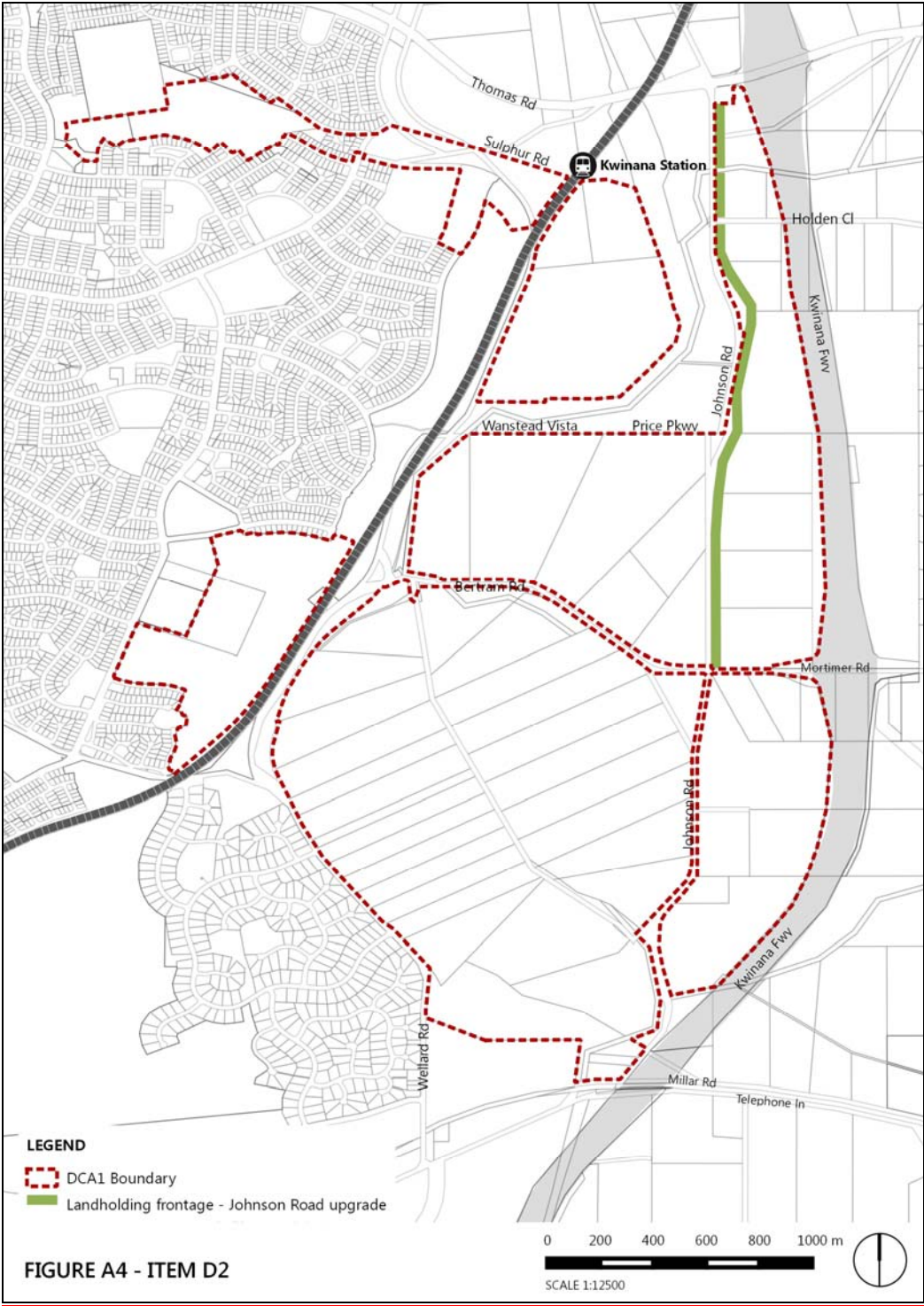


ATTACHMENT D

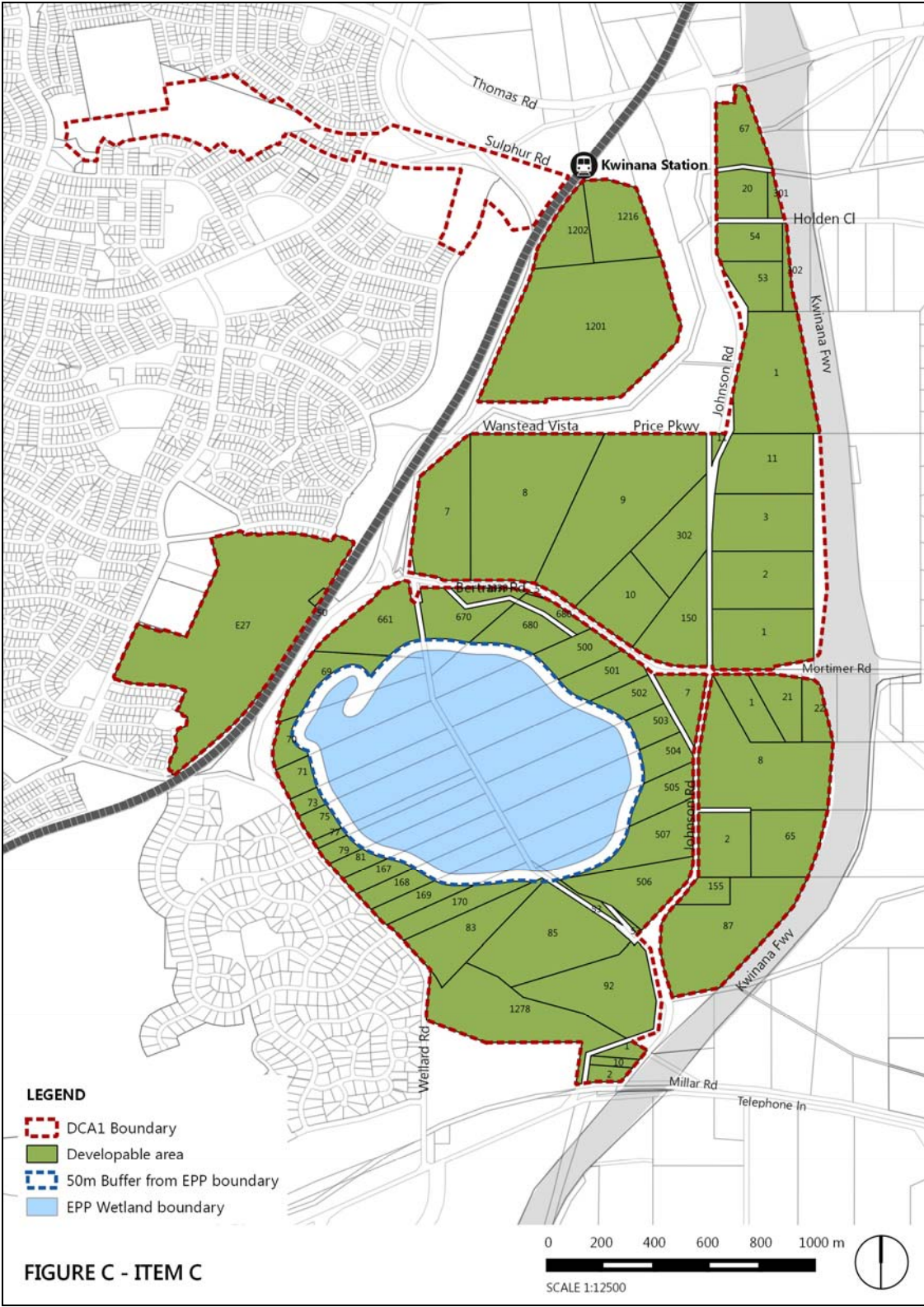
Catchment of Infrastructure Items



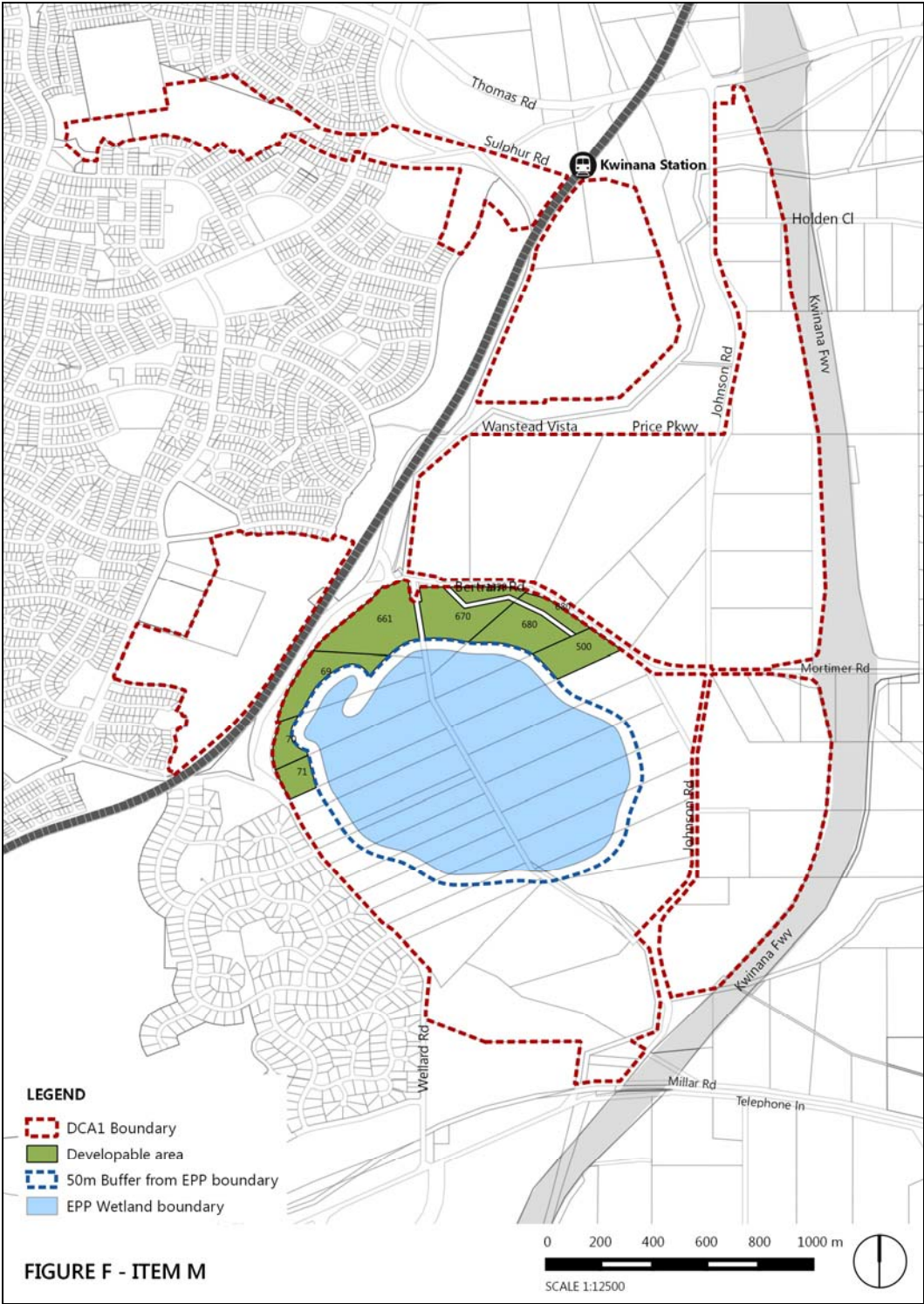
ATTACHMENT D
Catchment of Infrastructure Items



ATTACHMENT D
Catchment of Infrastructure Items



ATTACHMENT D
Catchment of Infrastructure Items



ATTACHMENT E

Draft Provisional Cost Schedule

DCA1 - Draft Cost Apportionment schedule as at 1 January 2013 (This schedule to be read in conjunction with the Draft DCP Report as at 1 January 2013)								A	B	C	D1	D2	E	F	G	H	I	J	K	L	M	O	Total liability estimate as at 1 January 2013
								Sulphur Rd Bridge	Stormwater Management Infrastructure	Bertram Road Upgrade (Challenger Ave - Kwinana Fwy)	Johnson Rd Upgrade (North of PLD to HC)	Johnson Rd Upgrade (North of PLD to HC)	Johnson Rd Upgrade (South of PLD to Bertram Rd)	Dual use path on Johnson Rd (North PLD)	Johnson Road Upgrade (South of Bertram Rd)	Johnson Road Upgrade (South of Culvert to Miller Rd)	Two Road Linkages Across Bertram Park and Reserve	Wellard Road Upgrade (Bertram Rd to Baldivis Rd) - Traffic modelling	Bertram Road Upgrade (Challenger Ave to Wellard Rd) - Traffic modelling	Johnson Road Upgrade (Culvert Across Peel Main Drain)	Culvert and Road Crossing Over Peel Main Drain	Admin Costs estimate for 20 years	
ID	Lot #	P/C	Street Name	Type	Suburb	Developer	Area	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
3	211	6167	Colchester	Av	Orelia	Department of Housing	136,574	125,891														17,013	\$ 142,903.95
5	9007	6167	Colchester	Av	Orelia	Department of Housing	14,145	13,038														1,762	\$ 14,800.56
37	7 and VCL	6167	Suplphur	Rd	Orelia	Department of Housing	49,308	45,451														6,142	\$ 51,592.89
39	E6	6167	Durrant	Av	Parmelia	Department of Housing	32,330	29,801														4,027	\$ 33,828.08
42	9236	6167	Sulphur	Rd	Parmelia	Department of Housing	59,829	55,149														7,453	\$ 62,601.83
45	9235	6167	Sulphur	Rd	Bertram	Department of Housing	27,066	24,949	4,546	13,360												5,792	\$ 48,646.09
46	9236	6167	Sulphur	Rd	Bertram	Department of Housing	45,681	42,108	7,673													6,727	\$ 56,507.54
48	67	6167	Johnson	Rd	Bertram	Bombara	51,749	47,701	8,692	25,544												11,073	\$ 93,009.63
49	20	6167	Holden	Cl	Bertram	Ridley	40,905	37,705	6,870	20,191												8,753	\$ 73,519.23
50	301	6167	Holden	Cl	Bertram	Department of Housing	7,749	7,143	1,302	3,825												1,658	\$ 13,928.25
51	54	6167	Johnson	Rd	Bertram	Romanos Investment Holdings	41,680	38,420	7,001	20,574												8,919	\$ 74,912.83
53	302	6167	Camballin	Loop	Bertram	Romanos Investment Holdings	3,510	3,236	590	1,733												751	\$ 6,309.36
66	22	6170	Mortimer	Rd	Wellard	ARDP Pty Ltd	25,401			12,538				29,341	5,622		86,682	18,307	26,005			19,924	\$ 198,420.36
67	21	6170	Mortimer	Rd	Wellard	ARDP Pty Ltd	39,441			19,468				45,560	8,730		134,594	28,426	40,380			30,939	\$ 308,097.58
68	1	6170	Mortimer	Rd	Wellard	ARDP Pty Ltd	40,563			20,022				46,856	8,979		138,423	29,235	41,529			31,818	\$ 316,862.04
70	200	6170	Johnson	Rd	Wellard	Cedar Woods	260,292			128,482				300,672	57,616		888,258	187,599	266,485			204,177	\$ 2,033,288.97
73	155	6170	Johnson	Rd	Wellard	Gradewest Pty Ltd	19,598			9,674				22,638	4,338		66,879	14,125	20,064			15,374	\$ 153,091.59
75	7	6170	Tamblyn	Pl	Wellard	LWP Wellard Pty Ltd	32,877			16,229				37,978	7,277		55,078	110,208	33,660			35,065	\$ 295,494.95
76	670&1338	6170	Bertram	Rd	Wellard	Byblos Holdings Pty Ltd	63,028			31,111							105,590	211,277		300,189		87,347	\$ 735,513.88
77	680&680	6170	Bertram	Rd	Wellard	El Shaddai	58,091			28,674							97,319	194,728		276,671		80,505	\$ 677,897.21
78	500	6170	Bertram	Rd	Wellard	Jillian Patricia van Asselt	36,101			17,820							60,480	121,015		171,939		50,029	\$ 421,281.50
79	501	6170	Bertram	Rd	Wellard	Bollard (WA) Pty Ltd	39,166			19,333				45,242	8,669		65,614	131,289	40,098			41,773	\$ 352,017.41
80	502	6170	Tamblyn	Pl	Wellard	Ascari Developments Pty Ltd	28,469			14,052				32,885	6,302		47,694	95,431	29,146			30,363	\$ 255,873.11
81	503	6170	Tamblyn	Pl	Wellard	LWP Wellard Pty Ltd	23,004			11,355				26,573	5,092		38,538	77,112	23,552			24,535	\$ 206,757.58
82	504	6170	Tamblyn	Pl	Wellard	LWP Wellard Pty Ltd	27,307			13,479				31,543	6,044		45,747	91,536	27,957			29,123	\$ 245,430.02
83	505	6170	Johnson	Rd	Wellard	LWP Wellard Pty Ltd	35,316			17,432				40,795	7,817		59,164	118,383	36,157			37,667	\$ 317,416.30
84	507	6170	Johnson	Rd	Wellard	LWP Wellard Pty Ltd	64,900			32,035				74,968	14,366		108,726	217,552	66,444			69,220	\$ 583,311.66
85	506	6170	Johnson	Rd	Wellard	Wellard Residential Pty Ltd	78,464			38,731				90,637	17,368		131,247	262,615	80,331			83,604	\$ 704,533.76
87	85	6170	Null	Null	Wellard	Wellard Residential Pty Ltd	151,096			74,582				174,536	33,445		853,421	3,888	154,691			210,222	\$ 1,504,785.80
88	92	6170	Johnson	Rd	Wellard	Wellard Residential Pty Ltd	119,531			59,001				138,074	26,458		675,136	3,076	122,375			166,305	\$ 1,190,425.18
89	1	6170	Johnson	Rd	Wellard	Anthony R Eddleston	8,872			4,379				10,248	1,964		50,111	228	9,083			12,344	\$ 88,356.32
90	10	6170	Johnson	Rd	Wellard	Amanda Rogers	6,939			3,425				8,016	1,536		39,193	179	7,104			9,654	\$ 69,106.58
91	2	6170	Johnson	Rd	Wellard	Seth Anthony Bombara	10,321			5,095				11,922	2,285		58,295	266	10,567			14,360	\$ 102,788.99
92	1278	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	149,276			73,684				172,433	33,042		843,142	3,842	152,827			207,690	\$ 1,486,660.10
93	83	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	77,347			38,179				89,346	17,121		436,872	1,991	79,187			107,613	\$ 770,308.96
94	170	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	42,696			21,075				49,320	9,451		241,156	1,099	43,712			59,405	\$ 425,217.64
95	169	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	27,604			13,626				31,887	6,110		155,913	710	28,261			38,406	\$ 274,913.12
96	168	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	22,270			10,993				25,725	4,930		125,786	573	22,800			30,986	\$ 221,791.54
97	167	6170	Wellard	Rd	Wellard	Wellard Residential Pty Ltd	18,784			9,272				21,698	4,158		106,096	483	19,231			26,134	\$ 187,072.56
98	81	6170	Wellard	Rd	Wellard	Guantai Investments Pty Ltd	13,536			6,681							42,569	4,434				2,432	\$ 56,116.62
99	79	6170	Wellard	Rd	Wellard	Guantai Investments Pty Ltd	10,633			5,249							33,439	3,483				1,910	\$ 44,080.92
100	77	6170	Wellard	Rd	Wellard	Guantai Investments Pty Ltd	5,032			2,484							15,825	1,649				903	\$ 20,860.22
101	75	6170	Wellard	Rd	Wellard	Guantai Investments Pty Ltd	14,745			7,278							46,371	4,831				2,648	\$ 61,128.16
102	73	6170	Wellard	Rd	Wellard	Guantai Investments Pty Ltd	9,166			4,524							28,826	3,003				1,645	\$ 37,998.25
103	71	6170	Bertram	Rd	Wellard	Guantai Investments Pty Ltd	17,772			8,773							55,890	5,822		84,645		14,631	\$ 169,761.76
104	70	6170	Bertram	Rd	Wellard	Guantai Investments Pty Ltd	16,803			8,293							52,843	5,505		80,027		13,832	\$ 160,499.84
105	69	6170	Bertram	Rd	Wellard	Guantai Investments Pty Ltd	40,528			20,005							127,454	13,277		193,026		33,365	\$ 387,128.03
106	661	6170	Bertram	Rd	Wellard	Accounting Management Services P	74,589			36,817							122,718	186,684		355,246		59,711	\$ 761,176.76
107	E27	6167	Sicklemore	Rd	Parmelia	Department of Housing	411,369			203,055							61,359	2,334				34,268	\$ 301,014.96
Total:							2,631,455	\$ 470,590	\$ 36,672	\$ 1,132,131	\$ -	\$ -	\$ -	\$ -	\$1,558,894	\$ 298,721	\$ -	\$ 6,302,449	\$ 2,156,195	\$1,381,645	\$ 1,461,744	\$ 2,000,000	\$ 16,799,040.47
Check:							0	-	-	-				-	-		-	-	-	-	-	-	\$ -

*Infrastructure costs escalated as a 1 January 2013 costs

*Liability estimate based on pre-gazetted costs and is subject to change

*Prefunding credits outstanding as at 1 January 2013 will be c/fwd

ATTACHMENT F

Scheme Amendment No. 132

CITY OF KWINANA

TOWN PLANNING SCHEME NO. 2

AMENDMENT NO. 132

Date Created: 04/07/2012

Amended:

16 February 2017

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

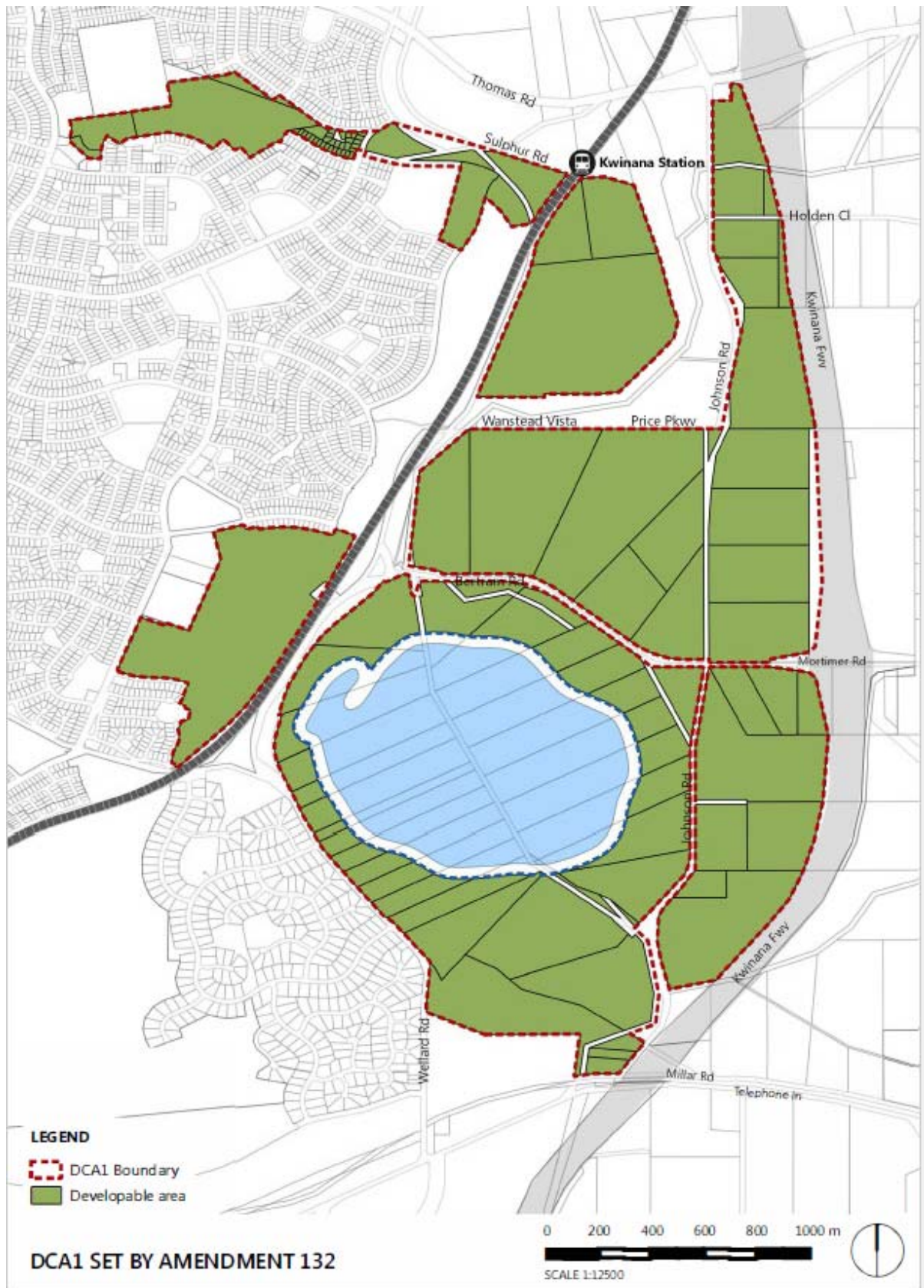
City of Kwinana

Town Planning Scheme No. 2

Amendment No. 132

RESOLVED that Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme ("Scheme") by:

1. Amend the Scheme Map by expanding Special Control Area, Development Contribution Area 1 as per the following map:



2. Replacing Schedule V – Development Contribution Plans, DCA1 in its entirety with the following:

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST)
Map reference on scheme map	DCA1
Infrastructure and Administrative Items to be funded	1.1 Bridge
	Item A 100% of the cost of construction of the Sulphur Road Bridge over the railway line immediately south of the proposed Thomas Road Station.
	1.2 Roads and Drainage
	Item B The development of storm water management infrastructure on the Peel Main Drain in accordance with the requirements of the Water Corporation to service the flows north of Bertram Road:
	Item C Bertram Road upgrade (Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson Road/Bertram Road Intersection treatments) Works include earthworks, drainage, asphalt, culvert and other necessary works.
	Item D Johnson Road upgrade (north of Peel lateral drain to Holden Close from a rural to urban standard being a Neighbourhood Connector A or equivalent) to include all associated infrastructure works.
	Item E Johnson Road upgrade (south of Peel Lateral Drain to Bertram Road, from rural to an urban standard being a Neighbourhood Connector A or equivalent) to include all associated infrastructure works.
	Item F The construction of a dual use path on the eastern side of Johnson Road from Holden Close to Bertram Road
	Item G The upgrading of Johnson Road (south of Bertram Road to the western edge of the proposed Johnson Road culvert to a Neighbourhood Connector A standard or equivalent) to include all associated infrastructure works.
	Item H Johnson Road (south of Johnson Road culvert to Millar Road). The construction of a new road from the culvert southward to a Neighbourhood Connector A standard to include all associated infrastructure works including land.
	Item I The construction of two (2) road linkages across the Parks and Recreation Reserves in the Bertram locality reflected on the approved Casuarina Structure Plan.
	Item J Wellard Road upgrade (Bertram Road to Millar Road) to a Neighbourhood Connector B standard, or equivalent, and to include all associated infrastructure works including land.
	Item K Bertram Road upgrade (Challenger Avenue to Wellard Road) to a Neighbourhood Connector B standard, or equivalent, and to include all associated infrastructure works
	Item L Johnson Road provision of a new culvert and road crossing over the Peel Main Drain to a Neighbourhood Connector B standard, or equivalent, and all associated infrastructure works.

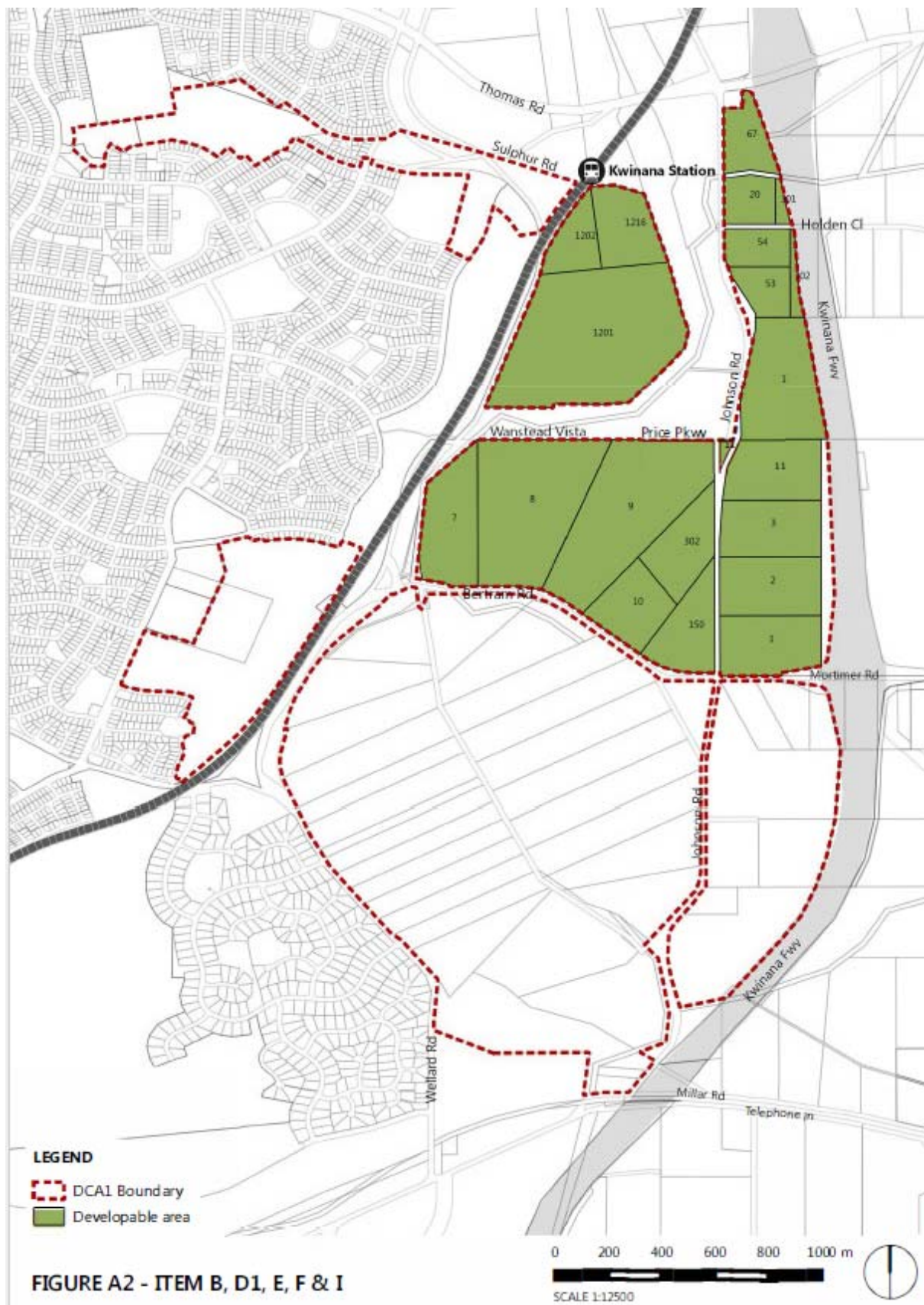
	<p>Item M New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road (the northern side of Bollard Bullrush Wetland) constructed to an Access Street C Standard.</p>
Methodology	<p>2.1 Bridge Landowners within the Catchment Area shown on Figure A1 are required to contribute towards this item.</p> <p>Item A Bridge</p> <ul style="list-style-type: none"> The method for determining contributions for this item is based on volumes of traffic generated from the net developable land within the relevant catchment, with the exception of landholdings situated to the west of the Peel Main Drain which have been apportioned a 50% contribution of their respective pro-rata developable land area. Traffic modelling will be based upon the dwelling yield of any approved Local Structure Plan within the catchments, or at a residential density of R20 where there is no approved Local Structure Plan. <p>2.2 Roads and Drainage Landowners within the relevant catchment are required to contribute to these items. The relevant catchments are specified below:</p> <p>Item B The development contribution in relation to the development of the stormwater management infrastructure on the Peel Main Drain with a full cost contribution made by landowners within the catchment shown in Figure A2 of which contributions are based on net developable land area.</p> <p>Item C The development contribution in relation to the upgrade of Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson/Bertram Intersection treatments are based on net developable land area. Landowners within Catchment Area shown on Figure C are required to contribute towards this item.</p> <p>Item D Johnson Road upgrade (north of the Peel Main Drain)</p> <ul style="list-style-type: none"> Contributions towards the western side 50% share of costs for the road upgrade are based on net developable land area and are the responsibility of landowners west of Johnson Road within the catchment shown in Figure A2 – Johnson Road Upgrade D1. Contributions towards the eastern side 50% share of costs are based on frontage of landholding, or landowner to construct, are the responsibility of landowners within the catchment shown in Figure A3 – Johnson Road Upgrade D2. <p>Johnson Road upgrade (south of the Peel main Drain)</p> <p>Item E</p> <ul style="list-style-type: none"> Contributions towards the upgrade of Johnson Road in this location are based on frontage (or landowner to construct). Contributions towards roundabouts (2) construction are based on net developable land area. Landowners within the catchment shown on Figure A2 are required to contribute towards this item. <p>Item F</p> <ul style="list-style-type: none"> Construction of dual use path eastern side of Johnson Road from Holden Close to Bertram Road. All landowners participating in the Casuarina Structure Plan, with the catchment as shown in Figure A2, will contribute to this item. <p>Item G</p> <ul style="list-style-type: none"> Contributions towards the upgrading of Johnson Road in this location are based on net developable land area.

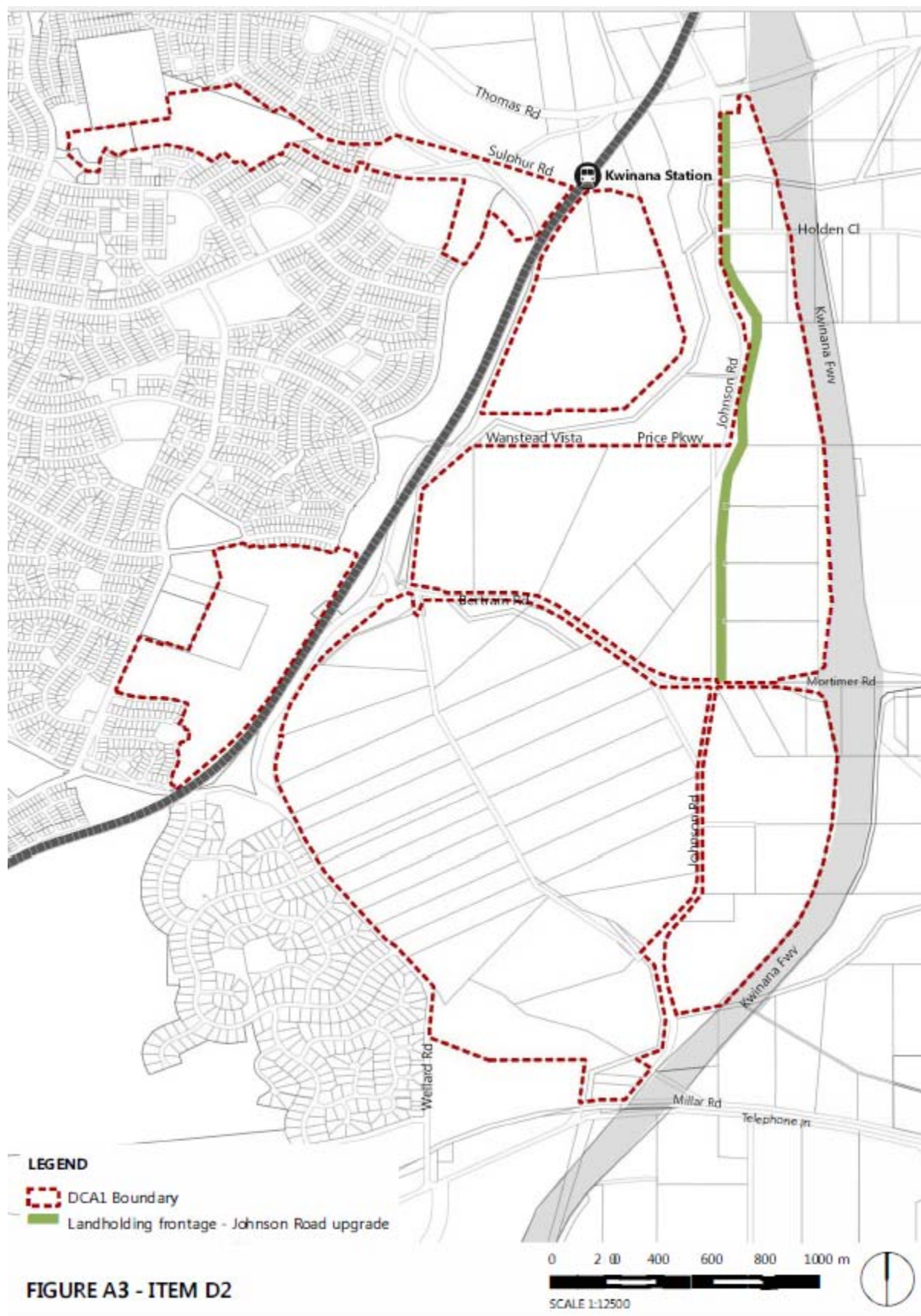
	<ul style="list-style-type: none"> Landowners within the catchment shown in Figure D are required to contribute towards this item.
Item H	<ul style="list-style-type: none"> Contributions towards the upgrading of Johnson Road in this location are based on net developable land area. The provision of this item is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. DCA contributions will only be sought however for the difference between a Neighbourhood Connector A road, or a comparable standard as constructed, and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road). Landowners within the catchment shown in Figure D are required to contribute towards this item.
Item I	<ul style="list-style-type: none"> Contributions towards the new road linkages are based on net developable land area. Landowners within the catchment shown on Figure A2 are required to contribute towards this item.
Item J	<ul style="list-style-type: none"> Contributions towards the full cost the Wellard Road upgrade is based on the traffic volumes in accordance with the traffic modelling study included in the DCP Report and allocated against the remaining net developable land area for each traffic generation locality. The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area where such percentage will be established in the DCP Report. The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report. Landowners within the catchment shown on Figure E are required to contribute towards this item.
Item K	<ul style="list-style-type: none"> Contributions towards the full cost the Bertram Road upgrade is based on the traffic volumes in accordance with the traffic modelling study included in the DCP Report and allocated against the remaining net developable land area for each traffic generation locality. The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area where such percentage will be established in the DCP Report. The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report. Landowners within catchment shown on Figure E are required to contribute towards this item.
Item L	<ul style="list-style-type: none"> Contributions towards the full cost of the new Johnson Road culvert and road crossing are based on net developable land area. Unless otherwise constructed to support subdivision works, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report. Landowners within catchment as shown on Figure D are required to contribute towards this item.

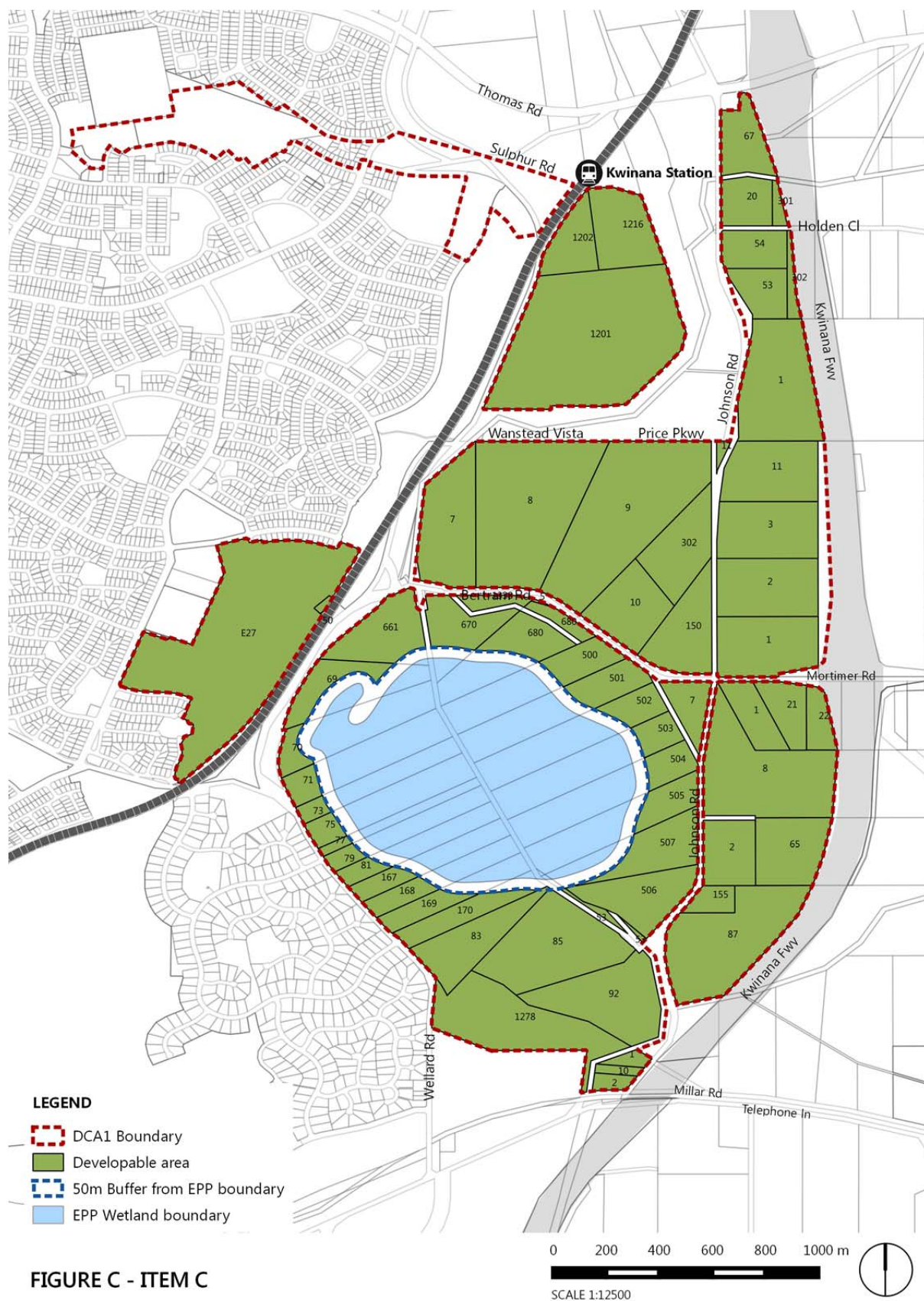
	<p>Item M</p> <ul style="list-style-type: none"> • Contributions towards the full cost the new culvert and road crossing are based on net developable land area. • This item may be constructed in the initial stages of subdivision for Lot 661, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report. • Landowners within catchment as shown on Figure F are required to contribute towards this item.
Administration	<p>3.1 Land excluded</p> <p>Contributions are not required for residential lots already created at the time of gazettal of Town Planning Scheme No.2 Amendment 87 or subject to a current valid subdivision approval which does not require contribution to the cost of the above infrastructure or for the construction of residential development.</p>
	<p>3.2 Recoverable Costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the Development Contribution Plan and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Planning studies; • Traffic studies; • Drainage studies; • Road design costs where not allocated to specific roads items under the DCP; • Other related technical and professional studies; • Borrowing costs; and, • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP). <p>Contribution methodology for apportioning costs is based on all undeveloped land holdings within DCA1 contributing to the administration costs based on the percentage of each lot's remaining net developable land area against the total remaining land area within its catchment(s) after distribution of such costs between catchments based on remaining net developable land area.</p>
	<p>3.3 Cost Review</p> <p>A Cost Review will be undertaken at least annually to reset the contribution cost for the remaining developable land area by catchment based on:</p> <ol style="list-style-type: none"> a) Summary of estimated costs for future works; b) Remaining net developable land area; c) Outstanding cost of completed works (expenditure less value of contributions received); d) Infrastructure cost escalator; e) Administration cost escalator; f) Catchment monthly escalation rate; and, g) Pre-funding interest rate. <p>Net developable land is defined as the 'Gross Subdivisible Area' (as detailed under Liveable Neighbourhoods) of a subdivision proposal less deductions for non-residential uses such as government primary school sites, drainage sites, EPP Wetlands to be ceded and any restricted Public Open Space (POS) not included in a Local Structure Plan POS contribution.</p> <p>To ensure pre-funding of DCP infrastructure by a local government or landowner is treated equally, all approved net pre-funding will be interest escalated. Net pre-funding is infrastructure cost less contribution credits. The interest rate applicable will be as stated in the prevailing DCP Report.</p> <p>To ensure all costs remain current between Cost reviews, all costs will be calculated on a monthly basis based on an annual escalation rate established at each Cost Review. The start date for the monthly escalation will be the approval date for the current Cost Review.</p>

	Due to the spatial overlap of Contribution Catchments, a contribution cost per hectare will be derived for each catchment and each land holding's developable land contribution liability will be the summation of the catchments covering that holding.	
	3.4	Definitions Terms used within this DCP are as defined in the DCP Report except where already defined by the Scheme.
Period of operation	4.1	The Development Contribution Plan shall be in operation for a period of 20 years from the date at which development became subject to the DCP introduced through Amendment 132 and is, subject to a review every five years, and may be modified via an amendment to the Scheme.
Priority and Timing of Infrastructure Provision	5.1	The DCP Report will provide, through its annual review, an update of works priorities and timing in accordance with the need to support orderly development.
Review process	6.1	The DCP will be reviewed at a minimum of once every five years. However, it may be reviewed more frequently if considered necessary by the City. The DCP Report and associated cost apportionment schedule will be reviewed at least annually.

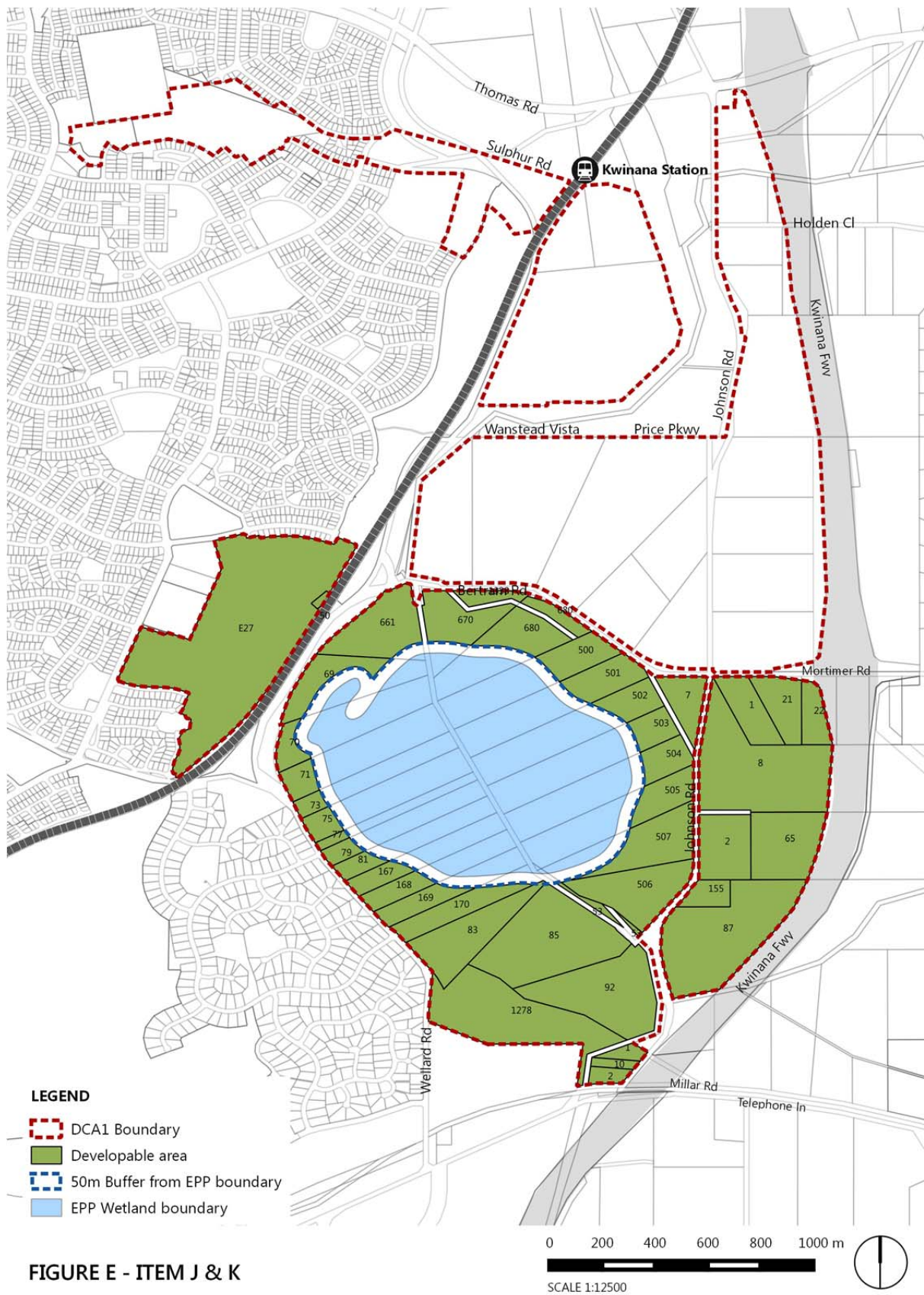
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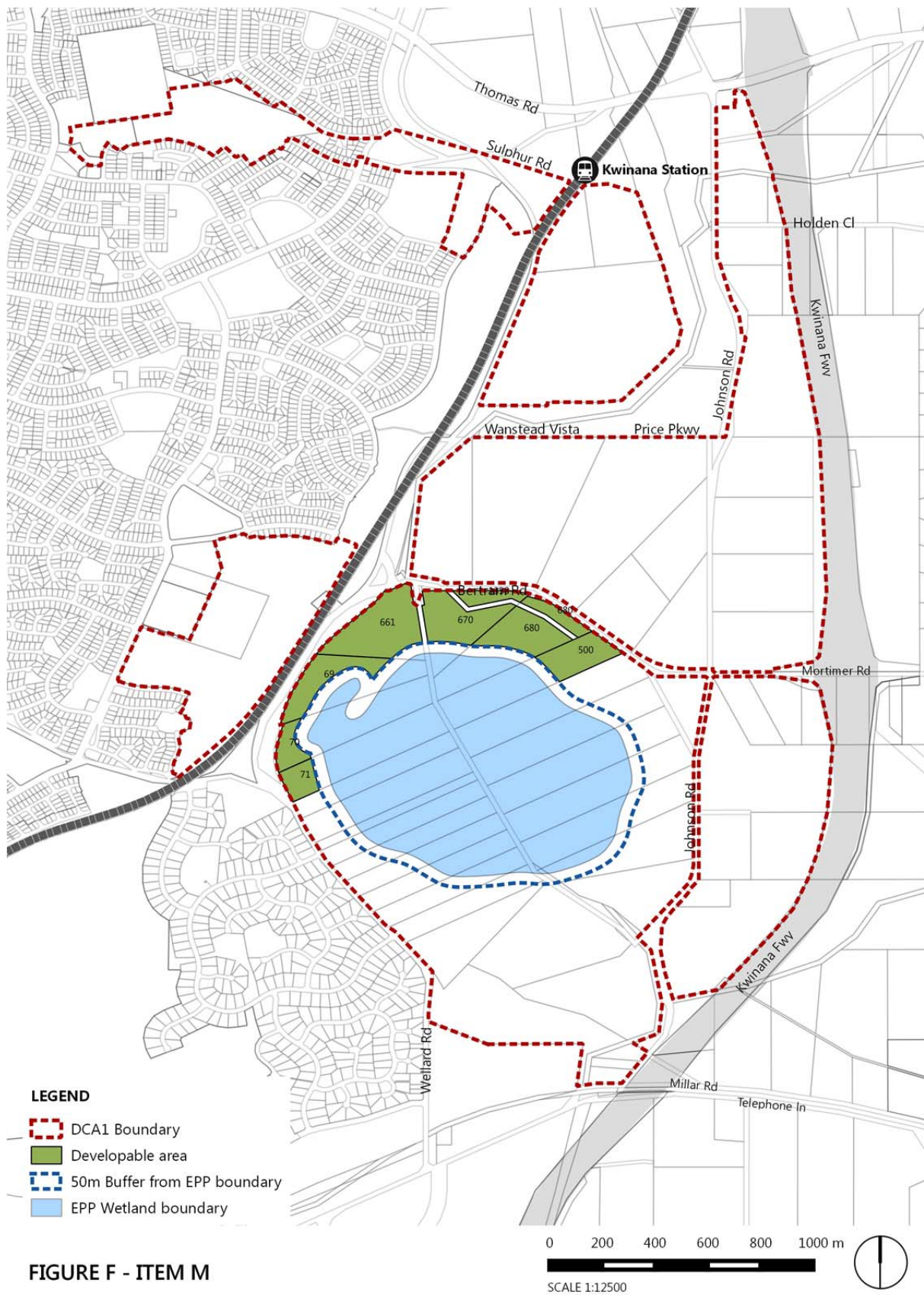












Dated this day of 20...

.....
Chief Executive Officer

REPORT ON SCHEME AMENDMENT NO. 132

TOWN PLANNING SCHEME NO. 2

CITY OF KWINANA

Contents

- 1.0 PROPOSAL TO AMEND A TOWNPLANNING SCHEME
- 2.0 SUMMARY
- 3.0 BACKGROUND
 - 3.1 Original Development Contribution Plan1 – 2004
 - 3.2 Amendment to DCP1 – 2007
- 4.0 AMENDMENT 132 – INITIATION (2012)
 - 4.1 Extended DCA1
 - 4.2 Modified Infrastructure Items
 - 4.3 Additional new Infrastructure Items
 - 4.4 Extension to the Operational Timeframe
- 5.0 AMENDMENT 132 – ADOPTION AND ADVICE FROM THE WAPC
 - 5.1 Adoption
 - 5.2 Advice from the WAPC
- 6.0 PROPOSAL – MODIFIED AMENDMENT 132
 - 6.1 Reformatting
 - 6.2 Modifies Infrastructure Items
 - 6.3 New Infrastructure Items
 - 6.4 Deletion of Infrastructure Items
 - 6.5 Further modifications to DCP1
- 7.0 ADOPTION OF THE DEVELOPMENT CONTRIBUTION PLAN REPORT AND COST APPORTIONMENT SCHEDULE
 - 7.1 Traffic Modelling
 - 7.2 Administrative Costs
 - 7.3 Interest Costs
 - 7.4 Cost Escalation
- 8.0 AMENDMENTS TO THE FIFTH SCHEDULE OF TPS NO.2

Appendices

- 1. Letter from WAPC 13 September 2016
- 2. Amendment 132 text, as originally advertised
- 3. Draft DCP Report
- 4. Draft Cost Apportionment Schedule

1.0 PROPOSAL TO AMEND A TOWN PLANNING SCHEME

- | | | |
|------------|---------------------------------|--|
| 1.1 | LOCAL AUTHORITY: | City of Kwinana |
| 1.2 | DESCRIPTION OF SCHEME: | Town Planning Scheme No. 2 |
| 1.3 | TYPE OF SCHEME: | District Zoning Scheme |
| 1.4 | SERIAL NO. OF AMENDMENT: | Amendment No. 132 |
| 1.5 | PROPOSAL: | <ol style="list-style-type: none">1. Modifying Development Contribution Area ("DCA") 1 under the Fifth Schedule of the Local Planning Scheme ("Scheme") by amending the DCA1 boundary to include the Bollard Bulrush area and adjacent areas within Wellard, Bertram and Parmelia and updating the relevant Development Contribution Plan to reflect this as well as including new items of infrastructure.2. Update Scheme Maps accordingly. |

2.0 SUMMARY

WAPC REF: TPS/0922

Landowner: Multiple

Property Description: Multiple Lots

Area: 474.9 (approximately)

Current Zoning: Predominantly Urban, Urban Deferred and Rural

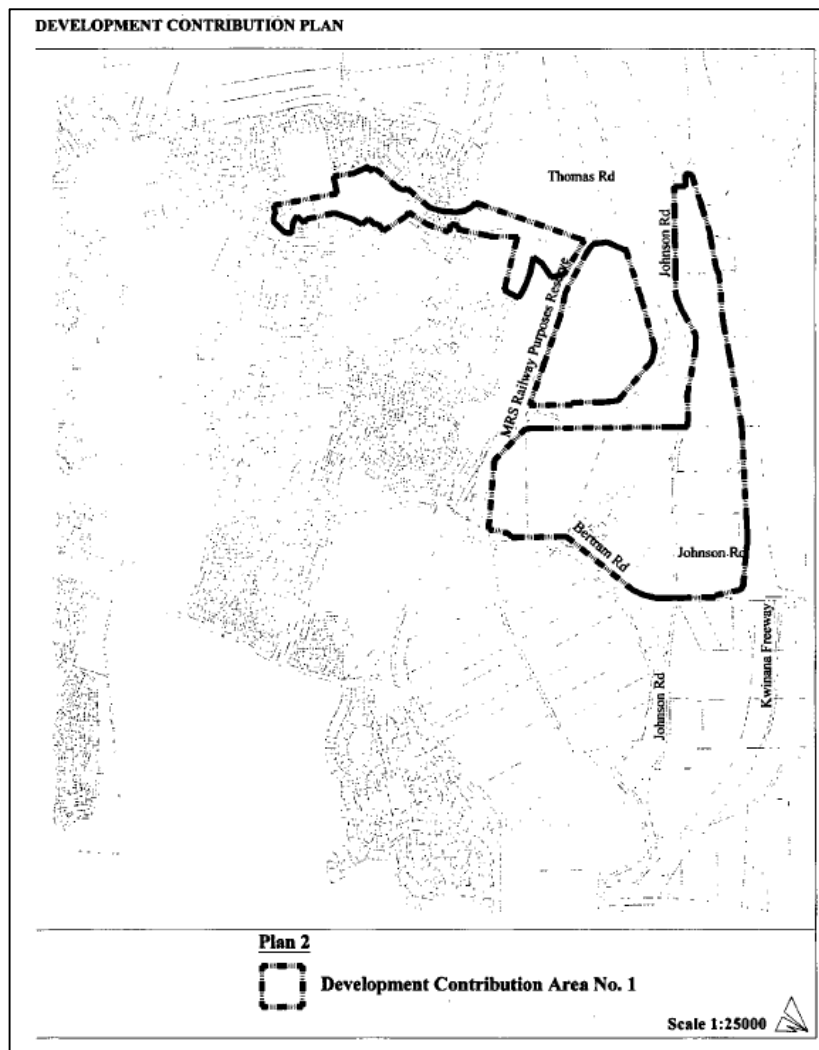
Proposal:

1. Modifying Development Contribution Area ("DCA") 1 under the Fifth Schedule of the Town of Kwinana Town Planning Scheme ("Scheme") by amending the DCA1 boundary to include the Bollard Bulrush area and adjacent areas within Wellard, Bertram and Parmelia and updating the relevant Development Contribution Plan to reflect this as well as include new infrastructure items.
2. Update Scheme Maps accordingly.

3.0 BACKGROUND

3.1 Original Development Contribution Plan 1 – 2004

Development Contribution Plan 1 (DCP1) was gazetted into Town Planning Scheme No. 2 (TPS2) on 24 December 2004 by way of Amendment No. 87. DCP1 coordinated the funding of standard infrastructure to support urban development within the Bertram locality. The original DCA1 is shown as follows:



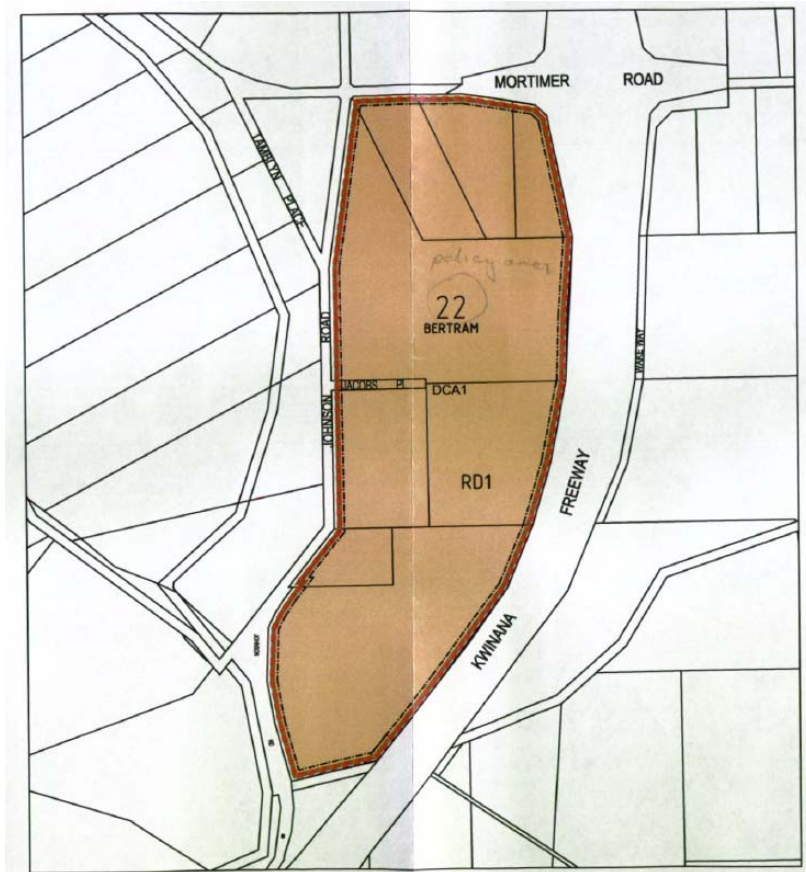
Development Contribution Area 1 (Amendment 87 Report)

The infrastructure items administered by DCP1 were:

1. Sulphur Road bridge
2. Nutrient stripping basin on the Peel Main Drain north of Bertram Road
3. Upgrades to Mortimer / Bertram Road (between Kwinana Freeway and Challenger Ave)
4. Upgrades to Johnson Road (between Mortimer / Bertram Road and Thomas Road)
5. Construction of two road linkages across the Parks and Recreation Reserves in the Bertram locality as per the Casuarina Structure Plan

3.2 Amendment to DCP1 - 2007

DCP1 was amended on 22 June 2007 by way of Amendment No. 91 to TPS2. DCA1 was extended to include the Wellard West Local Structure Plan area. The land added to DCA1 under Amendment 91 is shown as follows:



Land added to DCA1 (Amendment 91 Report)

In addition to the extended area, DCP1 was amended to include new infrastructure items:

1. Upgrades to Johnson Road (between Bertram Road and Millar Road)
2. Undergrounding of powerlines:
 - a) On both sides of Johnson Road (between Bertram Road and Millar Road)
 - b) On the southern side of Mortimer Road (between Kwinana Freeway and Johnson Road)

4.0 AMENDMENT 132 – INITIATION (2012)

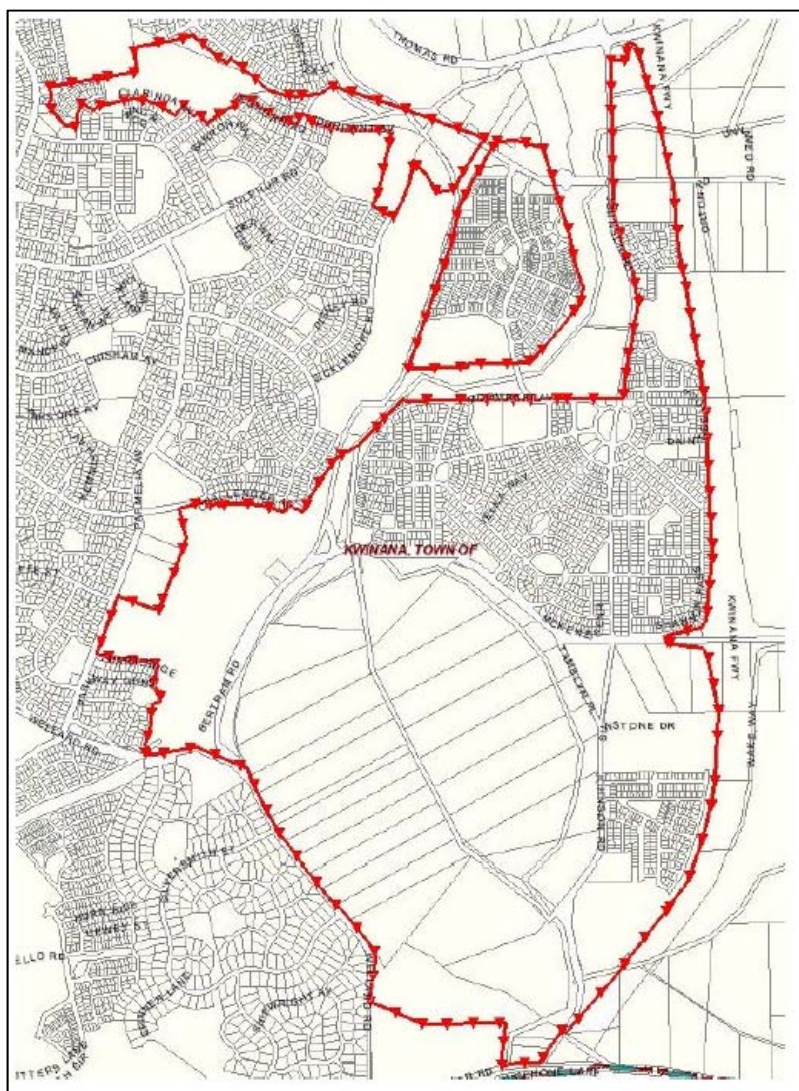
Amendment 132 to TPS2 was initiated by Council resolution on 27 June 2012. Amendment 132 proposed three areas of change to the existing DCP1:

1. Extending DCA1 to encompass new urban development areas around Bollard Bulrush as well as a large undeveloped land parcel in Parmelia;
2. Modifying existing infrastructure items under DCP1 and/or extending the contribution area for these items;
3. Addition of new infrastructure items; and
4. Extension of operational timeframe from 5 years (unless extended by Council resolution) to 20 years.

These four areas are summarised as follows:

4.1 Extended DCA1

The extended DCA1 proposed by Amendment 132 is shown below, encompassing recently zoned Urban or Urban Deferred land around Bollard Bulrush and a large undeveloped land parcel in Parmelia (Lot E27 Sicklemore Road, Parmelia (also referred to as Lot 9237 on DP69103 and Lot 9001 on DP405724)).



Proposed DCA1 (Amendment 132 Report)

4.2 Modified infrastructure items

The following existing DCP1 infrastructure items were proposed to be modified by Amendment 132 in the following manner:

1. Johnson Road (from Peel Main Drain to Millar Road):
 - a) Described as a separate item
 - b) Upgrades for the difference between an Neighbourhood Connector A road and an Access Street B
 - c) Contribution catchment extended
2. Upgrades to Bertram / Mortimer Road
 - a) Contribution catchment extended
3. Sulphur Road Bridge
 - a) Contribution catchment extended

4.3 Additional new infrastructure items

Amendment 132 initially proposed the following additional infrastructure items:

1. Upgrades to Wellard Road (between Bertram Road and north of Baldivis Road)
2. Upgrades to Bertram Road (between Challenger Ave and Wellard Road)
3. Culvert crossing over Peel Main Drain (between Lots 661 and 670 Bertram Road – northern side of Bollard Bulrush)
4. Culvert crossing over Peel Main Drain for realigned Johnson Road
5. Strategic Wetland Management and Recreation Plan for Bollard Bulrush Wetland and buffers
6. Upgrades to the Peel Main Drain between Bertram Road and Millar Road (excluding Bollard Bulrush wetland and buffer)

4.4 Extension to the operational timeframe

The operational timeframe of DCP1 is currently stated as 5 years from the date of gazettal, unless otherwise extended by Council resolution. Amendment 132 proposed to extend this operational timeframe to 20 years to allow for full subdivision and development within DCA1.

5.0 AMENDMENT 132 – ADOPTION AND ADVICE FROM WAPC

5.1 Adoption

Following advice from the Environmental Protection Authority that no formal assessment was required, Amendment 132 was advertised between 27 August 2012 and 5 October 2012 with 15 submissions received by the City. On 10 April 2013 Council considered the submissions received and resolved to adopt Amendment 132 with modifications.

The modifications made to the advertised version of Amendment 132 are summarised as follows:

1. Introduction of definitions for a number of terms into the DCP
2. Requirement for traffic modelling to apportion costs for items:
 - a) Sulphur Road Bridge
 - b) Upgrades to Bertram Road (between Challenger Ave and Wellard Road)
 - c) Upgrades to Wellard Road (between Bertram Road and north of Baldivis Road)
3. Introduction of specific contribution catchment areas and timing 'triggers' for:
 - a) Upgrades to Bertram / Mortimer Roads between Kwinana Freeway and Challenger Ave
 - b) Upgrades to Johnson Road (south of Bertram Road)
 - c) Upgrades to Wellard Road (between Bertram Road and north of Baldivis Road)
 - d) Culvert crossing over Peel Main Drain (between Lots 661 and 670 Bertram Road – northern side of Bollard Bulrush)
 - e) Culvert crossing over Peel Main Drain for realigned Johnson Road

- f) Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers
- g) Upgrades to the Peel Main Drain between Bertram Road and Millar Road (excluding Bollard Bulrush wetland and buffer)
- 5. Further detail on the items:
 - a) Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers
 - b) Upgrades to the Peel Main Drain between Bertram Road and Millar Road (excluding Bollard Bulrush wetland and buffer)
- 6. Clarification of what items have already been constructed

5.2 Advice from the WAPC

On 13 September 2016, the Western Australian Planning Commission (WAPC) advised the City that the modifications to complete Amendment 132 are ‘significant’ and require re-advertising. The following specific advice was provided:

- a) *The amendment is required to be re-advertised as Development Contribution Plan 1 (DCP 1) is inconsistent with the format and content requirements of State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP3.6), in particular:*
 - i. *Traffic modelling to be prepared to apportion demand within the various methodology areas;*
 - ii. *Estimated costs for infrastructure and administrative items be prepared and publically advertised; and*
 - iii. *DCP 1 is to be reformatted consistent with the model text in SPP3.6.*
- b) *The upgrading of the Peel Main Drain, and the preparation of a strategic wetland management plan for Bollard Bulrush wetland are not considered to be common infrastructure works that can be funded by a development contribution plan in accordance with SPP3.6. The need/nexus for these infrastructure items has not been adequately demonstrated and the City should reconsider the inclusion of these items prior to re-advertising the amendment.*
- c) *The timeframe for consideration of submissions and providing a recommendation under Regulation 46(2)(b) is 60 days.*

6.0 PROPOSAL – MODIFIED AMENDMENT 132

There are four main elements of the modified Amendment 132 which are discussed separately as follows. These elements are:

1. Reformatting of DCP1 as per SPP3.6;
2. Explanation and justification for modified infrastructure items proposed for DCP1;
3. Explanation and justification for new infrastructure items proposed for DCP1;
4. Deletion of infrastructure items originally proposed by Amendment 132; and
5. Further modifications.

6.1 Reformatting

DCP1 has been reformatted to be consistent Attachment 3.1 of SPP3.6, as required by the WAPC. In particular, each infrastructure item is clearly described in one section, with a separate section detailing the method for cost apportionment.

Each infrastructure item is to be identified by a letter (A-M) and the contribution catchment area will be defined by maps to be included in DCP1, rather than the text description that was previously proposed. This reformatting is considered clearer for user and administration of the DCP.

The new identification of infrastructure items is summarised as follows:

Item	Infrastructure description	Related catchment figure
A	Sulphur Road Bridge	A1
B	Stormwater Management Infrastructure (formerly called Nutrient Stripping Basin)	A2
C	Upgrades to Bertram / Mortimer Road (between Challenger Ave and Kwinana Freeway)	C
D	Johnson Road upgrade (north of the Peel Main Drain to Holden Close)	Western side A2 Eastern side A3
E	Johnson Road upgrade (south of the Peel Main Drain to Bertram Road)	A2
F	Dual use path on eastern side of Johnson Road – Section A north of the Peel Main Drain to Holden Close; Section B south of Peel Main Drain to Bertram Road	A2
G	Johnson Road upgrade (south of Bertram Road to western edge of Johnson Road culvert crossing over Peel Main Drain)	D
H	Johnson Road construction (south of Johnson Road culvert to Millar Road)	D
I	Construction of two road linkages across the Parks and Recreation Reserves in Bertram	A2
J	Wellard Road upgrade (Bertram Road to Millar Road)	E
K	Bertram Road upgrade (Challenger Ave to Wellard Road)	E
L	Johnson Road new culvert and road crossing over Peel Main Drain	D
M	New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road	F

6.2 Modified infrastructure items

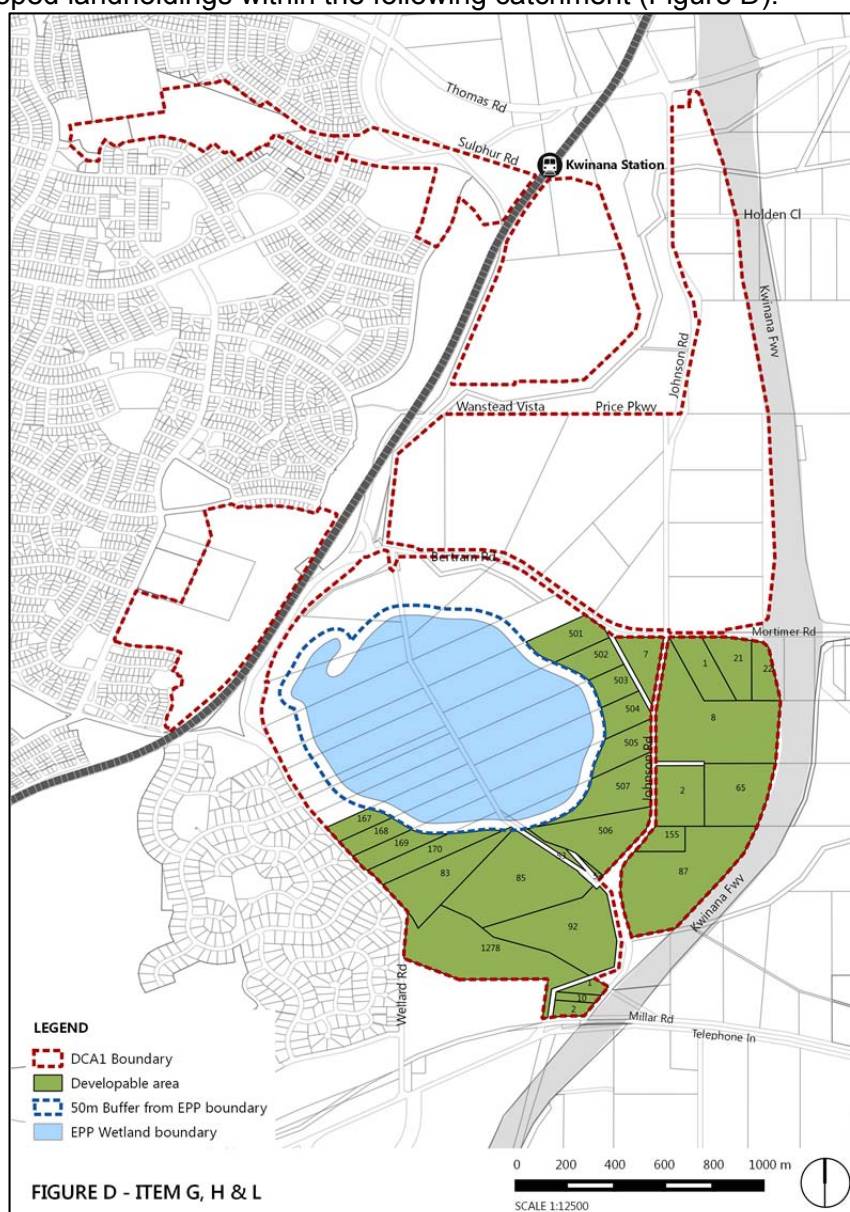
This section of the report identifies the modified infrastructure items proposed by Amendment 132 and assesses each item against the key principles of SPP3.6, which are considered best summarised by:

1. Describing the item of infrastructure
2. Describing the need for the item
3. Describing the contribution catchment for the item and the methodology to be used to apportion costs
4. Stating how much the DCP is to fund of that item

6.2.1 Upgrades to Johnson Road (between Bertram Road and Millar Road)

Description of item:
<p>The upgrade of Johnson Road from a rural standard to an urban stand south of Mortimer / Bertram Road to Millar Road is an existing item.</p> <p>It is proposed that this item be separated into two items:</p> <p><u>Item G - Johnson Road (between Mortimer / Bertram Road and Johnson Road Peel Main Drain culvert)</u></p> <p>Works include all infrastructure associated with a Neighbourhood Connector A road standard or equivalent and roundabout construction.</p> <p><u>Item H – Johnson Road (between Johnson Road Peel Main Drain culvert and Millar Road)</u></p> <ul style="list-style-type: none"> - Works include all infrastructure associated with a Neighbourhood Connector A road standard or equivalent and roundabout construction. The alignment is along Irasburg Parade to a roundabout and then directly south along Fairhaven Boulevard to Millar Road. - The DCP item will be the difference between the two standards of road (that is, the difference between a Neighbourhood Connector A, or a comparable standard as constructed, and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time). - The DCP item includes land acquisition for the difference between a Neighbourhood Connector A, or a comparable standard as constructed, and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time, as well as the physical construction costs. - The DCP item includes the cost of pavement removal of the former portion of Johnson Road between the new Breccia Parade roundabout and adjacent to the northern boundary of Lot 1 Johnson Road (on Deposited Plan 65344).
Need for infrastructure item:
<p>The rationale is that the higher standard road (Neighbourhood Connector A, or a comparable standard as constructed) is required for traffic movement generated beyond the immediate subdivision and that this is a cost that should be distributed across a wider catchment.</p> <p>The justification for inclusion of this item is the role it plays in enabling development of land south of Bertram Road to Millar Road and west of the Kwinana Freeway within the catchment shown as Figure D.</p>
Contribution catchment and methodology for apportioning costs
<p>The contribution catchment for Items G and H is expanded under Amendment 132 to include new Urban zoned land west of Johnson Road in Wellard West.</p> <p>The method for determining the contribution is based on the percentage of each lot's net developable area against the total remaining net developable area within the item's catchment. Contributions for Items G and H are based on net developable land area for</p>

all undeveloped landholdings within the following catchment (Figure D):



How much the DCP contributes to the infrastructure item

100% of the cost for Items G and H.

6.2.2 Upgrades to Bertram / Mortimer Road (between Kwinana Freeway and Challenger Ave)

Description of item:

The upgrading of Bertram / Mortimer Road from rural standard to a single carriageway urban standard is an existing item under DCP1 (refer clause 1.2.2)

Both of these items have been combined and are referred to as Item C.

The upgrades include earthworks, drainage, asphalt, culvert, roundabout intersection at Johnson Road and other necessary works.

With the exception of the undergrounding of power between Johnson Road and Kwinana Freeway, this item has been constructed. It is noted that Bertram / Mortimer Road has been upgraded to a dual carriageway standard to serve traffic demands generated from outside of DCA1. However the infrastructure upgrades coordinated by DCP1 relate only

to a single carriageway upgrade, as is consistent with SPP3.6.

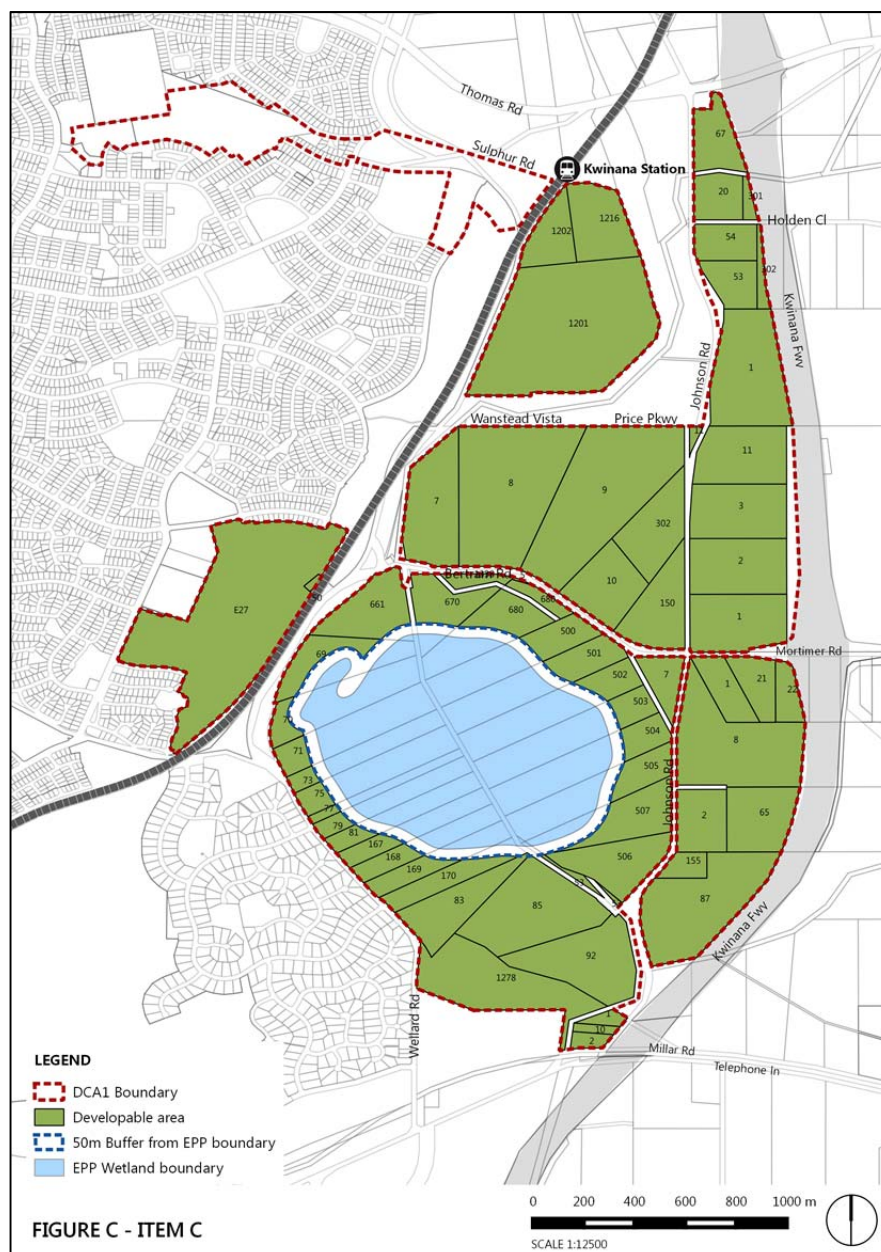
Need for infrastructure item:

Upgrading of Bertram / Mortimer Road from a rural standard to an urban standard is necessary to support east / west connectivity and linkage to the Kwinana Freeway for the urban development within Bertram and Wellard West (all of DCA1 other than that land west of the Sulphur Road Bridge).

Contribution catchment and methodology for apportioning costs

The contribution catchment is expanded under Amendment 132 to include the new Urban and Urban Deferred land around Bollard Bulrush and to include the undeveloped land on Lot E27 Sicklemore Road, Parmelia (also referred to as Lot 9237 on DP69103 and Lot 9001 on DP405724).

The method for determining the contribution is based on the percentage of each lot's net developable area against the total remaining net developable area within the item's catchment. Contributions for Item C are based on net developable land area for all undeveloped landholdings within the following catchment (Figure C):



How much the DCP contributes to the infrastructure item

100% of the cost of Item C.

6.3 New infrastructure items

This section of the report identifies the new infrastructure items proposed by Amendment 132 and assesses each item against the key principles of SPP3.6, which are considered best summarised by:

1. Describing the item of infrastructure;
2. Describing the need for the item;
3. Describing the contribution catchment for the item and the methodology to be used to apportion costs; and
4. Stating how much the DCP is to fund of that item.

6.3.1 Upgrades to Wellard Road (between Bertram Road and Millar Road)

Description of item:

Item J - Wellard Road (between Bertram Road and Millar Road) will be upgraded to an urban standard, Neighbourhood Connector B as per WAPC's Liveable Neighbourhoods Policy, and to include all associated infrastructure works.

The upgrade applies from the intersection of Wellard Road / Bertram Road to the intersection of Wellard Road / Millar Road.

It is noted that Wellard Road will ultimately be upgraded to a dual carriageway standard to serve traffic demands generated from outside of DCA1. However the infrastructure upgrades coordinated by DCP1 relate only to a single carriageway upgrade, as is consistent with SPP3.6.

Need for infrastructure item:

The need and nexus for including this infrastructure item – which is currently a rural standard road - arises from the development of urban land that is in close proximity to Wellard Road that will generate a proportional traffic volume as shown via traffic modelling to utilise this road.

Contribution catchment and methodology for apportioning costs

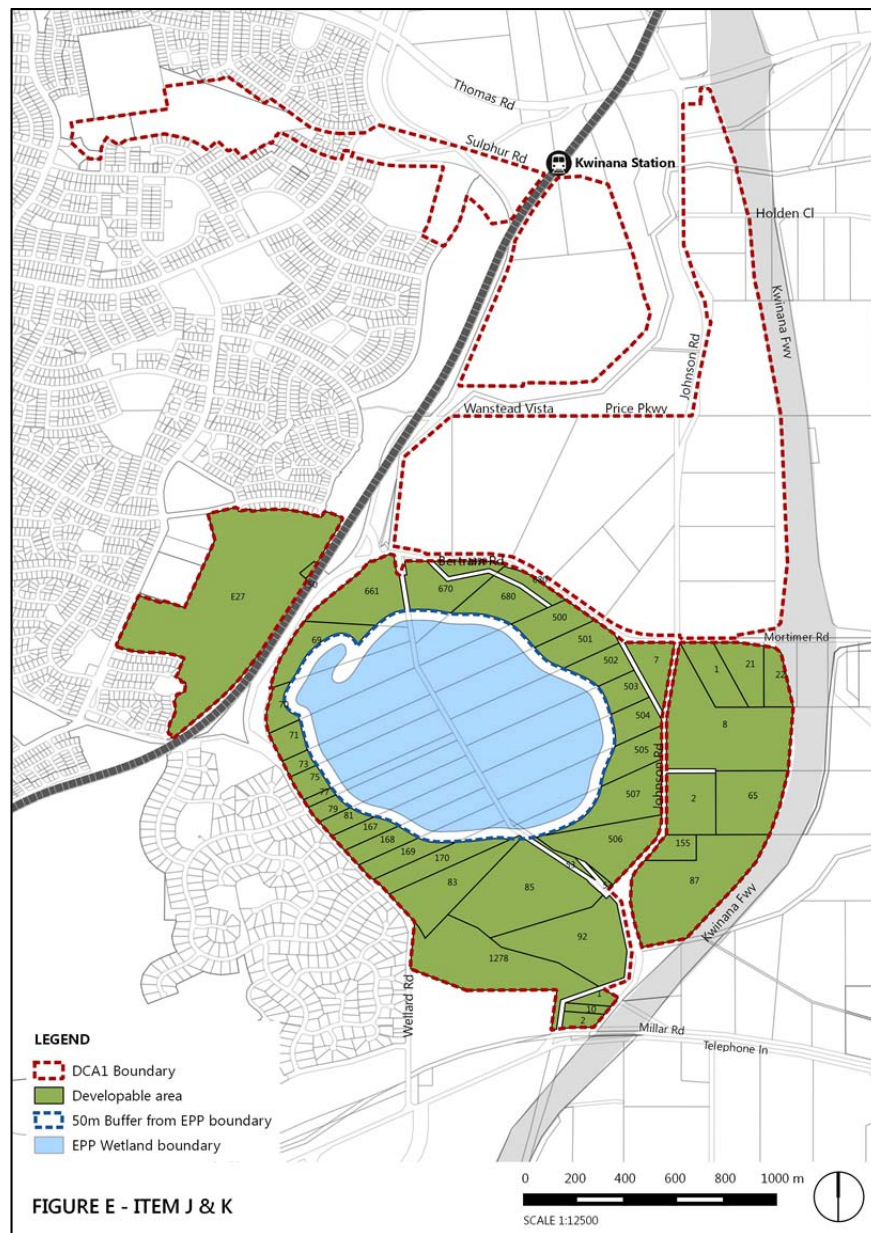
The contribution catchment for Item J (Wellard Road upgrades) is shown below in Figure E. The methodology for apportioning costs for Item J will be based upon traffic modelling that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on a based on net developable land area for all landholdings within that locality.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Wellard Road from this locality. The City will be responsible for a proportionate contribution towards Item J that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item J is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	4.6%
Bollard Bulrush 2	1.4%
Bollard Bulrush 3	9.3%
Wellard Residential LSP (Providence Estate)	40.9%

Wellard West LSP (Emerald Park)	15.0%
Parmelia LSP	0.7%
Homestead Ridge	28.1%
Total	100.0%





Seven localities of traffic generation (Figure 1, 'Development Contribution Area – Bollard Bulrush – Traffic Modelling Apportionment', Cardno, 10/11/2016)

How much the DCP contributes to the infrastructure item

100% of the cost of Item J.

6.3.2 Upgrades to Bertram Road (between Challenger Ave and Wellard Road)

Description of item:

Item K – Bertram Road (between Challenger Ave and Wellard Road) will be upgraded to an urban standard, Neighbourhood Connector B as per WAPC's Liveable Neighbourhoods Policy, and to include all associated infrastructure works.

The upgrade applies from the intersection of Challenger Ave to the intersection of Wellard Road.

It is noted that Bertram Road will ultimately be upgraded to a dual carriageway standard to serve traffic demands generated from outside of DCA1. However the infrastructure upgrades coordinated by DCP1 relate only to a single carriageway upgrade, as is consistent with SPP3.6.

Need for infrastructure item:

The need and nexus for including this infrastructure item – which is currently a rural standard road - arises from the development of urban land that is in close proximity to Bertram Road that will generate a proportional traffic volume as shown via traffic modelling to utilise this road.

Contribution catchment and methodology for apportioning costs

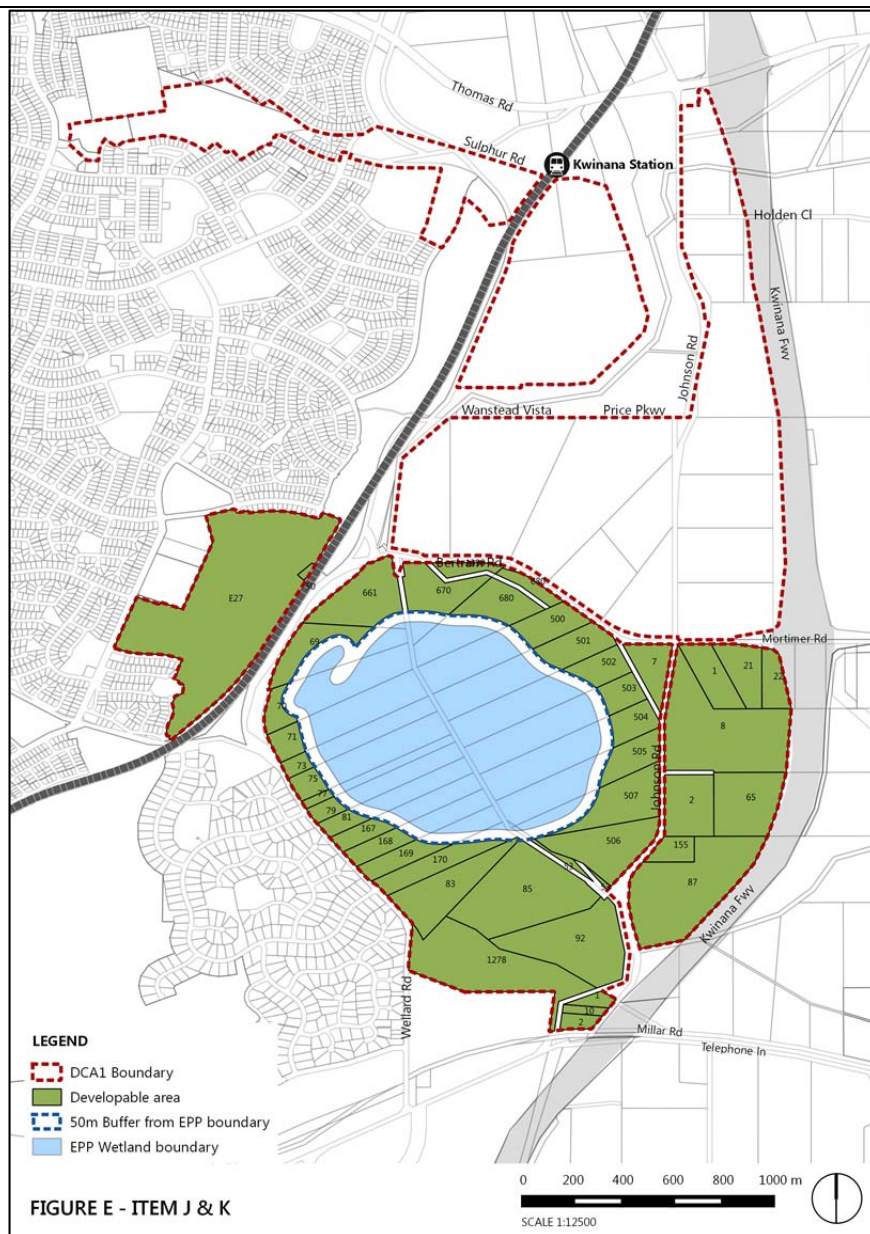
The contribution catchment for Item K (Bertram Road upgrade) is shown below in Figure E. The methodology for apportioning costs for Item J will be based upon traffic modelling

that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on a based on net developable land area for all landholdings within that locality.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Bertram Road from this locality. The City will be responsible for a proportionate contribution towards Item J that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item K is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	1.8%
Bollard Bulrush 2	8.0%
Bollard Bulrush 3	69.9%
Wellard Residential LSP (Providence Estate)	0.7%
Wellard West LSP (Emerald Park)	11.9%
Parmelia LSP	0.1%
Homestead Ridge	7.6%
Total	100.0%





Seven localities of traffic generation (Figure 1, 'Development Contribution Area – Bollard Bulrush – Traffic Modelling Apportionment', Cardno, 10/11/2016)

How much the DCP contributes to the infrastructure item

100% of the cost of Item K.

6.3.3 Item L – Johnson Road provision of a new culvert and road crossing over the Peel Main Drain to a Neighbourhood Connector B standard, or equivalent, and all associated works.

Description of item:

Construction of a new culvert and road crossing over the Peel Main Drain for the recently named Irasburg Parade.

The construction of the culvert and road crossing will be to a suitable standard to address but not affect the flow of the drain and meet the traffic demands of a Neighbourhood Connector B road as per the WAPC's Liveable Neighbourhoods Policy.

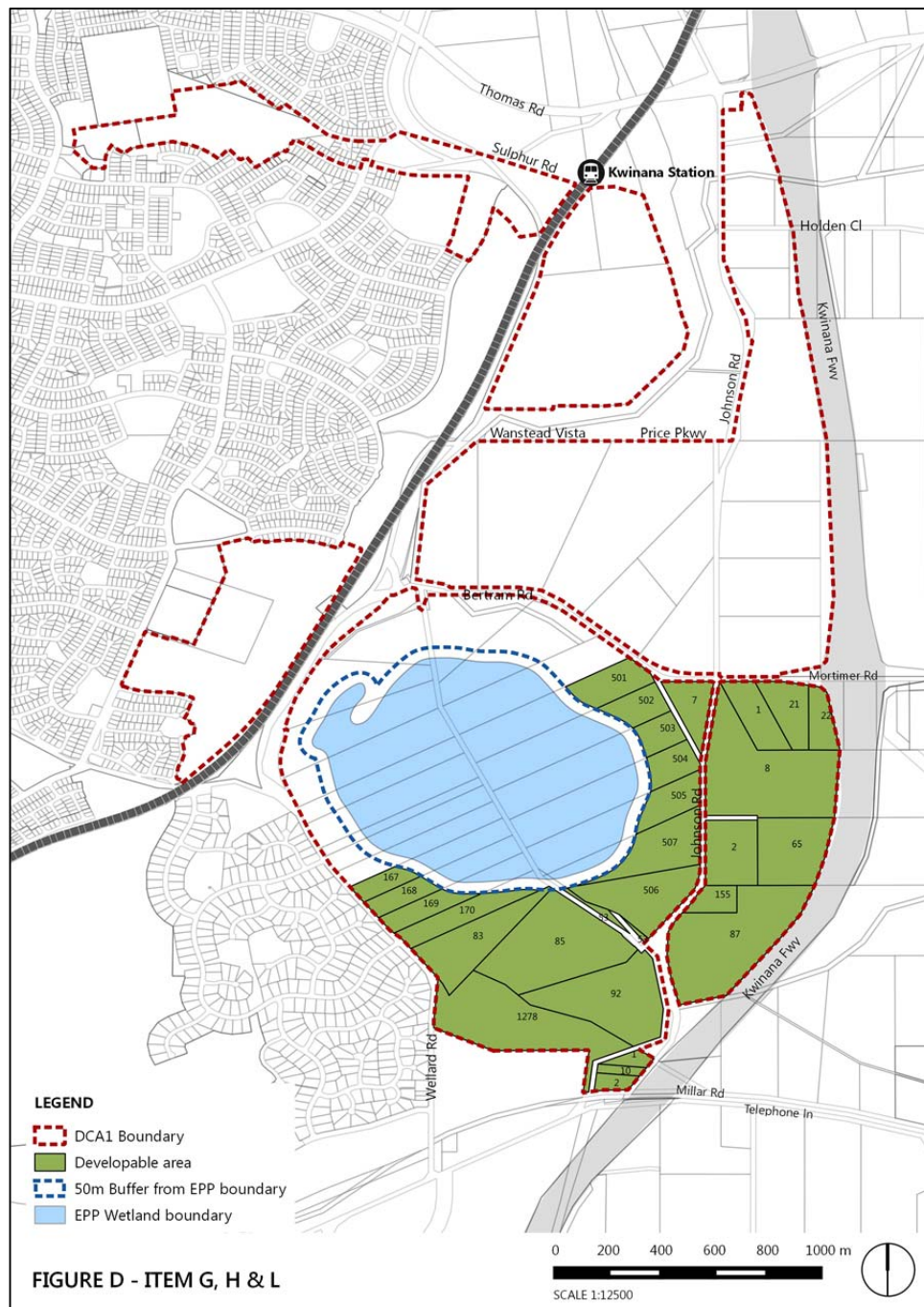
Need for infrastructure item:

The need and nexus for including this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the Johnson Road culvert that, by virtue of the number of landholdings surrounding the southern area of the Peel Main Drain and Johnson Road, would utilise the Peel Main Drain crossing.

Contribution catchment and methodology for apportioning costs

As identified in Figure D, landholdings reliant on the upgrade of this portion of Johnson Road are to contribute towards the full cost of the construction based on the percentage

of each lot's developable area against the remaining total developable area within the item's catchment.



How much the DCP contributes to the infrastructure item
100% of the cost of Item L.

6.3.4 Item M – New road culvert and road crossing over Peel Main Drain (between Lots 661 and 670 Bertram Road – northern side of Bollard Bulrush) constructed to an Access Street C

Description of item:

A new road culvert and road crossing over Peel Main Drain (between Lots 661 and 670 Bertram Road – northern side of Bollard Bulrush) constructed to an Access Street C standard.

The precise location of this culvert and road crossing is to be determined via local structure planning of these lots but is to cross the Peel Main Drain to provide a road connection to allow for traffic movement east-west within urban development south of Bertram Road and north of Bollard Bulrush Wetland and buffer. Its approximate location is shown in Figure F below.

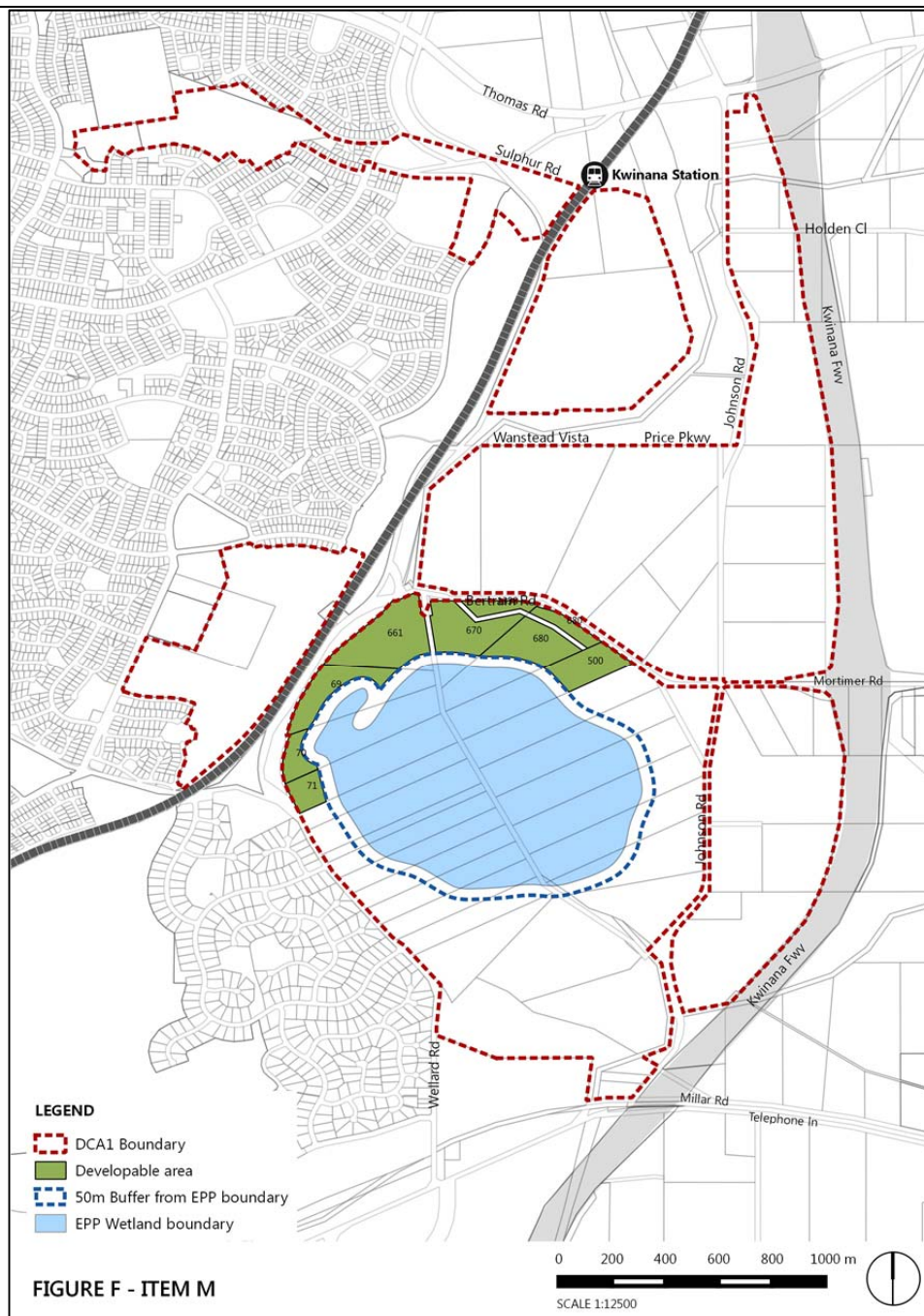
The design and construction of the culvert and road crossing will be to a suitable standard to address the flow of the drain and meet the traffic demands of an Access Street C standard as per Liveable Neighbourhoods Policy.

Need for infrastructure item:

The need and nexus for including this infrastructure item arises directly from the development of urban land that is in close proximity to the culvert that, by virtue of the number of landholdings surrounding the northern area of the Peel Main Drain adjacent to Bertram Road, would utilise this crossing.

Contribution catchment and methodology for apportioning costs

All landholdings identified in Figure F are to contribute towards the full cost of the provision based on the percentage of each lot's developable area against the remaining total developable area within the item's catchment.



How much the DCP contributes to the infrastructure item
100% of the cost of Item M.

6.3.5 Administration Costs

Description of item:

All expended and estimated future costs associated with the administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:

- Planning studies;
- Traffic studies;
- Drainage studies;
- Road design costs where not allocated to specific roads items under the DCP;
- Other related technical and professional costs;
- Borrowing costs; and

- DCP management costs (including Report preparation and review, ongoing administration and management of the DCP).
Need for infrastructure item:
Administration costs are directly related to the administration of the DCP and are a standard item for DCPs as per SPP3.6.
Contribution catchment and methodology for apportioning costs
All undeveloped landholdings within DCA1 will contribute towards the Administration Costs based on the percentage of each lot's remaining developable area against the remaining total developable area within the catchment(s) associated with the lot after distribution of such costs between catchments based on remaining net developable land.
How much the DCP contributes to the infrastructure item
100% of the cost.

6.4 Deletion of infrastructure items

In recognition of the advice provided by the WAPC, the following infrastructure items originally proposed by Amendment 132 have been deleted from the modified DCP1:

1. Strategic Wetland Management and Recreation Plan for Bollard Bulrush Wetland and buffers; and
2. Upgrades to the Peel Main Drain between Bertram Road and Millar Road (excluding Bollard Bulrush wetland and buffer).

6.5 Further modifications to DCP1

In addition to the structural changes made to DCP1 to bring the DCP in line with the template format of SPP3.6, and as per the WAPC advice, a number of minor changes are proposed to the text of DCP1 to provide for greater clarity.

Further, Sulphur Road Bridge is already an item in DCP1 with costs having been apportioned on a traffic modelled basis. Amendment 132 (as advertised) proposed to expand the contribution catchment area for the Sulphur Road Bridge to include the proposed expanded area of DCA1, and for contributions to be apportioned based on traffic modelling.

In 2014, the City undertook traffic modelling (and again in 2016) that showed only 0.8% of the traffic using Sulphur Road Bridge would be generated from land within the expanded DCA1, as proposed by Amendment 132. The City advised the Department of Planning of this and suggested that Amendment 132 could be modified to remove the proposed expanded contribution catchment area for the Sulphur Road Bridge from Amendment 132. However this modification was not specified in the WAPC advice letter dated 13 September 2016.

Notwithstanding, it is proposed to remove the proposed expansion to the contribution catchment for Sulphur Road Bridge from Amendment 132.

7.0 Adoption of the Development Contribution Plan Report and Cost Apportionment Schedule

The City is required under Clause 6.16.5.10 to adopt and make publically available a Development Contribution Plan Report and Cost Apportionment Schedule within 90 days of gazettal of Amendment 132. The following items will be incorporated in these reports.

7.1 Traffic Modelling

The City has made a commitment to landowners that it will advertise the Traffic Modelling Study which has been undertaken as part of this adoption process and prepare a final traffic modelling study as part of that process. While the traffic modelling has been prepared and circulated upon request to landowners, consultation during and following initial advertising was such that it was agreed that further changes can be made to provide more certainty to contributions. Once a final traffic study is adopted, it will be 'locked' in as the final traffic volumes marking proportional contributions.

7.2 Administration Costs

Currently there is no provision for the City to collect administration costs. SPP 3.6 permits the collection of administration costs related to establishing, operating and reviewing the DCP.

7.3 Interest Costs

To encourage and not unduly financially disadvantage landowners from pre-funding DCP infrastructure, provision is made to pay interest on net pre-funding at the same rate as that which would apply to the local authority.

7.4 Cost Escalation

Given all costs are reviewed annually through the DCP Report review, some costs and charges may be around one year old or more by the time they are adjusted to reflect current rates. Therefore, it is possible a landowner discharging DCP liability at the end of the annual cycle could pay relatively less than a landowner discharging liability at the start of the cycle. Infrastructure and administration costs are proposed to be escalated monthly as described in the DCP Report.

8.0 Amendments to the Fifth Schedule of TPS No 2

It is proposed, based on the explanation in 6.0 above, to make the following amendments and additions to the Fifth Schedule of the Scheme.

Additional or amended infrastructure items to be included in the Development Contribution Plan for DCA1 include:

Under 1.2 - Roads and Drainage;

Item B Development of stormwater management infrastructure on the Peel Main drain north of Bertram Road.

Item J Upgrades to Wellard Road (Bertram Road to north of Baldivis Road) to a Neighbourhood Connector B standard or equivalent and to include all associated infrastructure works including land.

Item K Upgrades to Bertram Road (Challenger Avenue to Wellard Road) to a Neighbourhood Connector B standard or equivalent and to include all associated infrastructure works.

Item L Johnson Road provision of a new culvert and road crossing over the Peel Main Drain to a Neighbourhood Connector B standard or equivalent, and to include all associated infrastructure works.

Item M Contribution in whole towards provision of road culvert and road crossing over the Peel Main Drain linking Lots 661 and Lot 670 Bertram Road (the northern side of Bollard

Bullrush Wetland) constructed to a Neighbourhood Connector C standard or equivalent and to include all associated infrastructure works.

Under Section 2.0 Contributions Methodology amend and add in additional methodology points for the additional infrastructure items:-

Amend 2.1, Item A to read

Bridge

'Landowners within the Catchment Area shown on Figure A1 are required to contribute towards this item'

- The method for determining contributions for this item is based on volumes of traffic generated from the net developable land within the relevant catchment, with the exception of landholdings situated to the west of the peel Main Drain which have been apportioned a 50% contribution of their respective pro-rata developable land area.
- Traffic modelling will be based upon the dwelling yield of any approved Local Structure Plan within the catchments, or at a residential density of R20 where there is no approved Local Structure Plan.

Amend 2.2, Item 2 to read

Roads and Drainage

Landowners within the relevant catchment are required to contribute to these items. The relevant catchments are specified below:

Item B

The development contribution in relation to the development of the stormwater management infrastructure on the Peel Main Drain north of Bertram Road is based on an installation for stormwater management with a full cost contribution made by landowners within the catchment shown in Figure A2 of which contributions are based on net developable land area.

Item C

The development contribution in relation to the upgrade of Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson/Bertram Intersection treatments are based on net developable land area. Landowners within Catchment Area shown on Figure C are required to contribute towards this item.

Item D

Johnson Road upgrade (north of the Peel Main Drain)

- Contributions toward western side 50% share of costs for the road upgrade are based on net developable land area and are the responsibility of landowners west of Johnson Road within the catchment shown in figure A2.
- Contributions toward eastern side 50% share of costs for the road upgrade are based on frontage of landholding, or landowner to construct, and are the responsibility of landowners within the catchment shown in figure A 4.

Item E

Johnson Road upgrade (south of the Peel main Drain)

- Contributions towards the upgrading of Johnson Road in this location are based on frontage (or landowner to construct).
- Contributions towards roundabouts (2) construction are based on net developable land area.
- Landowners within the catchment shown on Figure A2 are required to contribute towards this item.

Item F

- Construction of dual use path eastern side of Johnson Road from Holden Close to Bertram Road.
- All landowners participating in the Casuarina Structure Plan, with the catchment as shown in Figure A2

Item G

- Contributions towards the upgrading of Johnson Road in this location are based on net developable land area.
- Landowners within the catchment shown in Figure D are required to contribute towards this item.

Item H

- Contributions towards the upgrading of Johnson Road in this location are based on net developable land area.
- The provision of this Item is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. DCA contributions will only be sought however for the difference between a Neighbourhood Connector A road, or a comparable standard as constructed, and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road).
- Landowners within the catchment shown in Figure D are required to contribute towards this item.

Item I

Contributions towards the new road linkages are based on net developable land area. Landowners within the catchment shown on Figure A2 are required to contribute towards this item

Item J

- Contributions towards the full cost the Wellard Road upgrade is based on the traffic volumes in accordance with the traffic modelling study included in the DCP Report and allocated against the remaining net developable land area for each traffic generation locality.
- The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area where such percentage will be established in the DCP Report.
- The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report.
- Landowners within the catchment shown on Figure E are required to contribute towards this item.

Item K

- Contributions towards the full cost the Bertram Road upgrade is based on the traffic volumes in accordance with the traffic modelling study included in the DCP Report and allocated against the remaining net developable land area for each traffic generation locality.
- The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area where such percentage will be established in the DCP Report.
- The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report.
- Landowners within catchment shown on Figure E are required to contribute towards this item.

Item L

- Contributions towards the full cost of the new Johnson Road culvert and road crossing are based on net developable land area.
- Unless otherwise constructed to support subdivision works, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report.
- Landowners within catchment as shown on Figure D are required to contribute towards this item.

Item M

- Contributions towards the full cost the new culvert and road crossing are based on net developable land area.
- This item may be constructed in the initial stages of subdivision for Lot 661 or, if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of net developable land area, or as otherwise identified in the DCP Report.
- Landowners within catchment as shown on Figure F are required to contribute towards this item.

Delete 2.3 – ‘Upgrade of roads and Undergrounding of existing Overhead Powerlines’

Delete 2.4 ‘Generally’

Insert – Administration

3.1	<p>Land excluded</p> <p>Contributions are not required for residential lots already created at the time of gazettal of Town Planning Scheme No.2 Amendment 87 or subject to a current valid subdivision approval which does not require contribution to the cost of the above infrastructure or for the construction of residential development.</p>
3.2	<p>Recoverable Costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the Development Contribution Plan and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Planning studies; • Traffic studies; • Drainage studies; • Road design costs where not allocated to specific roads items under the DCP; • Other related technical and professional studies; • Borrowing costs; and, • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP). <p>Contribution methodology for apportioning costs is based on all undeveloped land holdings within DCA1 contributing to the administration costs based on the percentage of each lot's remaining net developable land area against the total remaining land area within its catchment(s) after distribution of such costs between catchments based on remaining net developable land area.</p>
3.3	<p>Cost Review</p> <p>A Cost Review will be undertaken at least annually to reset the contribution cost for the remaining developable land area by catchment based on:</p> <ul style="list-style-type: none"> h) Summary of estimated costs for future works; i) Remaining net developable land area; j) Outstanding cost of completed works (expenditure less value of contributions received); k) Infrastructure cost escalator; l) Administration cost escalator;

	<p>m) Catchment monthly escalation rate; and, n) Pre-funding interest rate.</p> <p>Net developable land is defined as the 'Gross Subdivisible Area' (as detailed under Liveable Neighbourhoods) of a subdivision proposal less deductions for non-residential uses such as government primary school sites, drainage sites, EPP Wetlands to be ceded and any restricted Public Open Space (POS) not included in a Local Structure Plan POS contribution.</p> <p>To ensure pre-funding of DCP infrastructure by a local government or landowner is treated equally, all approved net pre-funding will be interest escalated. Net pre-funding is infrastructure cost less contribution credits. The interest rate applicable will be as stated in the prevailing DCP Report.</p> <p>To ensure all costs remain current between Cost reviews, all costs will be calculated on a monthly basis based on an annual escalation rate established at each Cost Review. The start date for the monthly escalation will be the approval date for the current Cost Review.</p> <p>Due to the spatial overlap of Contribution Catchments, a contribution cost per hectare will be derived for each catchment and each land holding's net developable land contribution liability will be the summation of the catchments covering that holding.</p>
3.4	<p>Definitions</p> <p>Terms used within this DCP are as defined in the DCP Report except where already defined by the Scheme.</p>

Insert – Period of Operation

4.1	The Development Contribution Plan shall be in operation for a period of 20 years from the date at which development became subject to the DCP introduced through Amendment 132 and is subject to a review every five years, and may be modified via an amendment to the Scheme.
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Insert - Priority and Timing of Infrastructure Provision

5.1	The DCP Report will provide through its annual review an update of works priorities and timing in accordance with the need to support orderly development.
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Insert – Review Process

6.1	The DCP will be reviewed at a minimum of once every five years. However, it may be reviewed more frequently if considered necessary by the City. The DCP Report and the associated cost apportionment schedule will be reviewed at least annually.
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EVIDENCE OF ADOPTION

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

MAYOR

CHIEF EXECUTIVE OFFICER

EVIDENCE OF ADOPTION OF
FINAL APPROVAL

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

MAYOR

SEAL

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED
FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF PD ACT 2005

Date _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING AND INFRASTRUCTURE

Date _____



Your ref: SA132 11/139
Our ref: TPS/0922
Enquiries: Rob 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

**LOCAL PLANNING SCHEME No. 2
AMENDMENT No. 132**

**LOCAL PLANNING SCHEME AMENDMENT – READVERTISING OF
MODIFICATIONS**

Pursuant to clause 46 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Minister for Planning considers that the modifications to complex amendment 132 to the Town of Kwinana Local Planning Scheme No. 2 are significant and require advertising.

The Minister for Planning directs Council to re-advertise the amendment for a period of 42 days in accordance with Regulation 46(2)(a) of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The City is advised of the following:

- a. The amendment is required to be re-advertised as Development Contribution Plan 1 (DCP 1) is inconsistent with the format and content requirements of State Planning Policy 3.6 – Development Contributions for Infrastructure (SPP 3.6), in particular:
 - i. Traffic modelling to be prepared to apportion demand within the various methodology areas;
 - ii. Estimated costs for infrastructure and administrative items be prepared and publically advertised; and
 - iii. DCP 1 is to be reformatted consistent with the model text in SPP 3.6.
- b. The upgrading of the Peel Main Drain, and the preparation of a strategic wetland management plan for Bollard Bulrush wetland are not considered to be common infrastructure works that can be funded by a development contribution plan in accordance with SPP 3.6. The need/nexus for these



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ABN 35 482 341 483

infrastructure items has not been adequately demonstrated and the City should reconsider the inclusion of these items prior to re-advertising the amendment.

- c. The timeframe for consideration of submissions and providing a recommendation under Regulation 46(2)(b) is 60 days.



Kerrine Blenkinsop
Secretary
Western Australian Planning Commission

13 September 2016

APPENDIX 2. AMENDMENT 132 TEXT, AS ORIGINALLY ADVERTISED

APPENDIX E

Revised Development Contribution Plan for Development Contribution Area 1 under Fifth Schedule of the Scheme

	DCA1
AREA	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST)
Definitions:	<p>"Buffers" refers to the Environmental Protection Policy (EPP) Conservation Category wetland boundary for Bollard Bulrush Wetland and includes the additional 50 metre buffer surrounding this.</p> <p>"Contributing landholdings" are those areas of land within the relevant catchment of a particular infrastructure item.</p> <p>"Developable land" is defined as the 'Gross Subdivisible Area' (as detailed under Liveable Neighbourhoods) as amended from time to time and is the total site area of a subdivision proposal 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 included in a Local Structure Plan POS contribution.</p> <p>"Pro-rata developable land area" is the proportion of the total developable land in the relevant catchment and refers to residential land only.</p> <p>"Relevant catchment" means an area of land within DCA1 identified on a plan in Appendix A, the landowners within which are required to contribute to a particular infrastructure item in accordance with clauses 2.1, 2.2.2, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.4 and 2.5 of this Development Contribution Plan.</p> <p>"Total volumes of traffic" is the total amount of traffic generated or likely to be generated for an infrastructure item and includes traffic volumes both internal and external to the identified catchment for an infrastructure item.</p> <p>"Upgrading/upgrades" (in relation to roads) includes earthworks, drainage, resurfacing, resealing dual use paths, side kerbing, lighting, landscaping and roundabout(s), as applicable and where required by the City of Kwinana.</p> <p>"Volumes of Traffic Generated" is the percentage of the total volumes of traffic using the particular infrastructure item as generated or likely to be generated by the contributing landholdings. This figure, as determined by traffic modelling undertaken on behalf of the City, is fixed for the life of the DCP and is based on the developable land area for the catchment. The fixed traffic modelling figures will be included within the initial Cost Apportionment Schedule following the approval of Amendment 132</p>
Provisions:	<p>1.0 PURPOSE Landowners within DCA 1 (or landowners within a relevant catchment where expressly stated) shall make a contribution to:</p> <p>1.1 Item 1 Bridge 100% of the cost of construction of the Sulphur Road bridge over the railway line immediately south of the proposed Thomas Road Station except where contributions cannot be secured by virtue of prior subdivision and development approvals.</p> <p>1.2 Item 2 Roads and Drainage</p> <p>1.2.1 The development of a nutrient stripping basin on the Peel Main Drain north of Bertram Road.</p> <p>1.2.2 Upgrades to Bertram and Johnson Roads</p> <p>1.2.3 The construction of two (2) road linkages across the Parks and Recreation Reserves in the Bertram locality reflected on the approved Casuarina Structure Plan.</p>

	<p>1.2.4 Upgrade to Wellard Road (Bertram Road to north of Baldivis Road) and all associated infrastructure works.</p> <p>1.2.5 Upgrade to Bertram Road (Challenger Avenue to Wellard Road) and all associated infrastructure works.</p> <p>1.2.6 Contribution in whole towards the provision of Johnson Road culvert and road crossing over the Peel Main Drain and all associated infrastructure works.</p> <p>1.2.7 Contribution in whole towards the provision of road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road (the northern side of Bollard Bulrush Wetland).</p> <p>1.3 Items 3 Upgrading of Roads and Undergrounding of Existing Overhead Powerlines</p> <p>1.3.1 Upgrading of Johnson Road south of Bertram Road and north of Millar Road.</p> <p>1.3.2 Undergrounding of existing overhead powerlines on both sides of Johnson Road and north of Millar Road and on the south side of Mortimer Road between Johnson Road and the Freeway.</p> <p>1.4 Item 4 Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.</p> <p>1.4.1 Preparation of a Strategic (holistic) Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.</p> <p>1.5 Item 1.5 -Enhancements to Peel Main Drain.</p> <p>1.5.1 Upgrade the Peel Main Drain between Bertram Road to Millar Road (excluding Bollard Bulrush wetland and buffer).</p> <p>2.0 CONTRIBUTIONS METHODOLOGY AND TIMING OF PROVISION</p> <p>2.1 Item 1 Bridge (Applies to all Landholdings within DCA1, with the exception of Lots 660, 69-71, 73, 75, 77, 79, 81 Bertram Road and Lot 9237 Parmelia Avenue).</p> <p>2.1.1 The method for determining the contributions to this item is based on pro-rata developable land area, with the exception of Lots 167-170, 83, 85, 1278 and 92 Wellard Road. The contributions for the lots excepted are calculated using the proportion of volumes of traffic generated by each landholding likely to use Johnson Road northbound as a proportion of total volumes of traffic generated by the development of land. The fixed traffic modelling figures applicable in this regard are those prepared by Cardno dated February 2013 for traffic volumes traversing Johnson Road from the relevant traffic modelling zone, for both northbound and southbound traffic, during AM and PM times.</p> <p>2.1.2 This development contribution where applicable will be calculated using a residential density of R20 in the absence of an approved Local Structure Plan or as per the residential density(ies) depicted on an approved Local Structure Plan. Where land is developed at a</p>
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	<p>residential density less than R20, the contribution for each landholding will continue to be calculated based on traffic generated at a residential density of R20.</p> <p>2.1.3 This infrastructure item has already been constructed and as such the development contribution represents a cost recovery exercise.</p> <p>2.1.4 Landowners within the relevant catchment depicted on Figure 1 of Appendix A are required to contribute to this item of infrastructure.</p> <p>2.2 Item 2 Roads and Drainage (applies to the area identified in the Casuarina Structure Plan and area bounded by Bertram/ Mortimer Road, Kwinana Freeway, Thomas Road, the Metropolitan Region Scheme Railway Purposes Reserve and Johnson Road only, with the exception that sub-item 2.2.2 also applies to the landholdings south of Bertram Road, west of Kwinana Freeway Reserve, north of Millar Road and east of Wellard Road and other Landholdings detailed in Appendix A to this Schedule V – Development Contribution Plans for DCA1)</p> <p>2.2.1 The development contribution in relation to the development of the Nutrient Stripping Basin on the Peel Main Drain north of Bertram Road is based on the installation having two distinct functions, being:</p> <p>2.2.1.1 an installation for the biological and chemical removal of nutrients with a 50% cost contribution made by landowners within DCA1 of which contributions are calculated based on a pro rata developable land area.</p> <p>2.2.1.2 a landscape/recreation feature with a 50% cost contribution made by landowners within DCA 1 of which contributions are calculated on a reducing scale (based on distance from the installation) as follows: 0-400m (50%), 400-800m (25%), 800-1200m (12.5%), 1200m-1600m (6%) and 1600-2000m (3%) and based on pro-rata developable land area.</p> <p>2.2.2 The development contribution in relation to the upgrade of Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson/Bertram Intersection Traffic Lights (Earthworks, Drainage, Sealing, Bridge and any other necessary works) is based on pro rata developable land area.</p> <p>2.2.2.1 This infrastructure item is nearing completion of the construction and works phase and as such the development contribution represents a cost recovery exercise.</p> <p>2.2.2.2 Please refer to Figure 2 in Appendix A for relevant catchment for this item.</p>
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	<p>2.2.3 The development contribution in relation to the upgrade of Johnson Road (North of Peel Lateral Drain to Holden Close)</p> <p>2.2.3.1 western side kerbing, drainage, & landscaping on a pro rata land area basis.</p> <p>2.2.3.2 eastern side kerbing, drainage, lighting & landscaping based on frontage of landholding or landowner to construct.</p> <p>2.2.3.3 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.4 The development contribution in relation to the upgrade of Johnson Road (South of Peel Lateral Drain to Bertram Rd)</p> <p>2.2.4.1 Kerbing, drainage, lighting & landscaping contribution based on frontage or landowner to construct.</p> <p>2.2.4.2 Roundabout (2) construction on a pro rata land area basis</p> <p>2.2.4.3 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.5 The development contribution to the construction of Dual Use Path on eastern side of Johnson Road (North of Peel Lateral Drain to Holden Close) with landowners on the eastern side of Johnson Road constructing the path and all landowners participating in the Casuarina Structure Plan contributing 50% of the cost of the path</p> <p>2.2.5.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.6 The development contribution to the construction of a Dual Use Path on the eastern side of Johnson Road (south of the Peel Lateral Drain to Bertram Rd), with contribution from landowners fronting both sides of the road based on length of frontage.</p> <p>2.2.6.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.7 The development contributions to the construction of the two (2) new road links across the Parks and Recreation Reserve in the centre of the Bertram locality reflected on the Casuarina Structure Plan and Department of Housing land to the north of the Parks and Recreation Reserve based on a pro rata land area contribution.</p> <p>2.2.7.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p>
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	<p>2.3 Items 3 'Upgrading of Roads, Drainage and Undergrounding of Existing Overhead Power lines for portions of Johnson Road and the re-aligned Johnson Road (south of Bertram Road and north of Millar Road – as identified in the adopted Local Structure Plans of Wellard Residential (Bollard Bulrush) estate and Wellard West (Emerald Park), Wellard Road, Bertram Road, and for the provision of culverts and road crossings over the Peel Main Drain (Applies to all landholdings south of Bertram / Mortimer Roads, the Kwinana Freeway, Millar Road, Wellard Road and includes Lots 1336, 1337, DP214857, Lots 51 – 54 DP14614, Lot 45 DP202641, Lot 487 Parmelia Ave) as determined in Appendix A to this Schedule V – Development Contribution Plans for DCA1.</p> <p>2.3.1 For that section of Johnson Road south of Bertram Road to the western edge of the proposed Primary School (as shown on the adopted Wellard West (Emerald Park) Local Structure Plan) adjacent to and on the northern side of the Johnson Road culvert – Upgrade A - the development contributions in relation to the upgrading of Johnson Road includes earth working, drainage, resurfacing, resealing, dual use path (eastern side), side kerbing, lighting, landscaping and roundabout (s), where required by the City of Kwinana on a pro-rata land area basis. The contribution in relation to the undergrounding of existing overhead powerlines including powerlines on both sides of Johnson Road and the reinstatement of the verge including Landscaping is based on pro-rata developable land area.</p> <p>2.3.1.1 The provision of works for this infrastructure item for the northern portion of Johnson Road – Upgrade A - will not be commenced until such time as 80% of the developable land area within the relevant catchment has been developed, or as otherwise determined through negotiation with the City of Kwinana.</p> <p>2.3.1.2 Please refer to Figure 3 of Appendix A for relevant catchment for this item.</p> <p>2.3.2 For that section of Johnson Road south of the Johnson Road culvert to Millar Road (as shown on the adopted Bollard Bulrush (Wellard Residential) Local Structure Plan), the development contribution relates to the construction of a new road from the culvert southwards adjacent to the northern edge of the existing reserve (Upgrade B1) and for the final section of the new road from the northern edge of the existing reserve to Millar Road (Upgrade B2) and is based on a pro-rata developable land area. The scope of works for the new section of road (realigned Johnson Road) includes drainage, kerbing to both sides of road, footpath, street lighting, landscaping, underground power, construction of a roundabout and land requirements as per</p> <p>2.3.2.1 below.</p> <p>2.3.2.1 The provision of works for this</p>
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		<p>infrastructure item for the southern portion of Johnson Road (south of the Johnson Road culvert) – Upgrades B1 and B2 - will be undertaken at the construction stage of this section of road, with the City meeting the cost difference between the two standards of road (that is, the difference between a Neighbourhood Connector A and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time).</p>
	2.3.2.2	<p>The Upgrade for the B1 component includes land acquisition for the difference between a Neighbourhood Connector A and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time, as well as the physical construction costs. The land acquisition costs shall be based on the provisions of clause 6.16.5.2 of the Scheme.</p>
	2.3.2.3	<p>Please refer to Figure 3 of Appendix A for relevant catchment for this item.</p>
	2.3.3	<p>Upgrades to Wellard Road (from Bertram Road southwards to Baldivis Road within the City of Kwinana boundary) to a comparable standard of a Neighbourhood Connector B under the WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision of the road based on volumes of traffic generated by the urban development of these lots as determined by the City (using traffic modelling) as a percentage of the total volumes of traffic using the road generated by the contributing landholdings. The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area.</p>
	2.3.3.1	<p>The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>
	2.3.3.2	<p>Please refer to Figure 10 of Appendix A for relevant catchment for this item.</p>
	2.3.4	<p>Upgrades to Bertram Road (from Challenger Avenue southwards to Wellard Road) to a comparable standard of a Neighbourhood Connector B under the WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision of the road based on volumes of traffic generated by</p>

	<p>the urban development of these lots as determined by the City (using traffic modelling) as a percentage of the total volumes of traffic using road generated by the contributing landholdings. The full cost of the upgrade however will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area.</p> <p>2.3.4.1 The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p> <p>2.3.4.2 Please refer to Figure 7 of Appendix A for relevant catchment for this item.</p> <p>2.3.5 Provision of the Johnson Road culvert and road crossing over the Peel Main Drain at the intersection of the realigned Johnson Road and the Peel Main Drain to a comparable standard to that of a Neighbourhood Connector B under WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision based on a pro-rata developable land area.</p> <p>2.3.5.1 This item may be constructed in the initial stages of subdivision for the Bollard Bulrush (Wellard Residential) estate to facilitate service connection, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p> <p>2.3.5.2 Please refer to Figure 4 of Appendix A for relevant catchment for this item.</p> <p>2.3.6 Provision of a culvert and road crossing linking Lot 661 and Lot 670 Bertram Road (south of Bertram Road and on the northern side of Bollard Bulrush Wetland) to a comparable standard of an Access Street C under WAPC Liveable Neighbourhoods Policy. Contributions area towards the full cost of the provision of the infrastructure item based on pro-rata developable land area.</p> <p>2.3.6.1 This item may be constructed in the initial stages of subdivision for Lot 661, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>
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2.3.6.2 Please refer to Figure 5 of Appendix A for relevant catchment for this item.

2.4 Item 4 – Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.

2.4.1 The Preparation of a Strategic 'holistic' Wetland Management and Recreation Plan for Bollard Bulrush Wetland and its buffers which will provide the basis for more detailed Wetland Management Plans to be prepared by affected landowners at subdivision stage. It will include the following key components:-

1. An Environment Study of the whole wetland and its buffers with a view to informing the preparation and adoption of management plans prepared at the subdivision stage by proponents.
2. A Recreation and Cultural study of the whole wetland and its buffers (taking into account the Historic Tramway, pedestrian and cyclist tracks linked to Kwinana Trails Master Plan etc) with a view to informing the preparation and adoption of management plans prepared at the subdivision stage by proponents.
3. An Implementation Strategy based on the above 2 points which informs the more detailed subdivisional management plans about management actions and infrastructure required to be provided as well as other environmental, drainage and recreational infrastructure needs or actions which are likely to be needed and provided in the longer term management of the wetland by public authorities (which are outside the scope of provision of the management plans prepared as conditions of subdivision).

2.4.1.1 The Implementation Plan required as part of this item will seek to include recommendations of a holistic nature relating to public access to and within the wetland area, rehabilitation strategies (including revegetation) for the wetland area, fencing if necessary and the like, as arising from the Environment Study (point 1 above).

2.4.1.2 50% of the cost of this item is to be contributed by the landholdings identified on Figure 6 of Appendix A that immediately abut the EPP Wetland boundary, whereby a proportional contribution relative to the length of boundary of the affected landholding abutting the EPP Wetland will be required.

2.4.1.3 The remaining 50% of the cost of this item is to be contributed by each precinct

		<p>or landholding within 600 metres from the EPP Wetland boundary, excluding those landholdings applicable to 2.4.1.2 above, based on a pro-rata developable land area basis</p>
	2.4.1.4	Each landholding will contribute to the item at the time of subdivision and preparation of the plans will be pre-funded by the City and will be undertaken over the 2014/2015 and 2015/2016 financial years.
	2.4.1.5	Please refer to Figure 6 of Appendix A for relevant catchment for this item.
	2.5	Item 2.5 Enhancements to Peel Main Drain south of Bertram Road to Millar Road (outside Bollard Bulrush Wetland and its buffers).
	2.5.1	Enhancements for that portion of the Peel Main Drain south of Bertram Road and within the northern part of the Bollard Bulrush Wetland and its buffers. These enhancements will include design works, fencing and landscaping improvements.
	2.5.1.1	100% of the contribution cost for the Item will be provided as a result of subdivision or development within the relevant catchment based on pro-rata developable land area.
	2.5.1.2	The enhancements to this northern section of the Peel Main Drain within the Bollard Bulrush Wetland area apply to the length of the Peel Main Drain reserve south of Bertram Road either side of Lots 661 and 670, north of the EPP wetland and its associated buffers and for a width of 5 metres either side of the drainage reserve from the top of the Peel Main Drain bank outwards.
	2.5.1.3	Please refer to Figure 8 of Appendix A for relevant catchment for this item.
	2.5.2	Enhancements for that portion of the drain south of the Bollard Bulrush Wetland and its buffers and north of Millar Road. These enhancements will include design works, fencing and landscaping enhancements to all affected portions with the exception of the area adjacent to and south of the EPP wetland boundary and associated buffers for a length of 100 metres, to which the applicable treatment shall be in the form of a 'Living Stream'. A 'Living Stream' is broadly defined as a simple drain that has been converted to a functioning

	<p>ecosystem The enhancements for both treatments shall include design and feasibility, all earthworks (which shall not affect current drainage flows) and landscaping enhancements which may include, but is not limited to, re-grading, retaining, landscaping and pedestrian footpaths.</p> <p>2.5.2.1 100% of the contribution cost for this Item would be provided as a result of subdivision and development within the relevant catchment based on pro-rata developable land area.</p> <p>2.5.2.2 The enhancements to this southern section of the Peel Main Drain within the Bollard Bulrush Wetland area apply to the length of the Peel Main Drain reserve south of the EPP wetland and its associated buffers to Millar Road and for a width of 5 metres either side of the drainage reserve from the top of the Peel Main Drain bank outwards.</p> <p>2.5.2.3 Please refer to Figure 9 of Appendix A for relevant catchment for this item.</p> <p>2.5.3 Upgrades to the relevant section of Peel Main Drain, as identified above, will occur during the subdivision stage (design works) and development stage (application of treatment).</p> <p>2.6 Generally</p> <p>2.6.1 All Development Contributions payments, administrative matters and the like are to be in accordance with Council Policy, as amended from time to time.</p> <p>2.6.2 The contribution is to be determined in accordance with the provisions of Clause 6.16.5 and contained in this Development Contribution Plan.</p> <p>2.6.3 Contributions are not required for residential lots already created at the time of gazettal of Town Planning Scheme No.2 Amendment 87 or subject to a current valid subdivision approval which does not require contribution to the cost of the above infrastructure or for the construction of residential development</p> <p>2.6.4 Credits / in-kind contributions, where deemed appropriate and applicable, are to be through negotiated agreement with the City prior to the subdivision stage. This includes the determination of costs, required works, technical standards and the like.</p> <p>2.6.5 The Development Contribution Plan shall be in operation for a period of 20 years from the date of gazettal, subject to a review every five years,</p>
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	<p>and may be modified via an amendment to the Scheme.</p> <p>2.6.6 An R-Code of 10 will apply to Developable Land over Lots 69, 70, 71, 75, 79, 81 Bertram Road and 167 Wellard Road.</p>
Participants and Contributions	<p>3.0 In accordance with a Cost Contribution Schedule adopted by the Local Government for DCA1. The Cost Contribution Schedule may identify undeveloped land beyond DCA1 which may be included in DCA1 in the future and for which future contributions may be payable. Contributions for Future Areas identified will not be payable unless and until these areas are included within DCA1 by virtue of future Town Planning Scheme Amendments.</p> <p>3.1 Likely traffic volumes generated by Future Areas may be used for the purposes of the calculation of contributions from landowners within DCA1.</p>

APPENDIX 3. DRAFT DCP REPORT

Please see Attachment G to this Council Report

APPENDIX 4. DRAFT COST APPORTIONMENT SCHEDULE

Please see Attachment E to this Council Report

ATTACHMENT G

Development Contribution Report - DCA1

CITY OF KWINANA

DEVELOPMENT CONTRIBUTION PLAN REPORT DCA1

DRAFT

15 February 2017

CONTENTS

1. Introduction
 - 1.1 Background
 - 1.2 Purpose of Development Contribution Plan
 - 1.3 Purpose of Development Contribution Plan Report
 - 1.4 Status
 - 1.5 Principles
 - 1.6 Area of Operation
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1 Introduction

1.1 Background

1.1.1 Development Contribution Plans

In Western Australia, development contributions for hard infrastructure have long been accepted as an essential part of the planning system. As part of the state government's review of the scope for development contributions, it was determined that Local Governments face increasing pressures on the services they provide. These pressures arise from population and economic growth, and increasing expectations of the community for new and upgraded infrastructure. The Policy also concludes that the capacity of local governments to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the availability of financial resources.

The State Planning Policy (SPP) 3.6 *Development Contributions for Infrastructure*, made under Section 26 of the *Planning and Development Act 2005*, sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. This policy sets out criteria to guide the development contributions for infrastructure in a consistent, accountable and transparent system. It provides an equitable system for planning and charging development contributions across defined areas, and provides certainty to developers, infrastructure providers and the community about the charges which apply and how the funds will be spent.

The key principle is that the 'beneficiary' pays. Sometimes benefits will be largely confined to the residents of a new development. Sometimes, the benefits will accrue to both existing and new residents. Consistent with this principle, developers will only fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facility are necessary to service the development.

1.1.2 Context for this Draft Development Contribution Plan Report

This Report is prepared to accompany the advertising of Amendment 132 to TPS 2. The amendment will modify the existing DCP in terms of DCA1 boundaries and catchment boundaries and Schedule V of TPS No.2.

The Minister for Planning, as advised by the Western Australian Planning Commission (WAPC) in a letter dated 18 September 2016, directed the Council to re-advertise the amendment due to there being significant modifications required following public advertising and review by the WAPC.

Given the City originally initiated the advertising of Amendment 132 on 27 August 2012, for ease of reporting, this Report is based on 1 January 2013 as being the operative date for the Amendment being considered as seriously contemplated and thus becoming the operative date of the Amendment.

Estimated contributions relating to land developed between 1 January and the gazettal of Amendment 132 are secured through legal agreements as provisional amounts but cannot be finalised until the cost apportionment schedule is approved.

As Amendment 132 resets the earlier DCA1 and its associated Schedule V items, all costs and net developable land areas are as at 1 January 2013 in this draft DCP Report No.1. Once gazettal occurs, the first formal DCP Report will reset all costs and areas to the gazettal date and take account of all interim development that occurred from 1 January 2013 to the gazettal date. At this time, all deeds covering interim development obligations can be calculated and acquitted.

Development that occurred prior to 1 January 2013 is deemed to have had its contribution liability extinguished under the then prevailing DCA1 and Schedule V. Therefore, remaining net development areas for each catchment and infrastructure item is set as at 1 January 2013. Where there is no remaining developable land in the catchment for an infrastructure item, it will be taken that there is no cost outstanding for that item of infrastructure.

Where there were pre-funding credits still outstanding as at 1 January 2013, such credits will continue to be recognised and applied as contribution offsets or be covered by other arrangements between the City and the developer.

1.1.3 Acquittal of Developer Deeds Securing Contribution Liabilities and Credits For Development Prior to Gazettal of Amendment 132

It was not possible to calculate contribution liabilities for land subdivided after the advertising of Amendment 132 until the amendment is gazetted as there is no statutory base until the revised DCA1 and DCP are incorporated into TPS No.2 as Schedule V.

The contribution liabilities affected by this timing delay are secured through Deeds between the developer and the City. The method for acquitting these Deeds once Amendment 132 is gazetted as follows and should also be read in conjunction with s.5.2.1:

- a) Assumptions based on the Amendment 132 revisions to TPS No2 Schedule V in this draft DCP Report will be confirmed;
- b) Forecast costs, pre-funding credits and net developable land areas as 1/1/2013 will be confirmed and a Cost Apportionment Schedule for 2013 will be calculated;
- c) Deeds covering development during 2013 will have their acquittal liability calculated and be discharged following payment;
- d) Forecast costs, pre-funding credits and net developable land areas as 1/1/2014 will be confirmed and a Cost Apportionment Schedule for 2014 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (c) above);
- e) Deeds covering development during 2014 will have their acquittal liability calculated and be discharged following payment;
- f) Forecast costs, pre-funding credits and net developable land areas as 1/1/2015 will be confirmed and a Cost Apportionment Schedule for 2015 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (e) above);
- g) Deeds covering development during 2015 will have their acquittal liability calculated and be discharged following payment;
- h) Forecast costs, pre-funding credits and net developable land areas as 1/1/2016 will be confirmed and a Cost Apportionment Schedule for 2016 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (g) above);
- i) Deeds covering development during 2016 will have their acquittal liability calculated and be discharged following payment;
- j) Forecast costs, pre-funding credits and net developable land areas as 1/1/2017 will be confirmed and a Cost Apportionment Schedule for 2016 will be calculated (Note: this stage involves accounting for net developable land and costs acquitted in (i) above);
- k) Deeds covering development during 2017, up to the post-gazettal approval of the DCP Report No.1 and associated Cost Apportionment Schedule, will have their acquittal liability calculated and be discharged following payment;
- l) Once the post-gazettal DCP Report and Cost Apportionment Schedule are approved, there will no longer be a need to secure provisional contributions as such liabilities will be paid and cleared at time of subdivision or development.

1.1.4 Development Contribution Plans for Hard Infrastructure in TPS 2

The 475 ha of DCA1 is comprised of a number of landholdings and landholders. The Fifth Schedule of TPS 2 identifies a range of infrastructure items required to underpin development across the DCA. In order to

share the cost of this infrastructure across all benefitting development in the DCA, there is a need to implement a development contribution plan.

The City introduced DCA1 into the Scheme in 2004, by way of Amendment No. 87, to ensure a coordinated provision of funding of infrastructure in future development areas of the Bertram locality. DCA1 was the first contribution scheme initiated by the City and focused on the new developments at Bertram and Belgravia Centre. It included contributions towards the Sulphur Road Bridge, Johnson Road, Bertram Road and a Nutrient Stripping Basin.

The Scheme was amended further in 2007, by way of Scheme Amendment No. 91, to include additional landholdings within DCA1. This included the Emerald Park Estate and adjoining landholdings and expanded contributions for certain landholdings towards the southern extensions of Johnson Road and Bertram Road. The scheme was to operate for five years from the date of gazettal of that Amendment. On 13 June 2012, the City resolved to extend the period of operation of the Development Contribution Plan (DCP) within DCA1 to enable the expected further extent of urban development to be included in the DCP. This was further extended to ensure operation up to gazettal of Town Planning Scheme Amendment 132.

State Planning Policy 3.6, Development Contributions for Infrastructure, was gazetted in November 2009 and accordingly now provides the statutory basis for the DCP over DCA1. The WAPC Planning Bulletin 18 covered the earlier DCPs. The WAPC has recently released for comment a revised SPP 3.6 dated July 2016.

1.2 Purpose of Development Contribution Plan Report

This Report is prepared within the framework of State Planning Policy 3.6 Development Contributions for Infrastructure clause 6.3.10 and TPS 2 clause 6.16.5.10.

Importantly, TPS 2 clause 6.16.5.10.1 states:

Within 90 days of the Development Contribution Plan coming into effect, the local government is to adopt and make available a Development Contribution Plan Report and Cost Apportionment Schedule to all owners in the DCA.

Importantly, this Report should be seen only as a draft report provided as an explanatory document to accompany the re-advertising of Amendment 132. This Report will provide the essential framework upon which the first DCP Report and the cost apportionment schedule for each landowner will be prepared following gazettal of Amendment 132.

The Report provides the detail necessary to operate the DCP, namely:

- Infrastructure and other items for which development contributions are to apply;
- Cost estimates of infrastructure and other items;
- Periodic review of cost estimates and cost escalators and the bringing to account contributions received and works completed;
- Basis on which cost estimates are levied;
- Cost contribution rates per catchment area;
- Principles for priority and timing of infrastructure provision;
- Approach for dealing with developer pre-funding of approved infrastructure;
- Period of operation of the DCP; and,
- Various other operational matters.

1.3 Status

This draft DCP Report has no formal status until Amendment 132 has been gazetted. Following gazettal, a DCP Report will be prepared pursuant to Clause 6.15.5 of the City of Kwinana Town Planning Scheme No. 2. This report therefore should be read in conjunction with the Fifth Schedule of the scheme. While the Report does not form part of the Scheme, once adopted by the City it is subject to review as provided under clause 6.16.5.11.

1.4 Principles

This DCP Report has been prepared in accordance with the principles enunciated in Clause 6.16.5.6 of TPS 2 and State Planning Policy 3.6.

(a) Need and the nexus

The need for the infrastructure included in the plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).

(b) Transparency

Both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer.

(c) Equity

Development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need.

(d) Certainty

All development contributions should be clearly identified and methods of accounting for cost adjustments determined at the commencement of a development.

(e) Efficiency

Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs

(f) Consistency

Development contributions should be applied uniformly across a development contribution area and the methodology for applying contributions should be consistent.

(g) Right of consultation and review

Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe the calculation of the costs of the contributions is not reasonable.

(h) Accountable

There must be accountability in the manner in which development contributions are determined and expended.

In addition to the principles in SPP 3.6:

(i) Termination

The DCP should be continually reviewed in terms of works completed, cost of works outstanding and contributions received to ensure on completion of the DCP there is no financial deficit or surplus.

1.5 Area of Operation

The DCP Report applies to the development contribution area (DCA1) as depicted in Figure B and in the Fifth Schedule of TPS 2. DCA1 encompasses the additional areas included through gazetted Amendment 132. .

Figure A shows the area covered by DCA1 prior to Amendment 132. Figure B shows the extent of DCA1 following the gazettal of Amendment 132.

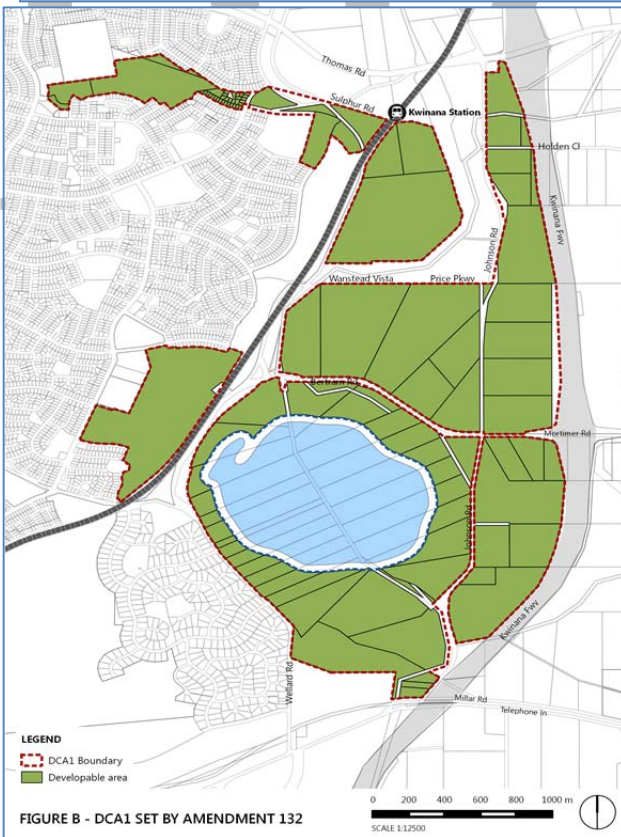
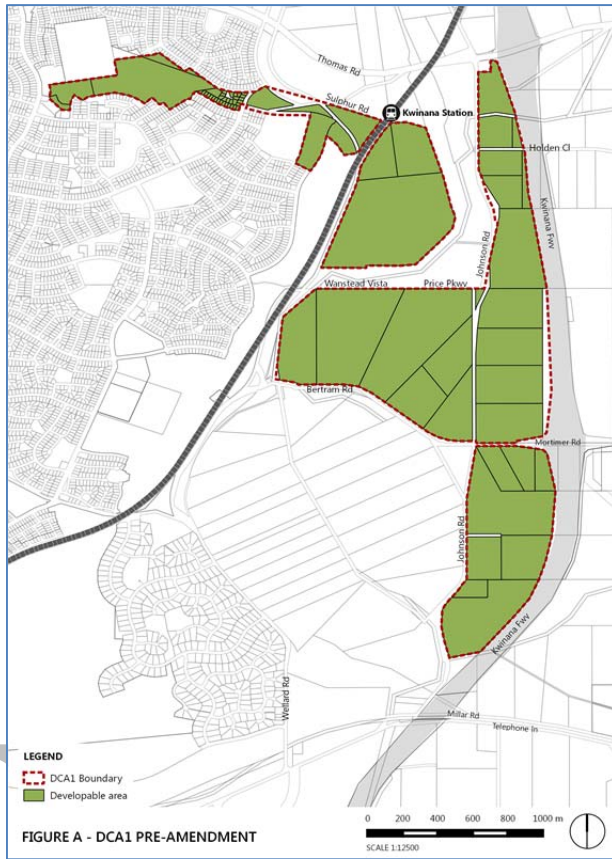
The additional areas incorporated into DCA1 through Amendment 132 are:

- 1) **The Bollard Bulrush Wetland and surrounding landholdings generally bound by Bertram Road, Wellard Road, Johnson Road and Millar Road.** The area makes up about 233.6 ha, with

the majority encompassing wetland and associated buffer areas. The Peel Main Drain also dissects the majority of this site. It is made up of 33 private lots ranging in area from 0.69 ha to 14.84 ha.

- 2) **Three landholdings within Parmelia directly west of Bertram Road bounded by Wellard Road, Parmelia Avenue and Challenger Avenue.** With a total area of 50.6 hectares, it includes part of Lot 9226 (the southern portion which is bounded by Bertram Road, Wellard Road, Parmelia Avenue and Challenger Avenue) and Lots 1 and 50 Bertram Road, Wellard. The bulk of the site is owned and managed by the Department of Housing.
- 3) **This site, located in Bertram, is directly north of the corner of Challenger Avenue and Bertram Road, bounded by the Perth to Mandurah Railway Line and the Peel Main Drain.** It has a total area of 2.8 ha. The site is a vacant Crown Reserve and is not utilised for any public use. The majority of the site is part of an amendment to the MRS and local scheme to rezone the land for urban purposes.
- 4) **Lot 900 Tamblyn Place, Wellard is directly south of Bertram Road and is bounded by Tamblyn Place and Johnson Road.** It is 3.3 ha in size and is zoned Urban under the MRS and Rural A under the TPS2. A Scheme Amendment is in process to rezone it to Development Zone under the TPS2.

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1.6 Strategic Basis

Development within DCA1 is intended to support the Kwinana Regional Centre and generally lies within a three kilometre catchment of the Kwinana rail station. Given this strategic positioning adjacent to existing development and infrastructure, the development planning will be coordinated through a series of local structure plans.

2 Infrastructure and Other items Retained, Varied or Expanded by Amendment 132

This section of the DCP Report identifies the infrastructure and other items for which development contributions will be collected in DCA1. These items cover the following categories:

- Bridge, roads and paths performing a district function;
- District drainage works; and,
- Administration costs.

It should be noted Amendment 132 changes a number of the contribution catchment areas prevailing in DCA1 prior to the amendment. Use of the term “catchment” is equivalent to use of the term “figure”.

2.1 Items of Infrastructure Included Prior to Amendment 132

- Construction of the Sulphur Road Bridge (over the railway);
- Upgrading Bertram / Mortimer Roads (between the Kwinana Freeway to Challenger Avenue) to appropriate urban standard including the intersection with Johnson Road;
- Development of a stormwater and nutrient stripping basin for Casuarina and Peel Main Drain north of Bertram Road;
- Upgrading of Johnson Road from Holden Close to Bertram Road;
- The construction of two road linkages across the Parks and Recreation reserves in the Bertram locality reflected on the approved Casuarina Structure Plan;
- Upgrading of Johnson Road south of Bertram / Mortimer Roads to Millar Road to an urban standard including undergrounding of power and two roundabouts; and
- Dual Use Paths along Johnson Road.

Contributions to these infrastructure items are variously calculated in three different ways, namely:

1. On the basis of proportional traffic volume generated by each landholding at an R20 density as a proportion of the traffic volumes from within DCA1 (Wellard Road upgrade).

On the basis of lot frontage to the road (e.g. Johnson Road north of Mortimer Road)

2. On the basis of the proportion of a landholding's net developable area against a total net developable land area for a catchment

2.2 Existing Items of Infrastructure Unaffected by Amendment 132

2.2.1 Sulphur Road Bridge (Item A)

The bridge is constructed and Catchment Figure A1 will apply to development occurring since the initiation of Amendment 132.

Methodology for Contributions

The method for determining the existing contributions to this item is based on traffic volumes resulting from developable land at an R20 density. It must be noted however, that those landholdings to the west of the

Peel Main Drain have been apportioned a 50% discounted contribution of their respective developable land area basis given their proximity to both Kwinana Station and Wellard Station and subsequent need and nexus of traffic using Sulphur Road Bridge in this regard.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,326,612. The total land area catchment contributing to this item (at 1 January 2013), was 510,526m² and \$470,590 remained outstanding of the total cost to be recouped.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed and as such, the development contribution represents a cost recovery exercise.

2.2.2 Stormwater Management (Item B)

The development contribution focused on appropriate treatments of storm water entering the Peel Main Drain in accordance with the requirements of the Water Corporation to service the flows north of Bertram Road.

Methodology for Contributions

The cost contribution component representing the full cost is allocated landowners within Catchment A2 where contributions are calculated based on remaining net developable land area.

Refer to Figure A2 for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$358,309. The outstanding cost to be recouped is \$36,672.

Timing and Provision of Infrastructure

The stormwater infrastructure is to be constructed in conjunction with the subdivision of Lot 670 Bertram Road.

2.2.3 Bertram Road Upgrade (Item C)

Bertram Road upgrade (Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway) and Johnson/Bertram Intersection Treatment

- Earthworks, Drainage, Sealing, Bridge and other necessary works
- Intersection treatments

Methodology for Contributions for the Upgrade

Cost contributions will be based on the remaining net developable land area.

Refer to Figure C for the relevant catchment for this item. The cost of this item is allocated across the entire DCA1 except for the area west of the Sulphur Road Bridge.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$6,148,542 of which \$2,423,618 is attributable to the DCP and the balance to the City. The remaining outstanding costs to be recouped is \$1,132,131.

Timing and Provision of Infrastructure

This infrastructure item has already largely been constructed and as such, the development contribution represents a cost recovery exercise.

2.2.4 Johnson Road Upgrade A Western Side (Item D1)

Johnson Road upgrade, north of Peel Lateral Drain to Holden Close, from rural to urban standard being a Neighbourhood Connector A or equivalent:

- includes all infrastructure associated with this category of road

Methodology for Contributions for the Upgrade

Contributions based on remaining net developable land area of landholdings on western side of Johnson Road.

Refer to Figure A2 for the relevant catchment for this item.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.2.5 Johnson Road Upgrade A Eastern Side (Item D2)

Johnson Road upgrade, north of Peel Lateral Drain to Holden Close, from rural to urban standard being a Neighbourhood Connector A or equivalent:

- includes all infrastructure associated with this category of road

Methodology for Contributions for the Upgrade

Contributions based on landholding frontage of landowners on eastern side of the road.

Refer to Figure A3 for the relevant catchment for this item.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.2.6 Johnson Road Upgrade B (Item E)

Johnson Road upgrade, south of Peel Lateral Drain to Bertram Road, from rural to urban standard being a Neighbourhood Connector A or equivalent

- includes all infrastructure associated with this category of road
- two (2) roundabouts

Methodology for Contributions for the Upgrade

Contributions based on remaining net developable land area. Refer to Figure A2 for the relevant catchment for this item

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.2.7 Construction of a dual use path on the eastern side of Johnson Road (Item F)

Section A

Dual Use path on the eastern side of Johnson Road (north of Peel Lateral Drain to Holden Close).

Section B

Dual Use path on the eastern side of Johnson Road (south of Peel Lateral Drain to Bertram Road).

Methodology for Contributions for the Upgrade

Contributions for Section A are based on remaining net developable land area. Contributions for Section B are based on frontages of landholdings on both sides of Johnson Road. Refer to Figure A2 for the relevant catchment for this item.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.2.8 Construction of two new road linkages across the Parks and Recreation Reserves in the Bertram locality as shown on the Casuarina structure plan. (Item I).

Methodology for Contributions for the Upgrade

Contributions are based on remaining net developable land. Refer to Figure A2 for the relevant catchment for this item.

Costings

This item has been provided through developer pre-funding and the associated catchment for net developable land has been developed. No further contributions are required.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.3 Amendments to Existing Items of Infrastructure Resulting from Amendment 132.

Amendments to Johnson Road (Items G and H)

The upgrade of Johnson Road from a rural standard to an urban standard south of Mortimer / Bertram Road to Millar Road is an existing item of infrastructure introduced under TPS Amendment No 91 in 2007.

Amendment 132 amends the alignment of the southern part of this road item as the existing Johnson Road reserve is now to be partially closed south of the western edge of the proposed Primary School (as shown on the adopted Wellard West Emerald Park estate Local Structure Plan) to service only limited local traffic.

District through-traffic associated with the development of DCA1 will now be channeled across a road bridge/culvert over the Peel Main Drain (Item M), into the Providence Estate, along Irasburg Parade to a roundabout and then directly south along Fairhaven Boulevard to Miller Road.

As such, the northern part of Johnson Road has been upgraded along its existing alignment (Item G) to the Johnson Road culvert over the Peel Main Drain (Item L), and, a new portion of the road is provided along the new alignment (Item H).

2.3.1 Johnson Road (Item G)

Standard of Upgrade

The standard of upgrading of Johnson Road (south of Bertram Road to the Johnson Road culvert over the Peel Main Drain), from a rural to urban standard - Neighbourhood Connector A or equivalent as constructed:

- includes all infrastructure associated with this category of road;
- one (1) roundabout construction and land; and
- associated underground power.

The rationale for the Neighbourhood Connector A standard is that this higher standard road is required for traffic movement generated beyond the immediate abutting subdivisions and that this is a cost that should be distributed across a wider catchment.

Methodology for Contributions for the Upgrade

The catchment of contributing landowners is as shown in the catchment depicted in Figure D. The method for determining the contribution is based on the remaining net developable land area.

Refer to Figure D for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,368,529. The remaining outstanding cost to be recouped is \$1,558,894.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed.

2.3.2 Johnson Road Upgrade (Item H)

The existing Johnson Road reserve is to be partially closed south of the western edge of the proposed Primary School and be realigned to extend over the Peel Main Drain into the Providence Estate along Irasburg Parade to a roundabout and then directly south along Fairhaven Boulevard to Miller Road

The provision of Item H is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. DCA contributions will only be sought however for the difference between a Neighbourhood Connector A road, or a comparable standard as constructed, and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road).

The rationale for the Neighbourhood Connector A standard is that this higher standard road is required for traffic movement generated beyond the immediate subdivision and that this is a cost that should be distributed across a wider catchment.

Methodology for Contributions for the Upgrade (need and nexus)

The catchment of contributing landowners is as shown in Figure D. The method for determining the contribution is based on the remaining net developable land area.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$453,866. The remaining outstanding cost to be recouped is \$298,721.

Timing and Provision of Infrastructure

This infrastructure item has largely been constructed.

2.4 New Infrastructure Items

The following additional items have been added to DCA1 through Amendment 132.

- The upgrading of Wellard and Bertram Roads south of Challenger and north of Millar Road to an urban standard;
- Contributions towards the Johnson Road culvert and road crossing over the Peel Main Drain; and,
- Road culvert and road crossing over the Peel Main Drain linking Lots 661 and 670 Bertram Road (on the northern side of Bollard Bulrush Wetland).

2.4.1 Wellard Road Upgrade (Item J)

The proposed upgrading of Wellard Road to an urban standard applies from the intersection of Bertram Road to Millar Road within the City of Kwinana boundary.

Standard of Upgrade

Wellard Road upgrade (Bertram Road to Millar Road) to a Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy, or equivalent, and to include all associated infrastructure works.

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item – which is currently a rural standard road - arises from the development of urban land that is immediately adjacent to, or in close proximity to, Wellard Road that will generate a proportional traffic volume that has been shown via traffic modeling to utilise this road.

The City has undertaken traffic modelling to determine the relative proportion of traffic that will be generated by these lots individually and as a whole. Importantly, this is separate to the total volumes of traffic that are likely to use Wellard Road which may be significantly greater as more traffic will be generated from further afield such as from the City of Rockingham and across the City of Kwinana itself. This may well necessitate the City upgrading Wellard Road to a higher standard than Neighbourhood Connector (equating to a possible 15,000 vehicles per day) at a later date.

It is only considered appropriate however to charge a development contribution for the upgrade to Neighbourhood Connector B standard as this standard is directly attributable to the immediate urban development of the subject area. This includes, as noted above, a contribution by the City for the existing Homestead Ridge area.

The methodology for apportioning costs for Item J will be based upon traffic modelling that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on net developable land area for all landholdings within that catchment.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Wellard Road from this locality. The City will be responsible for a proportionate contribution towards Item J that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item J is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	4.6%
Bollard Bulrush 2	1.4%
Bollard Bulrush 3	9.3%
Wellard Residential LSP (Providence Estate)	40.9%
Wellard West LSP (Emerald Park)	15.0%
Parmelia LSP	0.7%
Homestead Ridge	28.1%
Total	100.0%

Refer to Figure E for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$8,765,576 of which \$6,302,449 is attributable to the DCP. The balance is to be funded by the City as part of the Homestead Ridge liability. This includes a 7.4 metre-wide pavement width (for a length of 2.05 km), resurfacing, kerbing, drainage, lighting and a dual-use path.

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Report.

2.4.2 Bertram Road Upgrade (Item K)

The proposed upgrading of Bertram Road to an urban standard applies from the intersection of Challenger Avenue to Wellard Road.

Standard of Upgrade

The upgrade is to the Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy or equivalent and includes all associated infrastructure works.

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item arises from the development of urban land that is immediately adjacent to or in close geographic proximity to Bertram Road that will generate a proportional traffic volume that has been shown via traffic modeling to utilise this road.

Lots contributing to this item are as identified within the catchment shown on Figure E..

As noted above, the City has undertaken traffic modeling to determine the relative proportion of traffic which will be generated by these lots individually and as a whole. As noted, this is separate to the total volumes of traffic which will most likely be using Bertram Road which may be significantly greater as more traffic will be generated from further afield. This may require that the City will upgrade Bertram Road to a higher standard than Neighbourhood Connector B (equating to 3,000 vehicles per day) at a later date.

The methodology for apportioning costs for Item K will be based upon traffic modelling that has identified seven localities within the contribution catchment (shown below also). The costs will be apportioned firstly as a percentage of the total towards each seven localities, and then based on a based on net developable land area for all landholdings within that catchment.

It is noted that Homestead Ridge has been identified as a locality within the traffic modelling, but that locality is outside of the contribution catchment and DCA1. Homestead Ridge was included in the traffic modelling to recognise the traffic generated on Bertram Road from this locality. The City will be responsible for a proportionate contribution towards Item J that is equal to the traffic generated by Homestead Ridge.

The initial percentage separation of the seven localities for Item K is as follows:

Locality	Proportion of traffic associated with the locality
Bollard Bulrush 1	1.8%
Bollard Bulrush 2	8.0%

Bollard Bulrush 3	69.9%
Wellard Residential LSP (Providence Estate)	0.7%
Wellard West LSP (Emerald Park)	11.9%
Parmelia LSP	0.1%
Homestead Ridge	7.6%
Total	100.0%

Refer to Figure E for the relevant catchment for this item.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$2,333,544 of which \$2,156,195 is attributable to the DCP. The balance is to be funded by the City as part of the Homestead Ridge liability.

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Report.

2.4.3 Johnson Road Culvert across the Peel Main Drain (**Item L**)

The proposed construction of Johnson Road culvert is at the intersection of the realigned Johnson Road and the Peel Main Drain.

Standard of Upgrade

The construction of the culvert and road crossing will be to a suitable standard to address, but not affect, the flow of the drain and meet the traffic demands of a Neighbourhood Connector B road as per the WAPC's Liveable Neighbourhoods Policy or equivalent.

Methodology for Contributions for the Upgrade

The inclusion of this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the Johnson Road culvert that, by virtue of the number of landholdings surrounding the southern area of the Peel Main Drain and Johnson Road, would utilise the Peel Main Drain crossing.

Lots contributing to this item are within the catchment shown on Figure D and are to contribute towards the full cost of the construction based on remaining net developable land area.

Costings

As estimated at 1 January 2013, the cost for this infrastructure item was \$1,389,014 of which \$1,381,645 is to be recouped under the DCP.

Timing and Provision of Infrastructure

This infrastructure item has been constructed.

2.4.4 Culvert and Road crossing over the Peel Main Drain linking Lots 661 and 670 Bertram Road (**Item M**)

The proposed location of this culvert and road crossing is to be determined via local structure planning of these lots but is to cross the Peel Main Drain to provide a road connection to allow for traffic movement east-west within urban development south of Bertram Road and north of Bollard Bulrush Wetland and buffer. Its approximate location is shown on Figure F

Standard of Provision

The design and construction of the culvert and road crossing will be to a suitable standard to address the flow of the drain and meet the traffic demands of an Access Street C standard as per Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade

The need for this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the culvert that, by virtue of the number of landholdings surrounding the northern area of the Peel Main Drain adjacent to Bertram Road, would utilise this crossing.

Lots as identified within the catchment shown on Figure F are to contribute towards the full cost of the provision based on remaining net developable land area.

Costings

This item has been calculated to cost \$1,461,744. This is calculated on a 20 metre road reserve width and based on the adjacent Bertram Road culvert cost.

Timing and Provision of Infrastructure

This item may well be constructed in the initial stages of subdivision for Lot 661, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise identified in the DCP Report.

2 Contribution Catchments

There are seven catchments identified within DCA1 to cover the undeveloped land and are as depicted on figures A1 to F.

As stated in 1.1.2 above, all costs and areas in this DCP Report are as at 1 January 2013.

Table 3.0 DCP Infrastructure Costs and Area by Catchments

Catchments	DCP Infrastructure	Infrastructure Full Cost or Forecast \$'	Net Developable Area Remaining m2
A 1	Item A [2.2.1] Sulphur Road Bridge	2,326,612	510,526 (20% of remaining area) (Land holdings west of the Bridge receive a 50% discount.)
A 2	Item B [2.2.2] Storm management infrastructure	358,309	218,340 (10% of remaining area)

C	Item C [2.2.3] Upgrade of Bertram/Mortimer Roads (Challenger Ave. to Freeway) and Johnson/Bertram Intersection roundabout	6,148,542 (DCP cost – 2,423,618) (COK cost – 3,724,924)	2,293,588 (47% of remaining area)
A2	Item D 1 [2.2.4] Upgrade of Johnson Road (north of Peel Lateral Drain to Holden Close - western side	Completed	Nil (0% remaining area)
A3	Item D2 [2.2.5] Upgrade of Johnson Road (north of Peel Lateral Drain to Holden Close - eastern side contribution based on frontage	Completed	Nil (0% remaining area)
A2	Item E [2.2.6] Upgrade of Johnson Road (south of PLD to Bertram Road)	Completed	Nil (0% remaining area)
A2	Item F (2.2.7) [includes Sections A and B] Construction of a dual use path on the eastern side of Johnson Road from Holden Close to Bertram Road	Completed	Nil (0% remaining area)
A2	Item I [2.2.8] Construction of two new road linkages across the P&R Reserves in the Bertram locality	Completed	Nil (0% remaining area)
D	Item G [2.3.1] Johnson Road south of Bertram Road to the western edge of the primary school site – Includes resurfacing and resealing, drainage, lighting, kerbing and one roundabout	2,368,529	1,349,535 (66% of remaining area)
D	Item H [2.3.2] Johnson Road south of culvert to Millar Road –DCP to meet only the cost associated with an Access Street B standard with the City meeting the over and above cost of a Neighbourhood Connector A or equivalent	453,867	1,349,535 (66% of remaining area)
E	Item J [2.4.1] Wellard Road upgrade to Neighbourhood Connector B,	8,765,576(DCP cost – 6,302,449) (COK cost for Homestead Ridge –	375,750 (100% of remaining area)

	or equivalent, (from Bertram Road to Millar Road) Cost allocation proportional to traffic generation from catchment.	2,463,127)	
E	Item K [2.4.2] Bertram Road upgrade to Neighbourhood Connector B, or equivalent, from Challenger Road south to Wellard Road. Cost allocation proportional to traffic generation from catchment.	2,333,544(DCP cost – 2,156,195) (COK cost for Homestead Ridge – 177,349))	398,819 (100% of remaining area)
D	Item L [2.4.3] Johnson Road culvert and road crossing over Peel Main drain to a Neighbourhood Connector B standard or equivalent.	1,389 014	1,349,535 (99% of remaining area)
F	Item M [2.4.4] Bertram Road culvert and road crossing linking Lots 661 and 670 constructed to an Access Street C standard or equivalent.	1,461,744	306,912 (100% of remaining area)
TOTAL		25,605,737	5,453,470

3 DCP Costs

The following costs relate to the infrastructure items listed in s.2 Infrastructure and Other items Varied or Expanded by Amendment 132 above.

Table 4.1 Costs Outstanding

CATCHMENT	INFRASTRUCTURE ITEM	FULL COST adjusted to 1/1/2013	REMAINING COST AS AT 1/1/2013
A1	A	2,326,612	470,590
A2 ¹	B	358,309	36,672
	D	NA	Nil
	E	NA	Nil
	F	NA	Nil
	I	NA	Nil
A3	D2	NA	Nil
C	C	2,423,618	1,132,131
D	G	2,368,529	1,558,894
	H	453,867	298,721
	L	1,389,014	1,381,645

¹ There are no identified outstanding liabilities as at 1/1/2013 for Infrastructure Items D1/D2, E, F

	TOTAL Catchment	9,319,949	4,878,653
E	J	6,302,449	6,302,449
	K	2,156,195	2,156,195
	TOTAL Catchment	8,458,644	8,458,644
F	M	1,461,744	1,461,744
Total DCA1		19,240,337	14,799,041

4.2 Contingencies

Due to the civil construction industry being subject to cost variations due to capacity constraints and cost of materials changes, estimated costs generally include cost contingencies. The degree of contingency applied to each item relies on the level of works design, scale of works and other industry factors.

F

or a particular road, different contingency rates might apply to different cost items. For road costs, a contingency of 20% will be applied. It is recognised the amount of contingency required is reduced by the use of cost escalators between each review. Reducing the contingency rate by half the applicable escalator rate is appropriate between cost reviews.

4.3 Administration

There is no obligation on the City to prepare and administer a DCP other than to support good and orderly development. The existence of a DCP is, however, important to landowners and developers where there are district level works that need to be provided as a precursor to subdivision.

The allowance for borrowing costs has been expanded, beyond that normally applied, to include provision for some recoupment of cost of funds applying to privately funded DCP works. This approach partly removes the disincentive for developers to pre-fund works and treats equally the Shire and developers.

Administrative items include all expended and estimated future costs associated with development of the district water management plan/s, preparation, review and implementation of the Development Contribution Plan, DCP administration, planning and any technical documents necessary for the implementation of the above, including:

- Planning studies;
- Traffic studies;
- Drainage studies;
- Road design costs where elsewhere not allocated to specific roads;
- Other related technical and professional studies;
- Borrowing cost interest allowance for administrator including loan repayments;
- Borrowing cost interest allowance for developer pre-funding; and,
- DCP management costs.

Statutory planning costs are not included in the DCP except where directly benefitting the DCP (for example, preparation of Amendment 132).

The DCP Report No.1 to be advertised following gazettal of Amendment 132 will provide a more accurate estimate of annual staff costs for administering the DCP. Costs incurred from 1 January 2013 to the date of gazettal for consultants and the interest costs will be also included.

4.4 Total DCP Costs Outstanding as at 2013

The following table provides a summary of the cost (expended and forecast) outstanding within the DCP as at 1 January 2013.

Table 4.4 Summary of Costs from Table 4.1

Item	DCP Cost (2013) Outstanding (\$')
A	470,590
B	36,672
C	1,132,131 (net of City contribution 3,724,924)
D	nil
E	nil
F	nil
G	1,558,894
H	298,721
I	nil
J	6,302,448 (net of City contribution 3,724,924)
K	2,156,195 (net of City contribution 177,349)
L	1,381,645
M	1,461,744
Administration	
- cost for specific studies and establishment of DCP	Nil ³
- interest cost	Nil ⁴
- recurrent administration operational costs ²	2,000,000 [100,000 x remaining years (20)]
Total including administration	16,799,041

4.5 Cost Escalators

NOTE: As this report is set as at 1 January 2013 when the revised DCA1 is seen as taking effect, cost escalators will be explained below, but not applied as there is no lapsed time period. The explanation is provided for clarity purposes only.

Two cost escalators are used. These are, namely:

4.5.1 Administration Escalation Rate (AER)

The Administration Escalation Rate (AER) is the rate at which the Western Australian Treasury Corporation (WATC) lends money to Local Government Authorities for a term of one year.

4.5.2 Infrastructure Escalation Rate (IER)

The Infrastructure Escalation Rate (IER) is taken from a cost series produced by the Australian Bureau of Statistics. The Road and Bridge Construction forecast is seen as the most appropriate index for infrastructure costs. This index is based on Construction Forecasting Council forecasts. For the period June

² Projected at an annual cost of \$100,000 (subject to confirmation post gazettal) by number of years remaining in DCP period of operation

³ Costs for these items will be based on actual costs incurred from 1 January 2013 and included in DCP Report following gazettal.

⁴ Costs for these items will be based on actual costs incurred from 1 January 2013 and included in DCP Report following gazettal.

2015 to June 2016, for example, this index has reduced by 0.77% reflecting the current market.

5 Development Contribution Methodology

This section of the DCP Report sets out the methodology for determining the development contributions applying within catchments of DCA1. DCA1 is divided into Catchments in accordance with the approach in Section 3. Development contributions for each catchment will be made on an area basis unless otherwise stated. Additional detail and clarification on the operation of the methodology is provided in the following sections.

Catchments

DCA1 is divided into seven catchments.

A cost contribution rate is to be calculated on a per m² basis for remaining developable land area per Catchment. The cost items applicable to each Catchment are identified in Table 5.1 below.

5.1 Calculating the Contribution Rate

At any point in time, the contribution rate/lot will vary according to the Catchment. The contribution rate is adjusted after each cost review in terms of contributions received, expenditure, cost estimates for each cost item and land on which contributions have been paid.

The contribution rate is calculated on a cost per DCP infrastructure item and a contribution rate by catchment.

Two factors determine the contribution cost payable per catchment: costs outstanding and remaining developable area.

Table 5.1 Net Developable Land Area and Contribution Liabilities as at 1 January 2013⁵

Catchment	Infrastructure Item	Net Developable Land Area m2 (remaining)	Costs Remaining at 1/1/2013 \$ as	Contribution Liability \$ per m2 as at 1/1/2013
A1	A	510,526	470,590	0.92
A2	B	218,340	36,672	0.17
C	C	2,293,588	1,132,131	0.49
D	G	1,349,535	1,558,894	1.16
	H	1,349,535	298,721	0.22
	L	1,349,535	1,381,645	1.02
<i>Total D</i>		<i>1,349,535</i>	<i>3,239,260</i>	<i>2.4</i>
E ⁶	J	375,750	6,302,448	16.77
	K	398,819	2,156,195	5.4
F	M	306,912	1,461,744	4.76
Total DCA1	All infrastructure	5,453,470 ⁷	14,799,040	

⁵ Infrastructure items for which costs have been fully recouped are not included in this table

⁶ Infrastructure Items J and K are distributed across six local structure plan areas. For explanatory clarity, these areas are grouped for the composite tables.

⁷ This number represents the cumulative total of NDL given a number of catchments are overlaid. Liability for each landholding will be shown in the Cost Apportionment Schedule.

Total DCA1	Administration	5,453,470	2,000,000	0.36
Total including Administration ⁸		5,453,470	16,799,041	

5.2.1 Cost Review Input Into Contribution Rate Revisions

A cost review will be undertaken at least annually to reset the per m2 rate by Catchment based on:

- Summary of Estimated Costs for Future Works
- Remaining Developable Area by Catchment
- Outstanding Cost of Completed Works (Expenditure on All Cost Items – Value of all Contributions Received)
- Infrastructure Cost Escalator
- Administration Cost Escalator
- Catchment Monthly Escalation Rate

5.2.2 Calculating the Contribution Rate between Cost Reviews

To ensure costs remain current between Cost Reviews, all costs will be calculated on a monthly basis based upon an annual escalation rate established through the Cost Review. The start date for the monthly escalation is the approval date for the current Cost Review.

Given that each catchment costs entail a different bundle of items, it is necessary to calculate a weighted escalation rate for each catchment.

Catchment ER = $(IC/TC \times IER) + (AC/TC + AER)$

Where for each catchment:

ER is the weighted Escalation Rate;

MER is the monthly escalation rate (ER/12)

IC is the estimated Infrastructure Cost;

AC is the estimated Administration Cost (Administration Cost includes Outstanding Cost of Completed Works);

TC is the Total Cost being IC + AC;

IER is the Infrastructure Escalation Rate;

AER is the Administration Escalation Rate; and,

M is the number of months since the last cost review.

5.3 Calculating Contribution Amount Payable

To calculate the contribution amount payable for subdivision/development approval clearance, the Contribution Rate by Catchment is to be applied as follows where MER is the monthly escalation rate and M is the number of months since the last Cost Review:

Contribution Cost payable for Subdivision Clearance/Development Approval = catchment contribution rate per m2 x MER x M x area (m2) being condition cleared. (Contribution Cost payable may be adjusted for pre-funding credits owing to the developer).

5.4 Future Contribution Liability

The DCP terminating model is based on a set amount of developable land per catchment being

⁸ It is not appropriate to show a cost per m2 for the totals as referenced in Footnote 6

liable for development contribution payment. For each catchment, all DCP costs are allocated across the remaining net developable area. As development proceeds, the amount of net developable land is reduced, as is the amount of future DCP works or outstanding costs.

Land is considered to be developed once it receives subdivision (Deposited Plan approved) or development approval clearance following payment of DCP liability. Thus, once an area of land has been cleared of DCP liability by payment of its contribution liability, such land cannot be liable for any future contribution payment under the current DCP. This permanent clearance of liability is in contrast to DCPs where contribution is based on lots created. In the latter case, every subsequent subdivision will trigger a new contribution liability.

5.5 Developable Land

5.5.1 Net Developable Land Approach

Only land with development potential is used as the base for the DCP. Thus the gross area of each catchment (less land already developed) in DCA1 is reduced by the area of land required for DCP works or otherwise excluded from development to arrive at Net Developable Land (NDL).

NDL = Area of Catchment less land for:

- DCP roads;
- District drainage;
- Government primary schools and existing secondary schools;
- Reserves for conservation, recreation and district open space; and,
- Special protection requirements.

Land required for normal subdivision infrastructure such as subdivisional roads, local drainage and any other non-DCP purposes is included in NDL. Local POS is also included in NDL.

Note, at each annual review the NDL will be reduced to reflect the amount of land on which the contribution liability has been paid. This has the effect of continually apportioning the remaining costs for each catchment over the remaining developable land.

5.5.2 Net Developable Land

Table 5.2 Net Developable Land (m2) by Catchment as at 1 January 2013

DCA1 Total						
Catchments	A1	A2	C	D	E	F
5,453,470	510,526	218,340	2,293,588	1,349,535	774,569	306,912

Note, at each DCP cost review the NDL area by catchment will be reset to account for any land for which DCP contributions have been paid.

6 Priority and Timing of Works

The following key principles are utilised to guide the identification of priorities for the provision of infrastructure including:

- Ensuring a constant turnover of funds – By managing the cash flow of the DCP, the City can optimise the use of funds between civil works and offsetting developer pre-funding.

- Constructing infrastructure on an “as needs” basis to facilitate development – this is especially apparent in the context of road upgrades.
- Undertaking works in areas of fragmented ownership – this assists in the successful and coordinated development of these areas. In areas of consolidated ownership, most infrastructure and land is provided by the developer as offsets to cost contributions.

The following items have been determined by the City as current priority items listed in priority order.

1. All items already provided by the City and developers prior to gazettal of Amendment 132
2. Johnson Road (south of Bertram Rd.) – Item G, Johnson Road (south of culvert to Millar Road) - Item H, Johnson Road culvert across Peel Main Drain – Item L
3. Bertram Road (Challenger to Kwinana Freeway) – Item C
4. Wellard Road – Item J
5. Stormwater Management – Item B
6. Bertram Road (Challenger to Wellard) – Item K
7. Culvert and Road Crossing (lot 661 to lot 670) – Item M

The identification of priorities will be undertaken on at least an annual basis as part of the cost estimate review and associated DCP Report update.

7 Period of Operation and Review

The DCP will operate for a period of 20 years from date of advertising of the Amendment 132 to incorporate the revised DCP into TPS 2 as the Fifth Schedule.

The DCP will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing, but not exceeding a period of 5 years.

The DCP Report, incorporating cost estimates and cost escalators, will be reviewed at least annually, allowing for more frequent reviews to be completed on an as-required basis having regard to cost volatility and development priorities.

Where the costing and details of the DCP Report are:

- revised based on accounting for completed works;
- revised based on construction cost increases/decreases;
- revised based on revisions to the NDL area; and
- not subject to other material change, the revised DCP Report may not be advertised for public comment, but will remain available for public inspection. All landowners with current subdivision approvals will be automatically advised of each revision of the DCP Report. Each review of the DCP Report will be submitted to Council for approval.

8 Operational Matters

This section of the DCP Report addresses various operational matters associated with the DCP for DCA1.

8.1 Estimation of Costs

This matter is dealt with in Clause 6.16.5.11 of TPS 2.

8.2 Accounting for Costs Incurred and Contributions Received prior to Gazettal of Amendment 132.

In order to reset the costs, revenues and liabilities faced by the DCP post gazettal of Amendment 132, it is necessary to bring to account for each catchment as at gazettal:

- A.** Cost of completed infrastructure works escalated to gazettal;
 - B.** Current cost estimate for future works;
 - C.** Value of contributions received escalated to gazettal;
 - D.** Administration costs past and forecast;
 - E.** Developable land area on which liability extinguished due to paid contribution (C.);
- and,
- F.** Remaining net developable land area.

Thus for each catchment, the contribution cost per m² is:

$(A+B-C+D)/F$.

This provides the basis for acquitting development deeds held over subdivision clearances prior to gazettal where there was uncertainty on the amount of contribution liability and works credit due.

8.3 Liability for Contributions

This matter is dealt with in Clause 6.16.5.13 of TPS 2.

8.4 Payment of Contributions

This matter is dealt with in Clauses 6.16.5.14 of TPS 2.

8.5 Arbitration

This matter is dealt with in Clause 6.16.5.19 of TPS 2.

8.6 Implementation

Development contributions may be calculated and applied as conditions of subdivision, strata subdivision and development.

8.7 Form of Contributions

Pursuant to Clause 6.16.5.14 of TPS 2, conditions relating to development contribution

requirements can, to the satisfaction of the City, be satisfied by:

- The ceding of land;
- The construction of infrastructure works that are transferred to public authorities on completion;
- The provision of monetary contributions to acquire land or undertake works by the City, public authorities or others where covered by the DCP; or
- A combination of the above.

8.8 Pre-funding of Infrastructure Items

8.8.1 Context

Where,

- The Developer wishes to undertake works specified in the Fifth Schedule;
- The works are necessary for the progression of an approved subdivision; and,
- The City does not hold sufficient DCP funds to undertake the works and/or has not prioritised such works,

The City will support pre-funding and delivery of the infrastructure provided there are good reasons for doing so.

Similarly, the City may borrow funds to supplement DCP funds where there is a need to advance construction of DCP infrastructure items,

8.8.2 Pre-funding Agreement

By way of an exchange of letters, the City and the Developer will agree the extent, composition and timing of the infrastructure works to be pre-funded. Once agreed, the works become the Approved Works. The Approved Works must be identified sufficiently to ensure the cost and quantities of remaining works in that item can be quantified. This is particularly relevant where linear rates are involved.

8.8.3 Principles for Cost Recoupment

The recoup is to be based on cost estimation as described in TPS 2 clause 6.16.5.11. furthermore:

- The current cost estimate (excluding any contingency allowance) as described in the prevailing DCP Report shall constitute the claimable amount for the completed Approved Works;
- The cost estimate will be subject to escalation at the rate prescribed from time to time in the DCP Report up to the time of agreed practical completion of the works;
- The cost estimate may be revised due to the periodic Cost Review in which case the updated cost estimate will prevail; and,
- If the actual cost of the works exceeds the escalated cost estimate, the developer may claim an additional amount not exceeding the contingency allowance provided for this item of work. Such a claim shall be independently substantiated to the satisfaction of the City.

Note: Grants or other external Funding applicable to the item shall be deducted from any recoup or credit to the account of the developer

8.8.4 Cost of Funds for Pre-funding

Where pre-funding is provided (outside of DCP funding), the pre-funder is eligible to receive an interest allowance on such funding.

8.8.4.1 Interest allowance

An interest allowance equal to the Local Government Borrowing Rate from Treasury Corp, plus 0.25 percent for administration, is payable for pre-funding.

8.8.5 Acceptance of Works

The Developer shall ensure the works are:

- Undertaken in a proper and workmanlike manner
- In accordance with plans and specifications constituting the Approved Works
- Completed within the agreed period

Following written notification from the Developer that the Approved Works are complete as above, the City will confirm the delivery of the Approved Works to its satisfaction.

The City can modify, accept or reject the claim where justified, following review of standard and cost.

8.8.6 Accounting for Recoupment

On acceptance of the approved Works by the City, the cost of the works shall be credited to the DCP account of the Developer.

The balance in this account may be used to offset any cost contribution liabilities owed by the Developer.

Any balance owed to the Developer on completion of all subdivision on land held by the Developer within DCA1 shall be paid to the Developer within 90 days of the condition clearance of the final subdivision in the DCA1 subject to:

- a) there being sufficient funds available in the DCP account; and,
- b) having regard to the business plan by the City for delivery of outstanding DCP works.

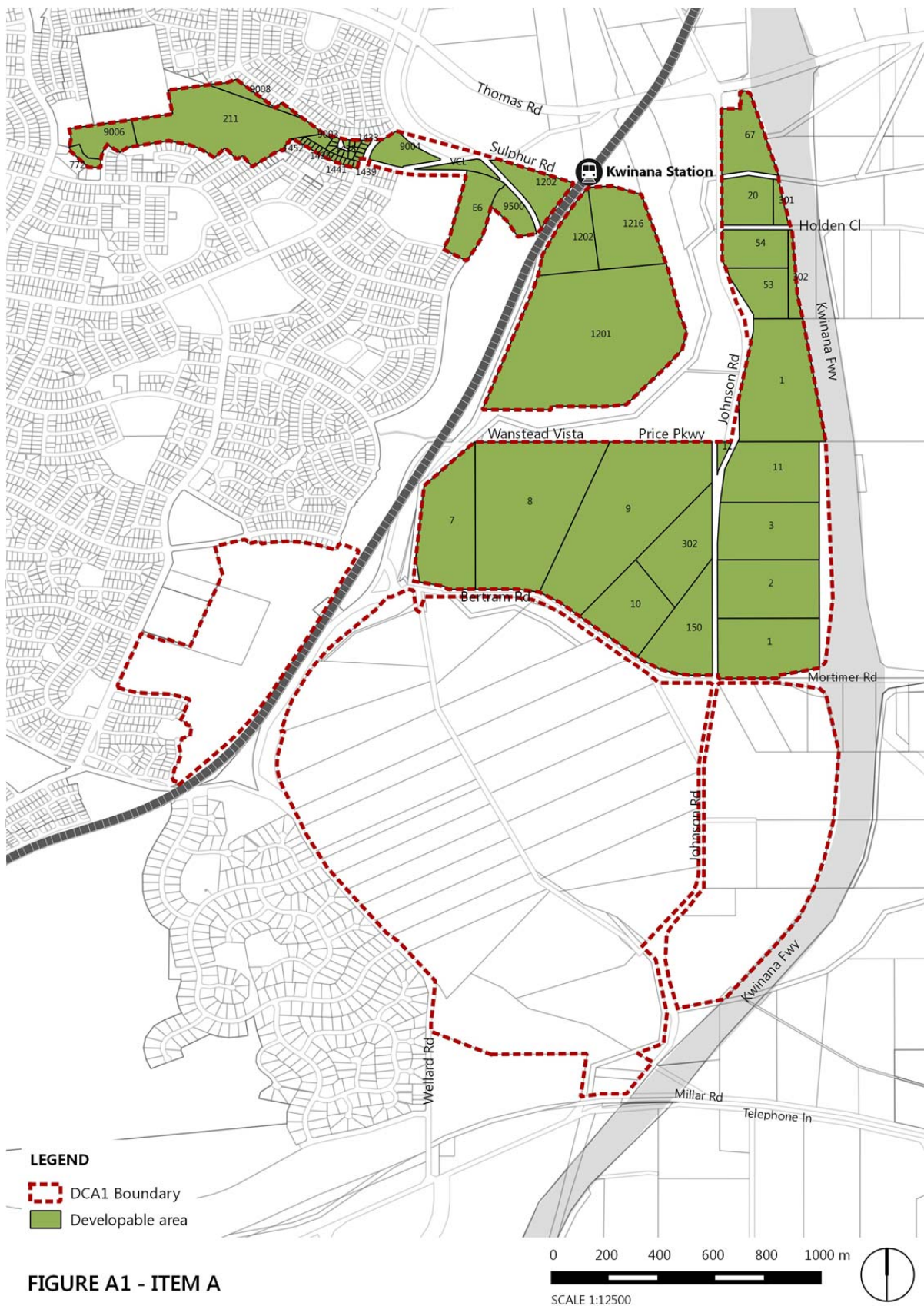
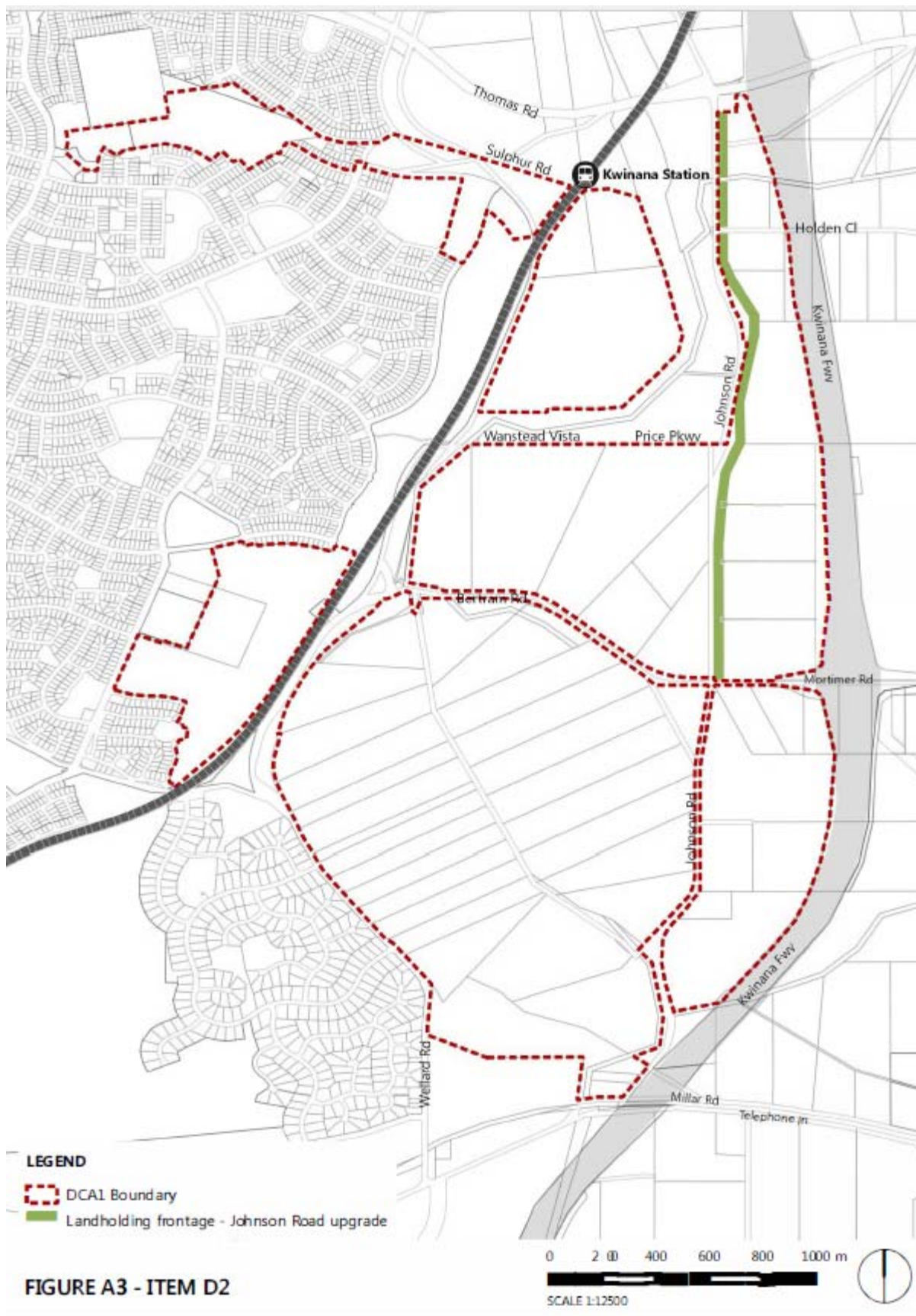
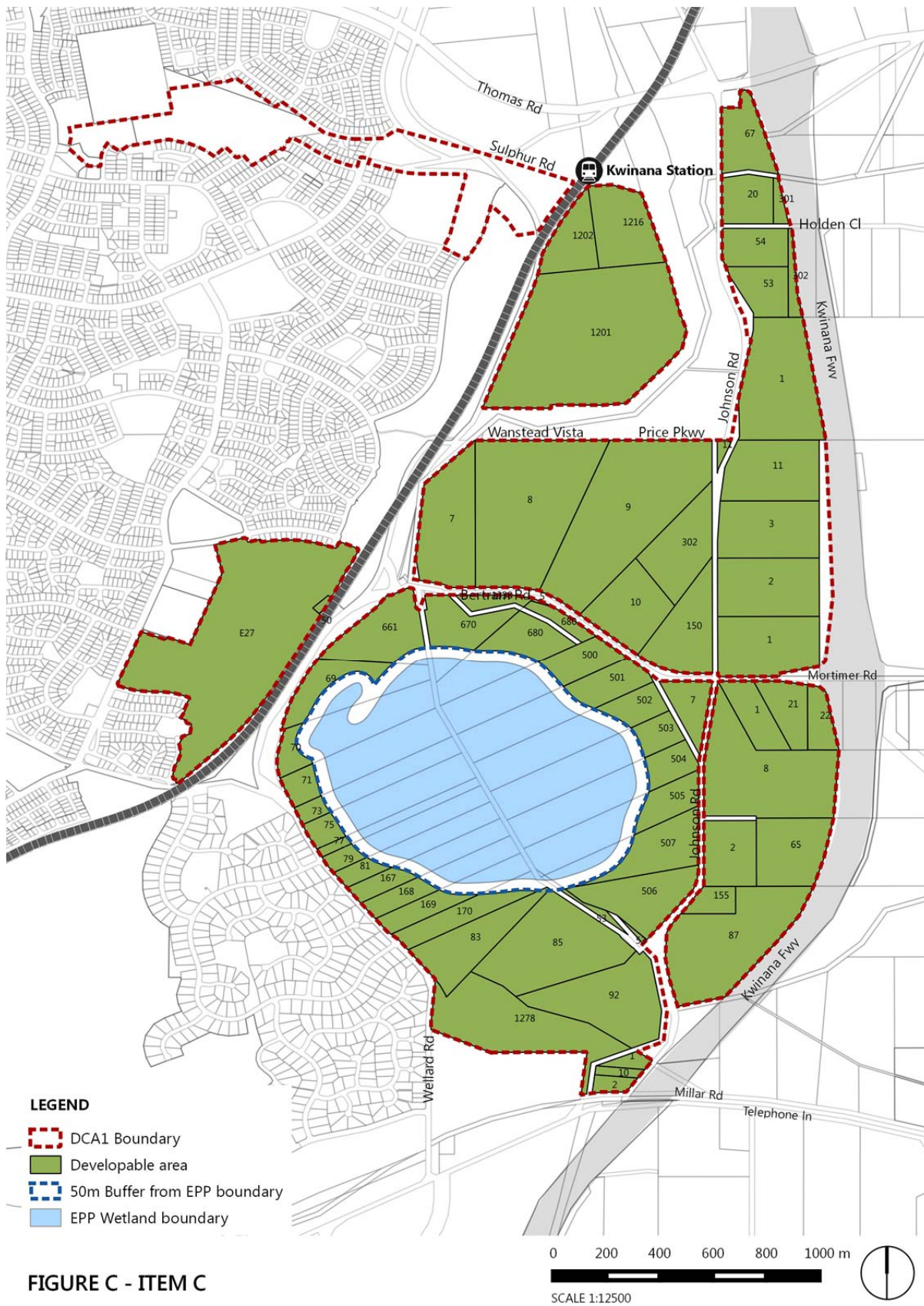


FIGURE A1 - ITEM A







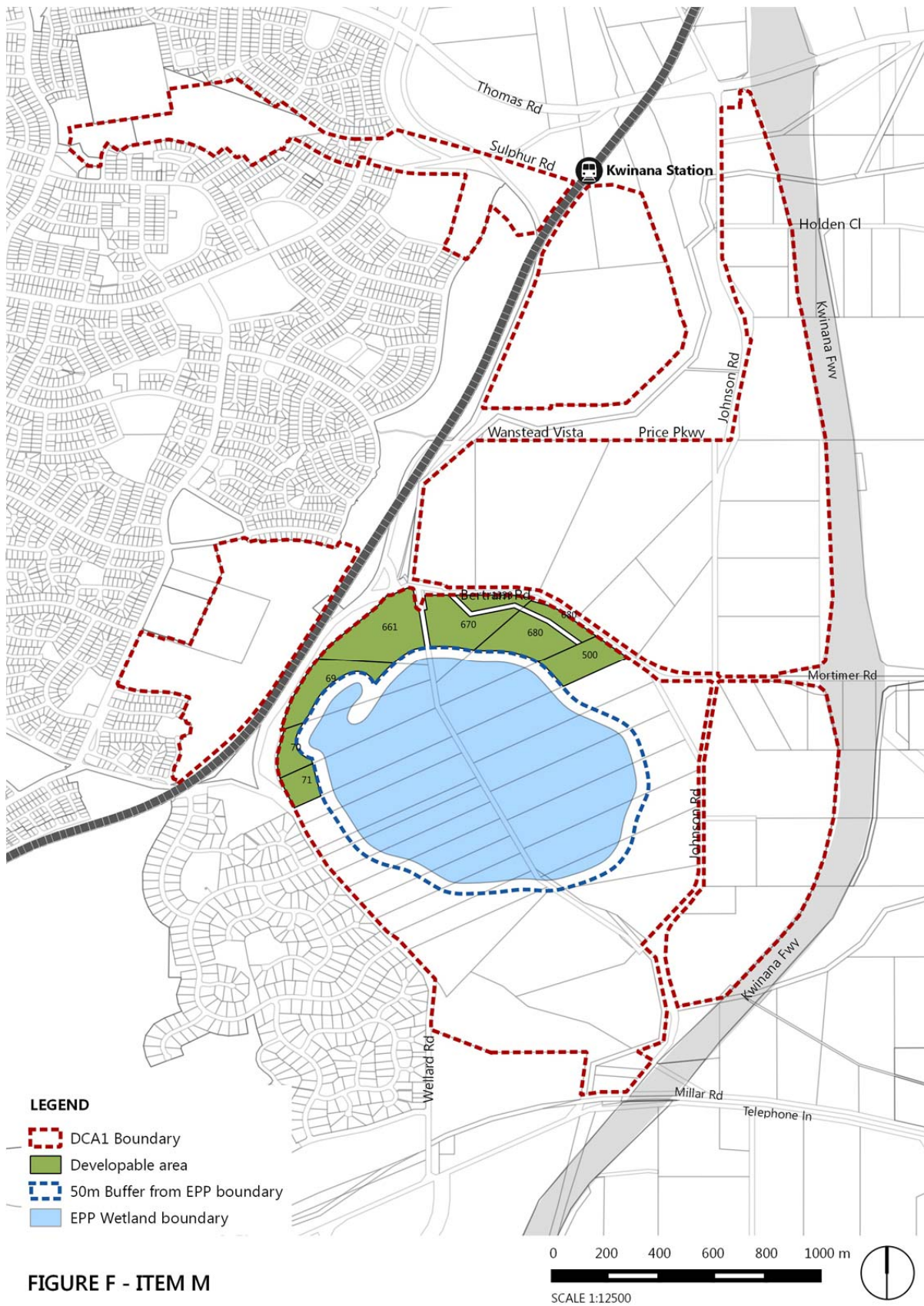


FIGURE F - ITEM M

APPENDIX B - Draft Cost Apportionment Schedule

DCA1 - Draft Cost Apportionment schedule as at 1 January 2013 (This schedule to be read in conjunction with the Draft DCP Report as at 1 January 2013)

DCA1 - Draft Cost Apportionment schedule as at 1 January 2013 (This schedule to be read in conjunction with the Draft DCP Report as at 1 January 2013)							A	B	C	D1	D2	E	F	G	H	I	J	K	L	M	N	O	
Suphur Rd Bridge							Stormwater Management Infrastructure	Bertram Road Upgrade (Challenger Ave - Romanas Pk)	Johnson Rd Upgrade (North of PLD to HC)	Johnson Rd Upgrade (North of PLD to HC)	Johnson Rd Upgrade (South of PLD to Bertram Rd)	Dual use path on Johnson Rd (North of PLD to Bertram Rd)	Johnson Rd (North of PLD to Bertram Rd)	Johnson Rd (South of Bertram Rd)	Johnson Rd Upgrade (Culvert to Miller Rd)	Two Road Linkages Across Bertram Park and Reserve	Wellard Road Upgrade (Bertram Rd to Johnson Rd) - Traffic modelling	Bertram Road Upgrade (Challenger Ave to Wellard Rd) - Traffic modelling	Johnson Road Upgrade (Culvert Across Peel Main Drain)	Culvert and Road Crossing Over Peel Main Drain	Admin Costs estimate for 20 years	Total liability estimate as at 1 January 2013	
ID	Lot #	PIC	Street Name	Type	Suburb	Developer	Area	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
3	211	6167	Colchester Av	Orelia	Department of Housing		136,574	125,991															
5	9007	6167	Colchester Av	Orelia	Department of Housing		14,145	13,038															
37 and VCL	6167	Supphur Rd	Orelia	Department of Housing			49,308	45,451															
39	E6	6167	Durrant Av	Parmelia	Department of Housing		32,330	29,901															
42	9236	6167	Supphur Rd	Parmelia	Department of Housing		59,829	55,149															
45	9235	6167	Supphur Rd	Bertram	Department of Housing		27,066	24,949	4,546	13,360													
46	9236	6167	Supphur Rd	Bertram	Department of Housing		45,681	42,108	7,673														
48	67	6167	Johnson Rd	Bertram	Bombara		51,749	47,701	8,692	25,544													
49	20	6167	Holden Ct	Bertram	Ridley		40,905	37,705	6,870	20,191													
50	301	6167	Holden Ct	Bertram	Department of Housing		7,749	7,143	1,302	3,825													
51	54	6167	Johnson Rd	Bertram	Romanos Investment Holdings		41,680	38,420	7,001	20,574													
53	302	6167	Camballin Loop	Bertram	Romanos Investment Holdings		3,510	3,236	590	1,133													
66	22	6170	Mortimer Rd	Wellard	ARDP Pty Ltd		25,401		12,538					29,341	5,622		86,682	18,307	26,005				
67	21	6170	Mortimer Rd	Wellard	ARDP Pty Ltd		39,441		19,468					45,560	8,730		134,594	28,426	40,380				
68	1	6170	Mortimer Rd	Wellard	ARDP Pty Ltd		40,563		20,022					46,856	9,979		138,423	29,235	41,529				
70	200	6170	Johnson Rd	Wellard	Cedar Woods		260,292		128,482					300,672	57,616		888,258	187,599	266,485				
73	155	6170	Johnson Rd	Wellard	Gradewest Pty Ltd		19,598		9,674					22,638	4,338		66,879	14,125	20,064				
75	71	6170	Tambyrn Pl	Wellard	LWP Wellard Pty Ltd		32,877		16,229					37,978	7,277		55,078	110,208	33,660				
76	670&1338	6170	Bertram Rd	Wellard	Byblos Holdings Pty Ltd		63,028		31,111					105,590	21,277					300,189	87,347		
77	680&680	6170	Bertram Rd	Wellard	El Shaddai		58,091		28,674												276,671	80,505	
78	500	6170	Bertram Rd	Wellard	Jillian Patricia van Asselt		36,101		17,620												171,939	50,029	
79	501	6170	Bertram Rd	Wellard	Bollard (WA) Pty Ltd		39,166		19,333					45,242	8,869		65,614	131,289	40,098				
80	502	6170	Tambyrn Pl	Wellard	Ascani Developments Pty Ltd		28,469		14,052					32,885	6,302		47,994	95,431	29,146				
81	503	6170	Tambyrn Pl	Wellard	LWP Wellard Pty Ltd		23,004		11,355					26,573	5,092		38,538	77,112	23,552				
82	504	6170	Tambyrn Pl	Wellard	LWP Wellard Pty Ltd		27,307		13,479					31,543	6,044		45,747	91,536	27,957				
83	505	6170	Johnson Rd	Wellard	LWP Wellard Pty Ltd		35,316		17,432					40,795	7,817		59,164	118,383	36,157				
84	507	6170	Johnson Rd	Wellard	LWP Wellard Pty Ltd		64,900		32,035					74,968	14,366		108,726	217,552	66,444				
85	506	6170	Johnson Rd	Wellard	Wellard Residential Pty Ltd		78,464		38,731					90,637	17,368		131,247	262,615	80,331				
87	85	6170	Null	Null	Wellard Residential Pty Ltd		151,096		74,582					174,536	33,445		853,421	3,888	154,691				
88	92	6170	Johnson Rd	Wellard	Wellard Residential Pty Ltd		119,531		59,001					138,074	26,458		675,136	3,076	122,375				
89	1	6170	Johnson Rd	Wellard	Anthony R Edleston		8,872		4,379					10,248	1,964		50,111	228	9,083				
90	10	6170	Johnson Rd	Wellard	Amanda Rogers		6,939		3,425					8,016	1,536		39,193	179	7,104				
91	2	6170	Johnson Rd	Wellard	Seth Anthony Bombara		10,321		5,095					11,922	2,285		58,295	266	10,567				
92	1278	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		149,276		73,684					172,433	33,042		843,142	3,842	152,827				
93	83	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		77,347		38,179					89,346	17,121		436,872	1,991	79,187				
94	170	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		42,696		21,075					49,320	9,451		241,156	1,099	43,712				
95	169	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		27,604		13,626					31,887	6,110		155,913	710	28,261				
96	168	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		22,270		10,963					25,725	4,930		125,786	573	22,800				
97	167	6170	Wellard Rd	Wellard	Wellard Residential Pty Ltd		18,784		9,272					21,698	4,158		106,096	483	19,231				
98	81	6170	Wellard Rd	Wellard	Guantial Investments Pty Ltd		13,536		6,681								42,569	4,434					
99	79	6170	Wellard Rd	Wellard	Guantial Investments Pty Ltd		10,633		5,249								33,439	3,483					
100	77	6170	Wellard Rd	Wellard	Guantial Investments Pty Ltd		5,032		2,494								15,825	1,649					
101	75	6170	Wellard Rd	Wellard	Guantial Investments Pty Ltd		14,745		7,278								46,371	4,831					
102	73	6170	Wellard Rd	Wellard	Guantial Investments Pty Ltd		9,166		4,524								28,826	3,003					
103	71	6170	Bertram Rd	Wellard	Guantial Investments Pty Ltd		17,772		8,773								55,990	5,822					
104	70	6170	Bertram Rd	Wellard	Guantial Investments Pty Ltd		16,803		8,293									52,843	5,505				
105	68	6170	Bertram Rd	Wellard	Guantial Investments Pty Ltd		40,528		20,005									127,454	13,277				
106	661	6170	Bertram Rd	Wellard	Accounting Management Services		74,589		36,817									122,718	186,684				
107	E27	6167	Sicklemore Rd	Parmelia	Department of Housing		411,369		203,055									61,359	2,334				
Total:							2,631,455	\$ 470,590	\$ 36,672	\$ 1,132,131	\$ -	\$ -	\$ -	\$ 1,558,894	\$ 298,721	\$ -	\$ 6,302,449	\$ 2,156,195	\$ 1,381,645	\$ 1,461,744	\$ 2,000,000	\$ 16,799,040.47	
Check:							0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

*Infrastructure costs escalated as a 1 January 2013 costs
 *Liability estimate based on pre-gazetted costs and is subject to change
 *Prefunding credits outstanding as at 1 January 2013 will be c/wtd

ATTACHMENT H

Traffic Modeling Report

Development Contribution Area – Bollard Bulrush

Traffic Modelling Apportionment

CW925700

Prepared for
City of Kwinana

10/11/2016



Document Information

Prepared for City of Kwinana
Project Name Traffic Modelling Apportionment
File Reference Bollard Bulrush Modelling Report
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Date 10/11/2016

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Document Control

Version	Date	Author	Author Initials	Reviewer	Reviewer Initials
A	05/10/2015	Andreas Wang	AW	Ray Cook	RC
B	20/01/2016	Andreas Wang	AW	Ray Cook	RC
C	10/11/2016	Andreas Wang	AW	Ray Cook	RC

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Summary

Cardno has been engaged by the City of Kwinana to prepare a report detailing the 2031 forecast traffic volumes for the following 3 transport infrastructure items included in the Bollard Bulrush Development Contribution Area (DCA):

- > Wellard Road;
- > Bertram Road; and
- > Sulphur Road Bridge;

The forecast demand for 2031 has been extracted from Cardno's SATURN model that covers the entire municipality of Kwinana. The model was developed utilising agreed and approved data from the City of Kwinana, Department of Planning and Main Roads WA (MRWA). The model has been calibrated and validated to industry standard and is considered to be a reasonable source of future traffic demand for the City.

The traffic modelling indicates that for the 2031 modelling scenario, Wellard Road is estimated to carry 23,000 – 26,000 vehicles per day (vpd), of which 33% - 45% of this traffic is associated with the developments within the Wellard Road contribution catchment area.

Bertram Road is estimated to carry 7,000 – 16,000 vpd, of which 32% - 61% of this traffic is associated with the developments within the Bertram Road contribution catchment area.

The modelling results indicate that the Sulphur Road Bridge is only likely to be utilised by a small proportion of trips from the developments within the DCP area as more convenient east-west links exist for these developments.

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1 Introduction

Cardno has been engaged by the City of Kwinana to prepare a report detailing the 2031 forecast traffic demand volumes for the following 3 transport infrastructure items included in the Development Contribution Area (DCA):

- > Sulphur Road Bridge;
- > Wellard Road; and
- > Bertram Road.

Included in this report are the forecast proportional traffic demand volumes that have been determined for each of the infrastructure items for developments within the respective contribution catchment areas, as well as a summary of all data inputs and basis on which the traffic modelling has been undertaken.

The forecast demand for 2031 has been extracted from Cardno's SATURN model that covers the entire municipality of Kwinana. The model was developed utilising agreed and approved data from the City of Kwinana, Department of Planning and Main Roads WA (MRWA). The model has been calibrated and validated to industry standard and is considered to be a reasonable source of future traffic demand for the City.

1.1 Purpose of Report

The purpose of this report is to document the results from Select Link Analysis (SLA) undertaken for the 3 transport infrastructure items based on updated development yields provided by the City for the development areas within the DCA.

2 Modelling Inputs and Basis

The modelling allows for a total of 3,206 residential dwellings as a result of the developments identified, as described below:

Table 2-1 Comparison of Dwelling Yields

Development Area	Previous Development Yields	Revised Development Yields
Bollard Bulrush Area 1	83	107
Bollard Bulrush Area 2	74	74
Bollard Bulrush Area 3	600	1009
Emerald Park	798	798
Wellard Residential LSP	780	780
Parmelia LSP	520	438
TOTAL	2855	3206

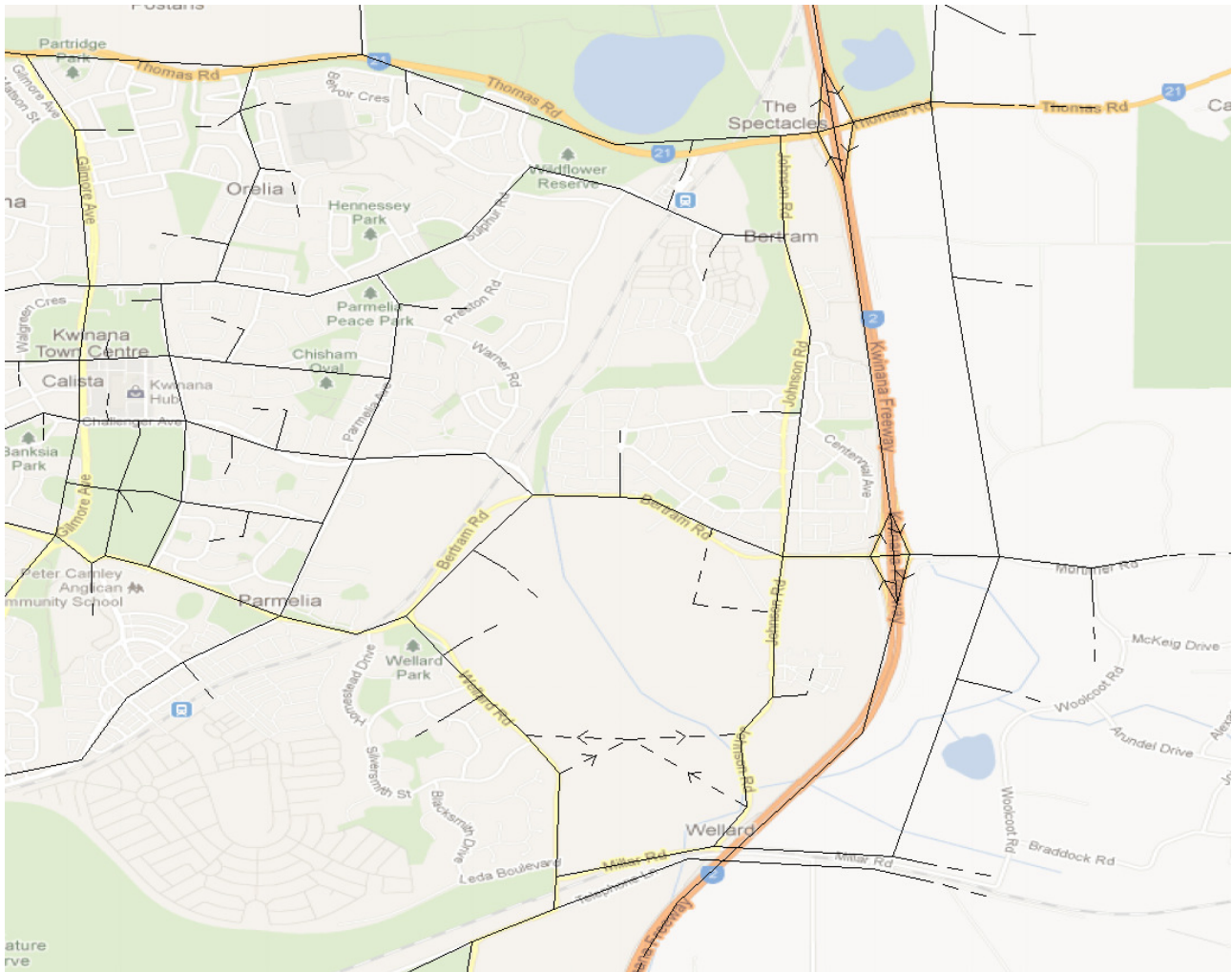
Additionally, the Homestead Ridge area includes 350 existing residential dwellings within the study area.

It is also noted that the Parmelia LSP forms part of a larger zone (SATURN Zone 47), which is forecast to have a total of 2,762 residential dwellings by the model year 2031 (compared to 1,046 residential dwellings by 2011). It is therefore determined that the proportion of traffic generated by the Parmelia LSP will represent 18.8% ($520 / 2,762 = 0.188$) of the overall traffic generated by the zone. The locations of the above developments are shown in **Figure 1** while the SATURN model network is shown in **Figure 2**.

Figure 1 **Locations of Developments Included within DCA**



Figure 2 SATURN Model Network



The trip generation from these zones is based on regression equations generated by the MRWA Regional Operations Model (ROM) which have been developed from Census and travel survey data.

The traffic volumes used as a basis for the apportionments for the road infrastructure items will consist of a summation of AM peak and PM peak hour traffic volumes extracted from the model.

3 Select Link Analysis

Select Link Analysis (SLA) is a function within the SATURN software which allows a traffic flow to be broken into proportions from each development/location, making it ideal for assessing developer contributions.

In order to determine the proportional use of each of the road infrastructure items, SLA's were undertaken for the SATURN 2031 AM and PM peak hour scenarios for each of the road infrastructure items.

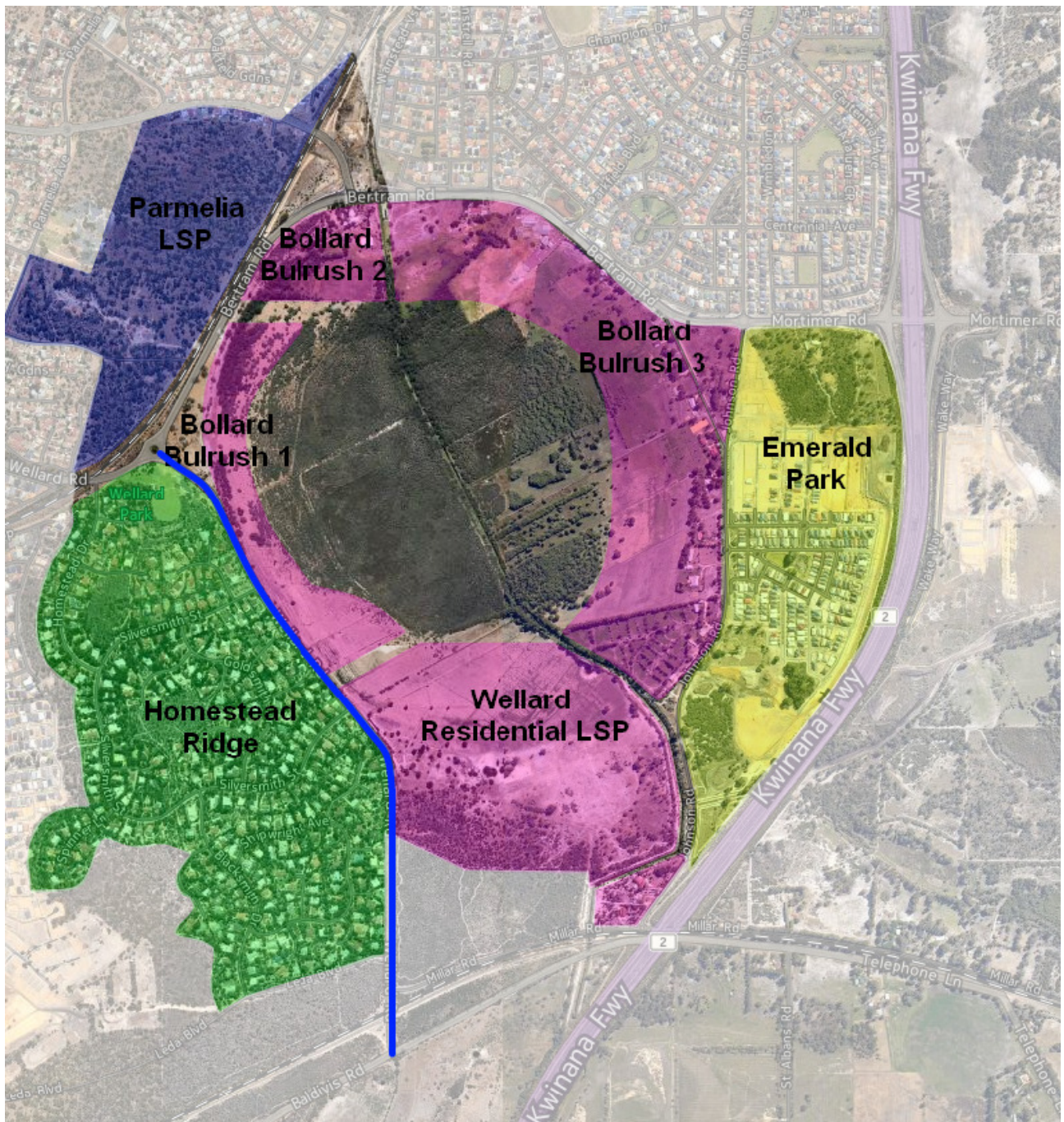
3.1 Wellard Road

The Wellard Road contribution catchment area is outlined in **Figure 3** and includes the following developments:

- > Bollard Bulrush 1;
- > Bollard Bulrush 2;
- > Bollard Bulrush 3;
- > Wellard Residential LSP;
- > Emerald Park; and
- > Parmelia LSP

In addition, the existing Homestead Ridge is also included within the contribution catchment for this item.

Figure 3 Wellard Road Contribution Catchment Area



A summary of traffic on Wellard Road from the 2031 AM/PM peak hour models is provided in **Table 3-1** below.

Table 3-1 Summary of 2031 Modelled Traffic on Wellard Road

	2031 AM Peak Hour		2031 PM Peak Hour		2031 AM + PM Peak Hour	
	Vehicles	Proportion	Vehicles	Proportion	Vehicles	Proportion
Traffic generated by developments within catchment area	616	33.2%	1143	44.6%	1759	39.8%
Traffic not generated by developments within catchment area	1239	66.8%	1420	55.4%	2659	60.2%
Total	1855	100.0%	2563	100.0%	4418	100.0%

Daily traffic volumes have been derived from the AM/PM SATURN model by using the following assumptions that AM peak hour volumes constitute approximately 8% of daily traffic volumes and PM peak hour volumes constitute approximately 10% of daily traffic volumes (Akcelik 2000). By applying these factors, the unconstrained daily traffic volume on Wellard Road is estimated to be between 23,000 – 26,000 vehicles per day (vpd). This compares favourably to the Main Roads Western Australia (MRWA) Regional Operations Model (ROM), which estimates daily traffic on Wellard Road to be between 20,000 – 26,000 vpd (note: ROM plots received in February 2013).

Table 3-2 and **Table 3-3** summarise the SLA results for the traffic on Wellard Road associated with the developments included in the contribution catchment area for the 2031 AM peak hour and 2031 PM peak hour respectively. **Table 3-4** summarises the combined 2031 AM and PM peak hour traffic volumes for the Wellard Road SLA.

Table 3-2 Summary of Traffic on Wellard Road Associated with Contribution Catchment Area for 2031 AM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	23	3.7%
Bollard Bulrush 2	9	1.5%
Bollard Bulrush 3	4	0.6%
Wellard Residential LSP	330	53.6%
Emerald Park	52	8.4%
Parmelia LSP	5	0.8%
Homestead Ridge	193	31.3%
TOTAL	616	100.0%

Table 3-3 Summary of Traffic on Wellard Road Associated with Contribution Catchment Area for 2031 PM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	58	5.1%
Bollard Bulrush 2	15	1.3%
Bollard Bulrush 3	160	14.0%
Wellard Residential LSP	390	34.1%
Emerald Park	212	18.5%
Parmelia LSP	7	0.6%
Homestead Ridge	301	26.3%
TOTAL	1143	100.0%

Table 3-4 Summary of Traffic on Wellard Road Associated with Contribution Catchment Area for combined 2031 AM and PM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	81	4.6%
Bollard Bulrush 2	24	1.4%
Bollard Bulrush 3	164	9.3%
Wellard Residential LSP	720	40.9%
Emerald Park	264	15.0%
Parmelia LSP	12	0.7%
Homestead Ridge	494	28.1%
TOTAL	1,759	100.0%

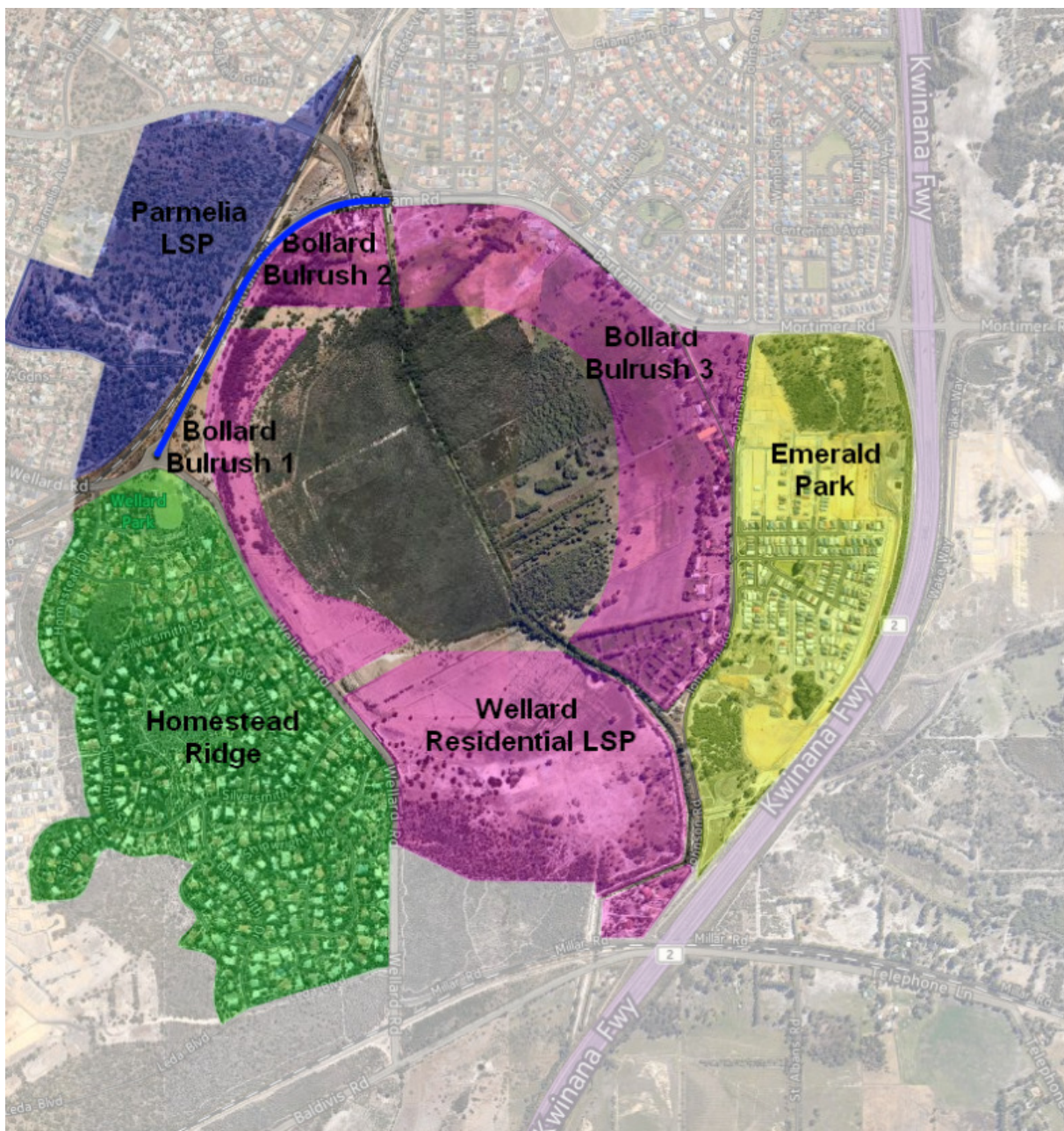
3.2 Bertram Road

The Bertram Road contribution catchment area is outlined in **Figure 4** and includes the following developments:

- > Bollard Bulrush 1;
- > Bollard Bulrush 2;
- > Bollard Bulrush 3;
- > Wellard Residential LSP;
- > Emerald Park; and
- > Parmelia LSP

In addition, the existing Homestead Ridge is also included within the contribution catchment for this item.

Figure 4 Bertram Road Contribution Catchment Area



A summary of traffic on Bertram Road from the 2031 AM/PM peak hour models is provided in **Table 3-5** below.

Table 3-5 Summary of 2031 Modelled Traffic on Bertram Road

	2031 AM Peak Hour		2031 PM Peak Hour		2031 AM + PM Peak Hour	
	Vehicles	Proportion	Vehicles	Proportion	Vehicles	Proportion
Traffic generated by developments within catchment area	422	33.2%	429	60.7%	851	42.2%
Traffic not generated by developments within catchment area	888	66.8%	278	39.3%	1,166	57.8%
Total	1,310	100%	707	100%	2,017	100%

Daily traffic volumes have been derived from the AM/PM SATURN model by using the assumption that AM peak hour volumes constitute approximately 8% of daily traffic volumes and PM peak hour volumes constitute approximately 10% of daily traffic volumes (Akcelik 2000). By applying these factors, the unconstrained daily traffic volume on Bertram Road is estimated to be between 7,000 – 16,000 vpd. This compares favourably to the MRWA ROM, which estimates daily traffic on Bertram Road to be approximately 11,000 vpd (note: ROM plots received in February 2013).

Table 3-6 and **Table 3-7** summarise the SLA results for the traffic on Bertram Road associated with the developments included in the contribution catchment area for the 2031 AM peak hour and 2031 PM peak hour respectively. **Table 3-8** summarises the combined 2031 AM and PM peak hour traffic volumes for the Bertram Road SLA.

Table 3-6 Summary of Traffic on Bertram Road Associated with Contribution Catchment Area for 2031 AM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	2	0.5%
Bollard Bulrush 2	41	9.7%
Bollard Bulrush 3	242	57.3%
Wellard Residential LSP	2	0.5%
Emerald Park	88	20.9%
Parmelia LSP	1	0.2%
Homestead Ridge	46	10.9%
TOTAL	422	100%

Table 3-7 Summary of Traffic on Bertram Road Associated with Contribution Catchment Area for 2031 PM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	13	3.0%
Bollard Bulrush 2	27	6.3%
Bollard Bulrush 3	353	82.3%
Wellard Residential LSP	4	0.9%
Emerald Park	13	3.0%
Parmelia LSP	0	0.0%
Homestead Ridge	19	4.4%
TOTAL	429	100%

Table 3-8 Summary of Traffic on Bertram Road Associated with Contribution Catchment Area for Combined 2031 AM and PM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	15	1.8%
Bollard Bulrush 2	68	8.0%
Bollard Bulrush 3	595	69.9%
Wellard Residential LSP	6	0.7%
Emerald Park	101	11.9%
Parmelia LSP	1	0.1%
Homestead Ridge	65	7.6%
TOTAL	851	100%

3.3 Sulphur Road Bridge

The Sulphur Road Bridge location is shown in **Figure 5** while the Sulphur Road Bridge related to the contribution catchment area is outlined in **Figure 6** and includes the following developments:

- > Bollard Bulrush 1;
- > Bollard Bulrush 2;
- > Bollard Bulrush 3; and
- > Wellard Residential LSP

Figure 5 Sulphur Road Bridge Location



Figure 6 Sulphur Road Bridge Contribution Catchment Area



A summary of traffic on Sulphur Road Bridge from the 2031 AM/PM peak hour models is provided in **Table 3-9** below. It can be seen that only a small proportion of trips from the developments within the DCP area are likely to utilise this route as more convenient east-west links exist for these developments.

Table 3-9 Summary of 2031 Modelled Traffic on Sulphur Road Bridge

	2031 AM Peak Hour		2031 PM Peak Hour		2031 AM + PM Peak Hour	
	Vehicles	Proportion	Vehicles	Proportion	Vehicles	Proportion
Traffic generated by developments within catchment area	11	1.5%	3	0.3%	14	0.8%
Traffic not generated by developments within catchment area	712	98.5%	994	99.7%	1706	99.2%
Total	723	100.0%	997	100.0%	1720	100.0%

Table 3-10 and **Table 3-11** summarise the SLA results for the traffic on Sulphur Road Bridge associated with the developments included in the contribution catchment area for the 2031 AM peak hour and 2031 PM peak hour respectively. **Table 3-12** summarises the combined 2031 AM and PM peak hour traffic volumes for the Sulphur Road Bridge SLA.

Table 3-10 Summary of Traffic on Sulphur Road Bridge Associated with Contribution Catchment Area for 2031 AM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	0	0.0%
Bollard Bulrush 2	0	0.0%
Bollard Bulrush 3	8	72.7%
Wellard Residential LSP	3	27.3%
TOTAL	11	100.0%

Table 3-11 Summary of Traffic on Sulphur Road Bridge Associated with Contribution Catchment Area for 2031 PM Peak Hour

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	2	66.7%
Bollard Bulrush 2	1	33.3%
Bollard Bulrush 3	0	0.0%
Wellard Residential LSP	0	0.0%
TOTAL	3	100.0%

Table 3-12 Summary of Traffic on Sulphur Road Bridge Associated with Contribution Catchment Area for Combined 2031 AM and PM Peak Hours

Development	# Vehicles Associated with Contribution Catchment Area	Proportional Traffic Associated with Contribution Catchment Area
Bollard Bulrush 1	2	14.3%
Bollard Bulrush 2	1	7.1%
Bollard Bulrush 3	8	57.1%
Wellard Residential LSP	3	21.4%
TOTAL	14	100.0%

4 References

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

Mayor Adams left the Council Chamber at 7:05pm, due to having declared a Proximity Interest in this item.

15.3 Consideration to Adopt Scheme Amendment No. 132 to Modify Development Contribution Area 1 and the Relevant Development Contributions Plan to include the Bollard Bulrush Area and a Number of Landholdings in Adjacent Areas of Bertram and Parmelia

SUMMARY:

The purpose of this report is for Council to consider adopting a Scheme Amendment (No. 132) to the City of Kwinana Town Planning Scheme No. 2 ("TPS 2" or "Scheme") in order to modify Development Contribution Area 1 ("DCA1"). The Amendment seeks to modify the boundary of DCA1 to include the Bollard Bulrush area and a number of adjacent landholdings in Bertram and Parmelia (**refer Appendix B**) as well as to amend the relevant Development Contribution Plan under Schedule Five of the Scheme.

DCA1 was originally incorporated into the Scheme by way of Scheme Amendment No. 87 in 2004. It was amended in 2007 (by way of Scheme Amendment No. 91) to include an adjacent area in Wellard (Emerald Park and adjoining landholdings) (**refer Appendix A**). It is now proposed to include most of the remainder of the lots within this urban cell to facilitate fair and equitable contributions over the area. This will ensure that all new growth areas within the City have contribution schemes in place to fund infrastructure requirements for infrastructure upgrades attributable to urban development in accordance with State Government policies.

Council has initiated two other Scheme Amendments to introduce Development Contributions Areas and Plans for traditional ('hard') and community infrastructure ('soft'). These are Amendment 115 (soft) and Amendment 100 (hard). The amendment for soft infrastructure has now been gazetted and applies to all urban areas across the City including the area which is the subject of this Report, the 'Bertram and Wellard West' urban cell. The hard infrastructure amendment applies only to the new urban cells along the Kwinana Freeway (that is, Mandogalup, Wandi, Anketell north and south, Casuarina and Wellard East Cells) and it is intended to be brought back to Council for final adoption this year.

With recent rezoning of land in this Cell to Urban and Development Zone under the Scheme and recent Local Structure Plan (LSP) approvals for this locality, it is considered a priority to modify the DCA1 boundary to include such landholdings within a development contribution scheme.

The Scheme Amendment has been advertised for community comment, with fifteen submissions having been received. Responses to the submissions are detailed in this report and it is recommended that Council concurrently endorses these responses and adopts the Scheme Amendment.

The City is required under Clause 6.16.5.10 of the Scheme to adopt and make publically available a Development Contribution Plan Report and Cost Apportionment Schedule within 90 days of gazettal of Amendment 132. The City has made a commitment to landowners that it will advertise the Cardno Traffic Modelling which has been undertaken as part of this adoption process and prepare a final traffic modelling study as part of that process. Once a final traffic study is adopted, it will be 'locked' in as the final traffic volumes marking proportional contributions.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

OFFICER RECOMMENDATION:

That Council;

1. Endorse the schedule of submissions prepared in respect of Amendment No. 132 to City of Kwinana Town Planning Scheme No. 2 ("Scheme").
2. Adopts Town Planning Scheme Amendment 132, subject to minor modifications to the Fifth Schedule of the Special Provisions of the Scheme, for the purposes of:
 - i. Amending the Development Contribution Area ("DCA") 1 to include the Bollard Bulrush (Wellard Residential) area and adjacent areas within Wellard, Bertram and Parmelia;
 - ii. Updating the relevant Development Contribution Plan to reflect that noted in 2(i), including new infrastructure items relevant to the amended DCA1 boundary, the timing of the provision of the infrastructure item and the inclusion of a definition of terms in accordance with Appendix E of this report;
 - iii. Revise Clause 2.4.3 of the provisions of DCA1 to note an operational period of 20 years from the date of gazettal but which may be extended via a Scheme Amendment.
 - iv. Amending the Scheme Map accordingly (as per Appendix C);
3. In pursuance of Clause 6.17.4.9 of the Scheme, the City is to forward to the Commission:
 - i. The endorsed Schedule of Submissions (containing a summary of all submissions and comments received in respect of the Scheme Amendment, and Council's determination in relation to this);
 - ii. Council's recommendation to the Western Australian Planning Commission to approve the proposed Scheme Amendment
 - iii. Any other information that may be relevant to the Western Australian Planning Commission's determination of the Proposed Scheme Amendment.
4. Sign and seal the amendment documentation and then submit to the Western Australian Planning Commission, with a request for the endorsement of final approval by the Hon. Minister for Planning.
5. Endorses the initiation of advertising of the Cardno traffic Modelling for the Bollard Bulrush (Wellard Residential) area and adjacent areas within Wellard, Bertram and Parmelia in accordance with Clause 6.16.5.10 of the Scheme.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

DISCUSSION

Land Status

Metropolitan Region Scheme: Predominately Urban, Urban Deferred and Rural
Town Planning Scheme No. 2: Predominately Development Zone, Rural A and Residential R20
Landowner: Various
Proponent: City of Kwinana

Background

At its Ordinary Council meeting held on 27 June 2012, Council resolved to initiate Scheme Amendment 132 to TPS2 to modify Development Contribution Area 1 ("DCA1"). The Scheme Amendment sought to revise the boundary of DCA1 to include the Bollard Bulrush area and a number of adjacent landholdings in Bertram and Parmelia, as well as to amend the relevant Development Contribution Plan under Schedule Five of the Scheme.

Council introduced DCA1 into TPS2 in 2004 by way of Scheme Amendment No. 87 to ensure the coordinated provision of funding of infrastructure in future development areas in the Bertram locality. DCA1 was the first contribution scheme initiated by Council and focused on the new developments at Bertram and Belgravia Waters. It included contributions towards the Sulphur Road Bridge, Johnson Road, Bertram Road and Nutrient Stripping Basin.

The Scheme was amended further in 2007 (by way of Scheme Amendment No. 91) to include additional landholdings within DCA1. This included the Emerald Park Estate and adjoining landholdings and expanded contributions for certain landholdings towards the southern extensions of Johnson Road and Bertram Road. The scheme was to operate for 5 years from the date of gazettal of that amendment. At its Meeting held on 13 June 2012, Council resolved to extend the period of operation of the Development Contribution Plan ("DCP") within DCA1 to allow this proposed scheme amendment to progress to a point where it effectively supersedes the current DCP. The operational period of the DCP was further extended by Council Resolution for 12 months until 20 December 2013 as the review of DCA1 has been more complex than first anticipated and delayed pending the receipt of traffic modelling figures.

This Report proposes that the majority of the remainder of the lots within the 'Bertram and Wellard West' urban cell now be included in DCA1 to facilitate fair and equitable contributions over the rest of the Cell. This also includes existing residential areas and Homestead Ridge Special Residential Area. It is now considered that planning has progressed sufficiently to include these additional landholdings with reasonable certainty with some landholdings now zoned Urban and others identified for short to medium term urban development (10 – 15 years).

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The contribution items identified under DCA1 in 2004 were derived using the then current Western Australian Planning Commission (WAPC) Planning Bulletin 18 'Developer Contributions for Infrastructure'. Since then, the WAPC has amended and expanded its policies to allow for contributions towards community infrastructure. State Planning Policy 3.6 ("SPP3.6") Development Contributions for Infrastructure covers development contributions for community infrastructure provisions (such as development of Public Open Space (POS) and community recreation and development facilities) in addition to the traditional infrastructure such as roads, drainage and POS assembly.

In parallel to the adoption of SPP3.6 by the WAPC, the City initiated two Scheme Amendments to introduce Development Contributions Areas and Plans for traditional 'hard' infrastructure (Amendment 100) and community infrastructure 'soft' across the City (Amendment 115). The amendment for soft infrastructure has been gazetted. It is the second infrastructure amendment to be gazetted across the State for soft infrastructure and the first 'model' which enables the City to collect contributions now for infrastructure to be built up to 20 years into the future. This Amendment applies to all of the existing DCA1.

Amendment 100* applies only to the urban cells located along the Kwinana Freeway (ie Mandogalup, Wandi, Anketell north and south, Casuarina and Wellard East). This Amendment was initiated to address the rezoning of these cells to Urban by the WAPC. The Amendment has been advertised and is intended to be brought to Council for final adoption this year.

Development Contributions

In Western Australia, development contributions for infrastructure have long been accepted as an essential part of the planning system. As part of the State Government's review of the scope for development contributions, it was determined that Local Governments face increasing pressures on the services they provide. These pressures arise from population and economic growth, and increasing expectations of the community for new and upgraded infrastructure. The Policy also concludes that the capacity of local governments to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the availability of financial resources.

SPP3.6 sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas. This policy sets out criteria to guide the development contributions for infrastructure in a consistent, accountable and transparent system. It provides an equitable system for planning and charging development contributions across defined areas, and provides certainty to developers, infrastructure providers and the community about the charges which apply and how the funds will be spent.

NOTE: * Incorrectly read Amendment 110 in the Ordinary Council Meeting Agenda for the Ordinary Council Meeting to be held on 10 April 2013, the minutes now read correctly.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The key principle is that the 'beneficiary' pays. Sometimes benefits will be largely confined to the residents of a new development. Sometimes, the benefits will accrue to both existing and new residents. Consistent with this principle, developers are to fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facility are necessary to service the development.

In order for Local Governments to appropriately seek development contributions towards infrastructure from land developers, SPP 3.6 outlines eight underlying principles by which contributions must be levied in accordance with, these are:-

Need and the nexus – the need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).

Transparency – both the method for calculating the development contribution and the manner in which it is applied should be clear, transparent and simple to understand and administer.

Equity – development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need.

Certainty – all development contributions should be clearly identified and methods of accounting for escalation agreed upon at the commencement of a development.

Efficiency – development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.

Consistency – development contributions should be applied uniformly across a Development Contribution Area and the methodology for applying contributions should be consistent.

Right of consultation and arbitration – land owners and developers have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to see a review by an independent third party if they believe that the calculation of the contributions is not reasonable in accordance with the procedures set out in the draft Model Scheme Text in appendix 2.

Accountable – there must be accountability in the manner in which development contributions are determined and expended.

The City's Town Planning Scheme No.2 includes provisions relating to Development Contributions – Clause 6.16.5 – that reiterate the purpose of a Development Contribution Plan and sets out the City's roles and responsibilities in relation to the Development Contribution Plan. These include matters relating to cost contribution estimates, valuations, administration of funds and shortfall or excess in cost contributions.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

SCHEME AMENDMENT 132

Scheme Amendment 132 proposes to amend the adopted DCA1 boundary (**refer Attachment A**) to include a number of new landholdings (**refer Attachment B**).

It will also modify the associated DCP for DCA1 in the Fifth Schedule of the Scheme to amend existing contributions, introduce additional infrastructure items (**refer Attachment F**) and revise outdated text.

Clause 6.16.5.2 of TPS2 identifies the purpose of Development Contribution Areas as follows:-

- (a) provide for the equitable sharing of the costs of Infrastructure between Owners;
- (b) ensure that Cost Contributions are reasonably required as a result of the subdivision and development of land in a Development Contribution Area; and
- (c) coordinate the timely provision of Infrastructure.

The purpose of Scheme Amendment 132 is therefore to enable equitable cost-sharing of development contributions between landholdings within a defined catchment, based on need and nexus. This is determined, as discussed further in this report, by:

- distance from the item of infrastructure;
- pro-rata land area contribution; and
- proportional traffic volumes generated.

The Scheme requires that a DCP for each DCA be adopted under the Fifth Schedule.

Additional Areas for Inclusion in DCA1

The current DCA1 boundary is shown on Attachment A, with the new boundary shown on Attachment B.

The areas to be included within the expanded DCA1 can be broken down into four localities, as follows:

- **The Bollard Bulrush Wetland and surrounding landholdings generally bounded by Bertram Road, Wellard Road, Johnson Road and Millar Road.**

This locality comprises approximately 233.6 hectares ("ha"), with the majority encompassing wetland and associated buffer areas. The Peel Main Drain also dissects the majority of this site. It is made up of 33 private lots ranging in area from 0.69 ha to 14.84 ha, containing Lots 660, 1416 and 69-70 Bertram Road, Lots 71, 73, 75, 77, 79, 81, 167-170, 83, 85 and 1278 Wellard Road, Portion of Lot 92 Johnson Road, Lots 67-68, 72, 74 and 1338 Bertram Road, Lots 502 - 504 Tamblyn Place, Lots 6, 1, 86 and Portion of Lot 92 Johnson Road, Wellard and Lot 1, 2 and 10 Johnson Road, Wellard.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The predominant zoning of the areas outside the Wetland and buffer is Rural, Urban and Urban Deferred under the MRS. Under the Scheme, it is predominantly zoned Rural A and Development Zone dependant on the current zoning in the MRS. It is most likely that this land will be developed for urban purposes within the next 10 years. Landowners along the eastern side of Bollard Bulrush wetland have sought to review the boundary of the wetland and buffer and as such, were not included in the recent MRS Amendment for the area. The land has been identified as 'short-to-medium term urban' in the Jandakot Structure Plan and is anticipated to be developed during this timeframe.

- **Three landholdings within Parmelia directly west of Bertram Road bounded by Wellard Road, Parmelia Avenue and Challenger Avenue.**

With a total area of 50.6 ha, this locality includes part of Lot 9226 (the southern portion of which is bounded by Bertram Road, Wellard Road, Parmelia Avenue and Challenger Avenue) and Lot 1 and 50 Bertram Road, Wellard. The bulk of the site is owned and managed by the Department of Housing, with the site having been the subject of conceptual planning in anticipation of further local structure planning for the site.

- **The site located in Bertram directly north of the corner of Challenger Avenue and Bertram Road, bounded by the Perth - Mandurah Railway Line and the Peel Main Drain.**

This locality comprises a total area of 2.8 ha encompassing Lots 1581 (Plan 37747, Reserve 48340), Portion of Lot 300 (Plan 54510), Portion of Challenger Avenue Road Reserve and Portion of Lot 9226 (Plan 63041, Parcel No. 12161 & 13042).

The site is a vacant Crown Reserve and not utilised for any public use. The majority of the site is included as part of an amendment to the MRS and scheme to rezone the land for urban purposes. The City is progressing residential planning design across the site. It is one of the land sites under the Land Rationalisation Project which is assisting to fund the City Centre Redevelopment.

- **Lot 900 Tamblyn Place, Wellard is directly south of Bertram Road and is bounded by Tamblyn Place and Johnson Road.**

This locality comprises 3.3 ha and is zoned Urban under the MRS and Rural A under TPS2. A Scheme Amendment is in process to rezone the land to Development Zone under TPS2. Council had previously supported a retirement village development at this lot and has considered alternative design concepts over the site more recently as part of the scheme amendment.

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ITEMS AND METHODOLOGY FOR CONTRIBUTIONS

Existing DCA1 Contributions and Methodology

Infrastructure items presently included in DCA1 are:-

- the construction of the Sulphur Road Bridge (over the railway);
- Upgrading Bertram / Mortimer Roads (between the Kwinana Freeway to Challenger Avenue) to an appropriate urban standard including the intersection with Johnson Road;
- Development of a stormwater and nutrient stripping basin for Casuarina and Peel Main Drain;
- Upgrading of Johnson Road south of Bertram / Mortimer Roads to Millar Road to an urban standard; and
- Dual Use Paths along Bertram / Mortimer Roads and Johnson Road.
- Contributions to these infrastructure items are calculated in three different ways, as noted earlier in this report.
- On the basis of proportional traffic volume generated by each landholding at an R20 density as a proportion of the traffic volumes from within DCA1 (Wellard Road upgrade).
- On the basis of distance from the item of infrastructure (the nutrient stripping basin)
- On the basis of the proportion of a landholding against a total number of landholdings across an area (a pro-rata developable land area contribution – for example, Johnson Roads)

Amendments to Existing Items in DCA1

Some existing contribution items are to be amended as part of this Scheme Amendment, as follows:

- With regard to the upgrading of Johnson Road in conjunction with the development of the Bollard Bulrush (Wellard Residential) estate, this road is to be closed south of the western edge of the proposed Primary School (as shown on the adopted Local Structure Plan for the Emerald Park estate) and realigned to extend over the Peel Main Drain into the Bollard Bulrush (Wellard Residential) estate and then southwards to Millar Road. It is proposed to require additional landholdings to contribute to the upgrading of the existing road upgrade and provision of the realigned Johnson Road.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

- The contribution catchments towards Bertram / Mortimer Roads and the Sulphur Road Bridge are also to be expanded to include additional landholdings.

These are detailed further below.

Amendments to Existing Items of Infrastructure - Detail and Methodologies to apply in determining the Landowner Contributions

Johnson Road Upgrade

Location of Upgrade

The upgrade of Johnson Road from a rural standard to an urban standard south of Mortimer / Bertram Road to Millar Road is an existing item of infrastructure. A number of landowners are contributing towards the upgrade of this portion of road.

As discussed above, the existing Johnson Road reserve is to be closed south of the western edge of the proposed Primary School site (as shown on the adopted Emerald Park estate Local Structure Plan) and be realigned to extend over the Peel Main Drain into the Bollard Bulrush (Wellard Residential estate) and then southwards to Millar Road. The new alignment has been identified in both the adopted Local Structure Plans for Emerald Park and Bollard Bulrush (Wellard Residential) estates.

This will result in the northern part of Johnson Road being upgraded along its existing alignment to the western edge of the primary school ('Upgrade A') and a new portion of the road being provided along the new alignment ('Upgrade B1'), with the southernmost section of the new alignment adjacent to the existing reserve and situated just to the north of Millar Road ('Upgrade B2').

Standard of Upgrade

The standard of upgrading of Johnson Road (Upgrade A) remains unchanged.

The provision of Johnson Road (Upgrade B) is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. For a section, contributions will only be sought however for the difference between a Neighbourhood Connector A road and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road). This section is referred to as Upgrade B1, with Upgrade B2 as noted above being constructed to a Neighbourhood Connector A standard.

The rationale for this is that the higher standard road is required for traffic movement generated beyond the immediate subdivision and that this is a cost that should be distributed across a wider catchment.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade (need and nexus)

The current Johnson Road Item is to be amended to include both Johnson Road (Upgrade A) and Johnson Road (Upgrades B1 and B2) as one infrastructure item.

The catchment of contributing landowners is however to be expanded to include Lots 83, 85, 92, 167 – 170, 1278 Wellard Rd, Lots 1 DP54078, 1 DP65344, 2, 6, 7, 10, 86 Johnson Rd, Lot 74 Bertram Rd, Lots 502, 503 and 504 Tamblyn Rd, Lots 1336, 1337 DP214857, Lots 51 – 54 DP14616, Lot 45 DP202641 and the Wellard East Structure Plan area as shown on Attachment F. The method for determining the contribution is based on the percentage of each lot's developable area against the total developable area within the item's catchment (a pro – rata developable land area basis).

Costings

The City will apportion the cost of the difference between a Neighbourhood Connector A road and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road) for Upgrade B1. The total cost of this item (inclusive of Upgrades A, B1 and B2) has been calculated at \$4,255,914.74. Within the relevant catchment for this infrastructure item, the total land area comprises 196.4 ha.

Timing and Provision of Infrastructure

The provision of this infrastructure item for the southern portion of Johnson Road (south of the Johnson Road culvert) – Upgrades B1 and B2 - will be undertaken at the construction stage of this section of road, with the City meeting the cost difference as noted in the costing section above.

The provision of this infrastructure item for the northern portion of Johnson Road – Upgrade A - will not be commenced until such time as development within the catchment for this item has reached a minimum of 80%, or as otherwise determined through negotiation with the City of Kwinana.

Upgrade of Bertram / Mortimer Roads (between the Kwinana Freeway and Challenger Avenue)

Location of Upgrade

The location of the upgrade of Bertram / Mortimer Roads between the Kwinana Freeway and Challenger Avenue remains unchanged.

Standard of Upgrade

The standard of upgrading Bertram / Mortimer Roads between the Kwinana Freeway and Challenger Avenue remains unchanged.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade (need and nexus)

The catchment of contributing landowners is to be expanded to include Lots 53, 54, 8003, 9237, 9243 - 9245 DP69103, Lots 2, 3, 4, 5 DP69104, Lot 35 DP 192950, Lot 300 DP54510, Lot 1581 DP 37747, Lot 1421 DP 156437, Lot 1416 DP 156437, Lot 44 DP 202641, Lots 1336, 1337 DP214857, Lots 51 – 54 DP14614, Lot 45 202641, Lot 487 Parmelia Ave, Lot 9204 Price Pkwy, Lots 5, 19, 66 – 75, 77, 79, 81, 1362, 1388 Bertram Rd, Lots 83, 85, 92, 167 – 170, 1278 Wellard Rd, Lots 1 DP65344, 1 DP54078, 2, 6, 7, 10, 86 Johnson Rd and Lots 502, 503 and 504 Tamblyn PI as shown on Attachment F. This is based on the percentage of each lot's developable area against the total developable area within the item's catchment (a pro – rata area basis).

Costings

The City has calculated the cost of the development contribution in relation to the upgrade of Bertram/Mortimer Roads and Johnson/Bertram intersection traffic lights (earthworks, drainage, sealing, bridge and any other any related other works as deemed reasonable) at \$4,376,238.87 (total cost of the item). Within the relevant catchment for this infrastructure item, the total land area comprises 488.64 ha.

Timing and Provision of Infrastructure

The provision of this infrastructure item is nearing completion and as such, the development contribution represents a cost recovery exercise.

Sulphur Road Bridge (over the railway)

Location of Bridge

The location of the Sulphur Road Bridge remains the same.

Standard of Provision

The provision for Sulphur Road Bridge remains the same.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Methodology for Contributions for the Upgrade (need and nexus)

The catchment of contributing landowners is to be expanded to include Lots 2, 3, 4, 5 DP69104, Lot 35 DP 192950, Lot 300 DP54510, Lot 1581 DP 37747, Lot 1421 DP 156437, Lot 1416 DP 156437, Lot 44 DP 202641, Lots 1336, 1337 DP214857, Lots 51 – 54 DP14614, Lot 45 202641, Lot 487 Parmelia Ave, Lot 9204 Price Pkwy, Lots 5, 69, 70, 71, 73, 75, 77, 79, 81, 670, 500, 501, 660, 1362, 1388 Bertram Rd, Lots 502 – 505 Tamblyn Place, Lots 83, 85, 92, 167 – 170, 1278 Wellard Rd, Lots 1 DP65344, 1 DP54078, 2, 6, 7, 10, 86 and 506 Johnson Rd as shown on Attachment F. The method for determining the existing contributions to this item is based on traffic volumes resulting from developable land at an R20 density and this has also been used as the method for calculating the contribution of the expanded catchment. It must be noted however that those landholdings to the west of the Peel Main Drain have been apportioned a 50% contribution of their respective pro-rata developable land area basis given their proximity to both Kwinana Station and Wellard Station and subsequent need and nexus of traffic using Sulphur Road Bridge in this regard.

Costings

The total cost for this infrastructure item is \$2,364,419.89. The total land area catchment contributing to this item comprises 563.48 ha.

Timing and Provision of Infrastructure

This infrastructure item has already been constructed and as such, the development contribution represents a cost recovery exercise.

NEW INFRASTRUCTURE ITEMS TO BE ADDED TO THE DCP FOR DCA1

The following additional items are proposed to be included within DCA1 as part of this scheme amendment.

- The upgrading of Wellard and Bertram Roads south of Challenger and north of Baldivis Road to an urban standard;
- Contributions towards the Johnson Road culvert and road crossing over the Peel Main Drain;
- Road culvert and road crossing over the Peel Main Drain linking Lots 660 and 670 Bertram Road (on the northern side of Bollard Bulrush Wetland).
- A Strategic Environmental and Recreation Management Planning for the Bollard Bulrush Wetland and buffers; and
- Enhancements to the Peel Main Drain.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

New Items - Detail and Methodologies to apply in determining the Landowner Contributions

Wellard Road Upgrade

Location of Upgrade

The proposed upgrading of Wellard Road to an urban standard applies from the intersection of Bertram Road to Baldivis Road within the City of Kwinana boundary.

Standard of Upgrade

The upgrading is to be to a Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade (need and nexus)

The need and nexus for including this infrastructure item – which is currently a rural standard road - arises from the development of urban land that is immediately adjacent to (that is, in close geographic proximity to) Wellard Road that will generate a proportional traffic volume that has been shown via traffic modelling to utilise this road.

Lots 53, 54, 8003, 9237, 9243 - 9245 DP69103, Lots 2, 3, 4, 5 DP69104, Lot 35 DP 192950, Lot 300 DP54510, Lot 1581 DP 37747, Lot 1421 DP 156437, Lot 1416 DP 156437, Lot 44 DP 202641, Lots 1336, 1337 DP214857, Lots 51 – 54 DP14614, Lot 45 202641, Lot 487 Parmelia Ave, Lot 9204 Price Pkwy, Lots 5, 19, 66 – 75, 77, 79, 81, 1362, 1388 Bertram Rd, Lots 83, 85, 92, 167 – 170, 1278 Wellard Rd, Lots 1 DP65344, 1 DP54078, 2, 6, 7, 10, 86 Johnson Rd and Lots 502, 503 and 504 Tamblyn PI (including the Homestead Ridge and Wellard East areas) as identified within the plan on Attachment F. These landholdings are to contribute towards the full cost of upgrade based on volumes of traffic generated by the urban development of these lots as determined by the City (using traffic modelling undertaken by an external consultant) as a percentage of the total volumes of traffic using the subject portion of road generated by the contributing landholdings.

The City has undertaken traffic modelling to determine the relative proportion of traffic which will be generated by these lots individually and as a whole. Importantly, this is separate to the total volumes of traffic which are likely to use Wellard Road which may be significantly greater as more traffic will be generated from further afield such as from the City of Rockingham and across the City of Kwinana itself. This may well necessitate the City upgrading Wellard Road to a higher standard than Neighbourhood Connector (equating to a possible 15,000 vehicles per day) at a later date.

It is only considered appropriate however to charge a development contribution for the upgrade to Neighbourhood Connector B standard as this standard is directly attributable to the immediate urban development of the subject area. This includes, as noted above, a contribution by the City for the existing Homestead Ridge area.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

As identified in Appendix G, six traffic zones have been shown within the City of Kwinana relevant catchment area as generating traffic applicable to this item. The key contributors, based on traffic volumes generated, are Homestead Ridge, Bollard Bulrush (Wellard Residential) estate and Wellard West (Emerald Park) estate.

Costings

This item has been calculated to cost \$2,377,180. This includes a 7.4 metre-wide pavement width (for a length of 2.05 km), resurfacing, kerbing, drainage, lighting and a dual-use path.

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise determined through negotiation with the City of Kwinana.

Bertram Road Upgrade

Location of Upgrade

The proposed upgrading of Bertram Road to an urban standard applies from the intersection of Challenger Avenue to Wellard Road.

Standard of Upgrade

The upgrade is to the Neighbourhood Connector B standard as detailed under the WAPC's Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade (need and nexus)

The need and nexus for including this infrastructure item arises from the development of urban land that is immediately adjacent to or in close geographic proximity to Bertram Road that will generate a proportional traffic volume that has been shown via traffic modelling to utilise this road.

Lots 53, 54, 8003, 9237, 9243 - 9245 DP69103, Lots 2, 3, 4, 5 DP69104, Lot 35 DP 192950, Lot 300 DP54510, Lot 1581 DP 37747, Lot 1421 DP 156437, Lot 1416 DP 156437, Lot 44 DP 202641, Lots 1336, 1337 DP214857, Lots 51 – 54 DP14614, Lot 45 202641, Lot 487 Parmelia Ave, Lot 9204 Price Pkwy, Lots 5, 19, 66 – 75, 77, 79, 81, 1362, 1388 Bertram Rd, Lots 83, 85, 92, 167 – 170, 1278 Wellard Rd, Lots 1 DP65344, 1 DP54078, 2, 6, 7, 10, 86 Johnson Rd and Lots 502, 503 and 504 Tamblyn PI (including the Homestead Ridge and Wellard East areas) as identified within the plan on Attachment F. These landholdings are to contribute towards the full cost of upgrade based on volumes of traffic generated by the urban development of these lots as determined by the City (using traffic modelling) as a percentage of the total volumes of traffic using the subject portion of road generated by the contributing landholdings.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

As noted above, the City has undertaken traffic modelling to determine the relative proportion of traffic which will be generated by these lots individually and as a whole. As noted, this is separate to the total volumes of traffic which will most likely be using Bertram Road which may be significantly greater as more traffic will be generated from further afield. This may require that the City will upgrade Bertram Road to a higher standard than Neighbourhood Connector B (equating to 3,000 vehicles per day) at a later date.

As identified in Appendix G, six traffic zones have been shown within the City of Kwinana relevant catchment area as generating traffic applicable to this item. The key contributors, based on traffic volumes generated, are landholdings within the northern half of the Bollard Bulrush swamp and immediately surrounding areas.

Costings

This item has been calculated to cost \$1,101,620. This includes a 7.4 metre-wide pavement width (for a length of 950 metres), resurfacing, kerbing, drainage, landscaping, lighting and a dual-use path.

Timing and Provision of Infrastructure

The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80%, or as otherwise determined through negotiation with the City of Kwinana.

Johnson Road Culvert across the Peel Main Drain

Location of Upgrade

The proposed construction of Johnson Road culvert is at the intersection of the realigned Johnson Road and the Peel Main Drain.

Standard of Upgrade

The construction of the culvert and road crossing will be to a suitable standard to address but not affect the flow of the drain and meet the traffic demands of a Neighbourhood Connector B road as per the WAPC's Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade (need and nexus)

The need and nexus for including this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the Johnson Road culvert that, by virtue of the number of landholdings surrounding the southern area of the Peel Main Drain and Johnson Road, would utilise the Peel Main Drain crossing.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Lots 167-170, 83, 85, 92 and 1278 Wellard Road, lot 74 Bertram Road, lots 1 (330), 86, 1 (442), 10, 2 and 6 Johnson Road, lots 502, 503, 504 and 505 Tamblyn Place and the entirety of the Wellard West area identified within the plan on Attachment F are to contribute towards the full cost of the construction based on the percentage of each lot's developable area against the total developable area within the item's catchment (a pro – rata developable land area basis).

Costings

This item has been calculated to cost \$500,000. This is calculated on a 20 metre road reserve width and based on the existing size culvert at the Bertram Road Crossing.

Timing and Provision of Infrastructure

This item may well be constructed in the initial stages of subdivision for the Bollard Bulrush (Wellard Residential) estate to facilitate service connection, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise determined through negotiation with the City of Kwinana.

Culvert and Road Crossing across the Peel Main Drain linking Lots 661 and 670 Bertram Road

Location of the Item

The proposed location of this culvert and road crossing is to be determined via local structure planning of these lots but is to cross the Peel Main Drain to provide a road connection to allow for traffic movement east-west within urban development south of Bertram Road and north of Bollard Bulrush Wetland and buffer. Its approximate location is shown on Attachment F.

Standard of Provision

The design and construction of the culvert and road crossing will be to a suitable standard to address the flow of the drain and meet the traffic demands of an Access Street C standard as per Liveable Neighbourhoods Policy.

Methodology for Contributions for the Upgrade (need and nexus)

The need and nexus for including this infrastructure item arises directly from the development of urban land that is immediately adjacent to or in close geographic proximity to the culvert that, by virtue of the number of landholdings surrounding the northern area of the Peel Main Drain adjacent to Bertram Road, would utilise this crossing.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Lots 69 – 71, 661, 500 and 670 Bertram Road as identified within the plan on Attachment F are to contribute towards the full cost of the provision based on the percentage of each lot's developable area against the total developable area within the item's catchment (a pro – rata area basis).

Costings

This item has been calculated to cost \$350,000. This is calculated on a 20 metre road reserve width and based on the adjacent Bertram Road culvert cost.

Timing and Provision of Infrastructure

This item may well be constructed in the initial stages of subdivision for Lot 660, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of the developable land area, or as otherwise determined through negotiation with the City of Kwinana.

Strategic Environmental and Recreation Management Plan for the Bollard Bulrush Wetland and its buffers

Location of the Item

This refers to the Bollard Bulrush Wetland and its buffers as determined by the boundary and buffers of the Environmental Protection Policy (EPP) and Conservation Category Wetland Classification as determined by the Department of Environment and Conservation (DEC) and WAPC.

Standard of Provision

The preparation of a 'holistic' Strategic Wetland Management and Recreation Plan for Bollard Bulrush Wetland and buffers which will provide the basis for more detailed Wetland Management Plans to be prepared by affected landowners at subdivision stage. It will include the following key components:-

- Environment study of the whole wetland and its buffers with a view to informing the preparation and adoption of management plans prepared at subdivision level by proponents.
- Recreation and Cultural study of the whole wetland and its buffers (taking into account the Historic Tramway, pedestrian and cyclist tracks linked to Kwinana Trails Master Plan etc) with a view to informing the preparation and adoption of management plans prepared at subdivision level by proponents.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

- An Implementation Strategy or plan based on the above 2 points which informs the more detailed sub-divisional management plans about management actions and infrastructure required to be provided as well as other environmental, drainage and recreational infrastructure needs or actions which are likely to be needed for the longer term management of the wetland (which are outside the scope of provision of the management plans prepared as conditions of subdivision). Developers are only expected to contribute towards infrastructure required as part of approved management plans prepared at subdivision stage.

Methodology for Contributions for the Upgrade (need and nexus)

Contributions are based on a combination of proximity and proportional development area.

50% of the cost of this item is to be contributed by the landholdings identified on Figure 6 of Appendix A that immediately abut the EPP Wetland boundary, whereby a proportional contribution relative to the length of boundary of the affected landholding abutting the EPP Wetland will be required.

The remaining 50% of the cost of this item is to be contributed by each precinct or landholding within 600 metres from the EPP Wetland boundary, excluding those landholdings applicable to 2.4.1.2 above, based on a pro-rata developable land area basis

Costings

Costings for this item have been calculated at \$150,000, which includes \$50,000 each for the three studies to be undertaken as noted above.

Timing and Provision of Infrastructure

Each landholding will contribute to the item at the time of subdivision, with preparation of the plans to be pre-funded by the City and undertaken over the 2014/2015 and 2015/2016 financial years.

Enhancements to the Peel Main Drain (outside Bollard Bulrush Wetland and its Buffers)

The Peel Main Drain ("PMD"), controlled and managed by the Water Corporation over a Crown Reserve, traverses portion of the DCA1 area. Where appropriate, parts of the PMD can be enhanced for reasons of beautification and better integration of the rural drain into the immediate urban environment. Some water quality improvements may also be achieved but this is not the purpose of the enhancements.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Location of the Item

The Peel Main Drain south of Bertram Road to Millar Road (outside Bollard Bulrush Wetland and its Buffers). The location is shown on Attachment F.

Standard of Provision

The standard of provision is broken down into two separate sections of the drain. A 'Living Stream' approach applies to a 100 metre section south of the EPP and CCW boundary. Within two other sections, to the north of the wetland and to the south of this Living Stream section, the enhancements to the drain focus on some minimal earthworks, landscaping, and fencing. Please refer to Appendix H for an indicative standard of provision in this regard.

Methodology for Contributions for the Improvements (need and nexus)

The need and nexus for including this item arises from the area(s) both immediately surrounding the Peel Main Drain (that is, those in immediate geographic proximity) and those within a wider catchment who would benefit from its aesthetic upgrade. It must be noted that should the standard of the Peel Main Drain remain rural in perpetuity (which is quite likely), there would be no improvements to the rural drain except for intermittent maintenance, notwithstanding the development of urban land surrounding the drain. This would result in an unsightly rural drain running through residential land uses, which is considered to be contextually inappropriate. It is considered that to not enhance the Peel Main Drain to a modest extent (and any upgrades are not proposed to in any way affect or alter the water flows through this drain) would not be in the interests of orderly and proper planning. The WAPC's SPP 3.6 does not elaborate on such a matter but it is considered that the intent of the policy allows for such enhancements.

Contributions are broken down into two catchments, sections to the north and south of the EPP Wetland.

1. Enhancements for that portion of the Peel Main Drain south of Bertram Road and within the northern part of the Bollard Bulrush Wetland and its buffers. These improvements will include design works, fencing and landscaping improvements. The improvements to this northern section of the Peel Main Drain apply to the length of the Peel Main Drain reserve either side of Lots 661 and 670, north of the EPP wetland and its associated buffers and for a width of 5 metres either side of the drainage reserve from the top of the Peel Main Drain bank outwards.

Within this area, 100% of the contribution cost for this portion of the Item would be provided as a result of subdivision within the relevant catchment based on pro-rata developable land area. Please refer to Appendix F for relevant catchment for this item.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

2. Improvements for that portion of the drain south of the Bollard Bulrush Wetland and its buffers and north of Millar Road. These improvements will include design works, fencing and landscaping improvements to all affected portions with the exception of the area adjacent to and south of the EPP wetland boundary and associated buffers for a length of 100 metres, to which the applicable treatment shall be in the form of a 'Living Stream'. A 'Living Stream' is broadly defined as a simple drain that has been converted to a functioning ecosystem. The improvements for both treatments shall include design and feasibility, all earthworks (which shall not affect current drainage flows) and landscaping improvements which may include, but is not limited to, re-grading, retaining, landscaping and pedestrian footpaths.

Costings

Contributions are based on the percentage of each individual landholdings developable area against the total developable area within the catchment (pro-rata developable land area basis).

The total costing applicable to the 'Living Stream' equates to \$251,256, while the total costing applicable to the Fencing and Revegetation section equates to \$683,700.

Timing and Provision of Infrastructure

Upgrades to the relevant section of Peel Main Drain are proposed to occur during the subdivision stage (design and feasibility works) and development stage (application of treatment).

Matters for Consideration

Costings Applicable - Modified DCA1 Boundary

In order to provide the Council with some context of costings as part of the boundary of DCA1, there are two developers that will be significantly affected These developers – Eastcourt (acting on behalf of Wellard Residential Pty Ltd) and Cedar Woods Properties Limited – based on the methodology used for each respective development contribution item, are estimated to be contributing (on a per lot basis) as follows:

- Eastcourt

Total development contribution over DCA1 of \$3,652,707.79, excluding a proportional contribution to the Strategic Environmental Management Plan. The total dwelling yield for this development – noted as 791 – equates to a development contribution per dwelling of \$4,617.84.

- Cedar Woods

Total development contribution over DCA1 of \$2,773,284.78, excluding a proportional contribution to the Strategic Environmental Management Plan. The total dwelling yield for this development – noted as 493 – equates to a development contribution per dwelling of \$5,625.32.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Other

It should be noted that when calculating lot yield or developable area under the proposed new DCP, an R-Code of 10 will apply to Lots 69, 70, 71, 75, 79, 81 Bertram Road and 167 Wellard Road due to the development constraints applying to these lots.

It is also proposed to extend the period of operation of the DCP under the scheme for 20 years with an expiry date set for 20 December 2023.

Adoption of the Development Contribution Plan Report and Cost Apportionment Schedule

The City is required under Clause 6.16.5.10 to adopt and make publically available a Development Contribution Plan Report and Cost Apportionment Schedule within 90 days of gazettal of Amendment 132. The City has made a commitment to landowners that it will advertise the Cardno Traffic Modelling which has been undertaken as part of this adoption process and prepare a final traffic modelling study as part of that process. Whilst the traffic modelling has been prepared and circulated upon request to landowners, consultation during and following advertising was such that it was agreed that further changes can be made to provide more certainty to contributions. Once a final traffic study is adopted, it will be 'locked' in as the final traffic volumes marking proportional contributions.

ADVERTISING

The amendment was advertised in accordance with the requirements of the *Planning and Development Act 2005* for a period of 42 days from August to October 2012. During this time 15 submissions were received. The submissions received are listed in the Schedule of Submissions (**refer Appendix D**)

Analysis of Submissions

Fifteen submissions were received with twelve being from State Government/utility agencies with 'no objections' or comments/recommended conditions.

Seven of the twelve submissions received from State Government/utility agencies provided advised of 'no objections' or 'no comments' to the proposed Scheme Amendment. The remaining five submissions in this regard either gave general development advice, support for or had concerns regarding their own affected services, with one submission making similar comments to those received from consultants/developers.

Three submissions were received from consultants/developers who have a direct interest in the area subject to the proposed DCA1 extension by virtue of their association with approved Local Structure Plans and speculative structure planning processes.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Of the fifteen submissions received, there were a number of general issues identified that occur repeatedly throughout the submissions. These general issues can be more specifically related to:

- 1. Development Contribution Plan operational timeframe;**
- 2. Need and Nexus**
- 3. Traffic Modelling**
- 4. Upgrades to Peel Main Drain**
- 5. Refunds/credits/in-kind contributions**
- 6. Timing of infrastructure items**
- 7. High Contribution Rates**

Whilst each independent submission has been addressed to some degree within the Schedule of Submissions (**Attachment D**), the seven general issues as listed above are further considered in this report and are addressed in detail as per the following:

1. Development Contribution Plan Operational Time Frame

The current DCP for DCA1 identifies an operational timeframe of five years for collecting development contributions. This Scheme Amendment seeks to extend the operational timeframe to twenty years. This adjusted timeframe not only allows for greater levels of developer certainty for infrastructure item contributions, but is also considered more fair and equitable as it apportions the cost of infrastructure items across the relevant catchment over time to better account for future subdivision and development. The user/benefactor principle applies in that the dwellings within the relevant catchment contribute to the infrastructure item, not simply residents who exist at the date of provision or those outside of the relevant catchment.

Furthermore, the draft Model Text provisions contained within SPP3.6 (specifically the comments section of provision 6.3.8) note that:

A development contribution plan must specify the period during which it is to operate...the recommended maximum period is 5 years (to coincide with the Scheme review), but a longer or shorter period may be appropriate...if the period is 10 years or longer, then reviews should occur at five year intervals (with the cost apportionment schedule to be reviewed at least annually).

2. Need and Nexus

The need and nexus between each infrastructure item and each applicable catchment has been determined through review of traffic modelling figures, alternative appropriate and workable solutions and through extensive discussions and consultation.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

The proposed amendment to DCP expands the boundary of the DCP so that the majority of the remainder of the lots within the 'Bertram and Wellard West' urban cell are now included in DCA1 to facilitate fair and equitable contributions over the remainder of the Cell. It is now considered that planning has progressed sufficiently to include these additional landholdings with reasonable certainty, with some landholdings now zoned Urban and others identified for short to medium term urban development (10 – 15 years) which provides the rationale for including these areas. For each infrastructure item the methodology specifies the catchment that this applies to, which is calculated on the distance from the item of infrastructure, pro-rata land area contribution or proportional traffic volumes generated.

3. Traffic Modelling

Traffic modelling is fundamental to determining the need and nexus between development areas and contributions, as well as contributions from areas outside the DCA and those already existing within it.

Traffic modelling has been undertaken by a consultant on behalf of the City in order to factor this in to the methodology for the relevant infrastructure items (of which four are determined on traffic modelling figures to calculate the respective development contribution). The issue of how demand generated from areas outside the DCA has been factored into the calculation for development contributions can present a problem where the zones used for traffic modelling are too broad or do not account for 'external' traffic. The traffic modelling undertaken on behalf of the City has endeavoured to identify small, specific zones which more accurately reflect the likely traffic volumes expected to be generated from these in relation to each infrastructure item. Furthermore, areas outside the relevant catchment have also been identified.

The balance of an identified development contribution costing for Infrastructure items that incorporate a catchment, part of which has already been developed, will be met by the City. A good example of this is for the Wellard Road upgrade (between Bertram Road and Baldivis Road) whereby there is a clear nexus for the Homestead Ridge estate to contribute to the upgrade however given this has already been developed, the City will meet the difference for this portion of the development contribution for this item.

4. Upgrades to Peel Main Drain

The determination of Infrastructure cost is to be based on the best and latest estimated costs available to the City and will be adjusted accordingly if necessary and subject to annual review. The City has undertaken costings for the treatment of the Peel Main Drain and these are included within this report (refer Appendix H).

It must be noted that the costs shown at Appendix H are for the total cost of each of the two relevant treatment and each relevant catchment therefore would contribute to only a proportion of this.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

Upgrades to the relevant section of Peel Main Drain will occur during the subdivision stage (design and feasibility works) and development stage (application of treatment.

5. Refunds / Credits / In-Kind Contributions

Submissions suggest that excess funds should be returned to the contributor. Clause 6.16.5.17.2 of Town Planning Scheme No.2 clearly states:

If there is an excess in the total of Cost Contributions when all Cost Contributions have been made or accounted for in a particular Development Contribution Area, the local government is to refund the excess funds to contributing Owners for that Development Contribution Area. To the extent, if any, that it is not reasonably practicable to identify Owners and/or their entitled amount of refund, any excess in funds shall be applied to the provision of additional facilities or improvements in that Development Contribution Area.

This existing scheme provision accords with SPP3.6 and therefore any excess funds will be refunded to contributing landowners, where practicable, or will be managed accordingly and applied to the provision of additional facilities or improvements in that Development Contribution Area.

With regard to 'credits' or 'in-kind' contributions, the proposed insertion into the DCA1 provisions of the following statement clearly identifies how this process will be dealt with:

Credits / in-kind contributions, where deemed appropriate and applicable, are to be through negotiated agreement with the City prior to the subdivision stage. This includes the determination of costs, required works, technical standards and the like.

6. Timing Of Infrastructure Items

Some concern has been raised as to the timing for construction of infrastructure items.

Costings for each infrastructure item within the DCP for DCA1 will be reviewed at least annually (in accordance with SPP3.6) to ensure equitable and rational provision of items occurs based on need and nexus. Consultations and negotiations with developers will be an essential part of the planning process and provision will be based first and foremost on timing of development, but also on financial capacity.

Depending on the infrastructure item being provided, development of the relevant catchment to a minimum of 80% of the total developable land area across the catchment is required to justify construction of the infrastructure item however this may vary based on other considerations and circumstances (including subdivision logistics and feasibility). The timing of other infrastructure items, as noted in the Scheme provisions, will align with the subdivision stage.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

7. High Contribution Rates

In terms of a high level of contributions towards infrastructure items, it is considered appropriate that where the need for new or upgraded items is generated wholly or substantially by new growth (such as for culverts and upgrades from rural infrastructure items to an urban standard), then the cost of that item will be paid for through contributions from the relevant catchment. In accordance with the provisions of SPP3.6, where there is an existing population is generating a percentage of demand, it will be the responsibility of the City to contribute on behalf of that population.

Submissions also refer to the absence of government funding for items, in particular the Water Corporation in relation to the Peel Main Drain. It is considered a risk to Council to deduct potential funding from the total recovery cost of each item of community infrastructure as government funding is not guaranteed and the impact of the SPP3.6 on Local Government's ability to seek this is relatively unknown.

It is not the intention of this amendment to stop the City from applying for financial assistance towards infrastructure from the State and Federal governments. If government grants are received for specific items of infrastructure, this amount will be taken from the total recovery cost once funding is secured.

CONCLUSION

It is considered that the proposed revision to the boundaries of DCA1 and accompanying minor textual amendments meets the provisions of SPP3.6 in terms of a sufficiently attributable need and nexus for each item and being fair and equitable in nature. Furthermore, the proposed Scheme Amendment accords with the provisions of the Scheme in relation to Clause 6.16.5 (Development Contributions) and will ensure current and future residents of the City of Kwinana are the ultimate beneficiaries, while providing developers with certainty in this regard.

LEGAL/POLICY IMPLICATIONS:

- Statement of Planning Policy (SPP) 3.6 'Developer Contributions for Infrastructure'
- Planning and Development Act 2005
- Town Planning Regulations 1967
- Environmental Protection Act 1986
- City of Kwinana Town Planning Scheme No.2
- Directions 2031

For the purposes of Councillors considering a financial or impartiality interest only, there are various landowners including Department of Housing, Wellard Residential Pty Ltd, Guantai Investment Pty Ltd and Bestall Super Pty Ltd.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

FINANCIAL/BUDGET IMPLICATIONS:

The Scheme Amendment process is being facilitated by the City of Kwinana and as such the officer time cost of the Amendment is being met by the City. The costs associated with the Local Structure Planning process (including advertising) are being fully met by the proponent.

In anticipation of both the existing and approaching urban front, there is a need for Council to undertake amendments to the Scheme so that the appropriate statutory controls are in place to deliver the most optimal form of development possible. An important part of this is ensuring Development Contribution Areas and Development Contribution Plans are updated to reflect areas with potential for development to provide for the equitable sharing of costs of infrastructure between subdividing landowners. This is imperative given the number of upgrades and the provision of new infrastructure identified across the future urban cells and areas.

It is important to note that the adoption of the contribution scheme is likely to result in the City, via the Developer Contribution scheme, having to meet the cost of the provision of road and other infrastructure included in the scheme. Some of the infrastructure, such as Johnson Road and the Strategic Environmental and Recreation Management Plan will be required to be undertaken over the next two or three years (depending on the rates of growth of the developable land). In this case, the City, as manager of the scheme, will likely need to borrow to provide the infrastructure but the principle and interest earned on any loans being met by the contribution scheme as well as any administrative costs of the scheme. The City will however need to meet the cost associated with the maintenance of the infrastructure once constructed (unless otherwise met by DEC for the Bollard Bulrush Wetland).

ENVIRONMENTAL IMPLICATIONS:

Environmental issues will need to be carefully considered across the proposed areas to be included within DCA1. The detailed consideration of these will occur at various stages of planning, including as part of areas moving from Urban Deferred to Urban zones under the MRS and detailed local structure planning. This Amendment however only provides for the funding mechanism for the provision of infrastructure, and as such has no associated environmental implications.

STRATEGIC/SOCIAL IMPLICATIONS:

The Scheme Amendment and subsequent expansion of DCA1 will assist in providing a coordinated and equitable approach in the provision of infrastructure.

The development of the proposed areas for DCA1 will result in significant growth for the City of Kwinana, and provide the opportunity for new residents to live within new master-planned communities. This amendment will ensure that the provision of infrastructure occurs on an equitable and appropriate basis.

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

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. Initiating this amendment is imperative to ensure that Development Contribution Areas and Plans are in place to provide for the equitable sharing of costs of infrastructure between subdividing landowners. This is vital given the number of upgrades and the provision of new infrastructure identified across the future urban cells. Without such an amendment, Council will potentially be exposed to losing the opportunity of having the infrastructure funded by subdividing landowners.

COUNCIL DECISION

321

MOVED CR S WOOD

SECONDED CR T DUPAGNE

That Council;

- 1. Endorse the schedule of submissions prepared in respect of Amendment No. 132 to City of Kwinana Town Planning Scheme No. 2 ("Scheme").**
- 2. Adopts Town Planning Scheme Amendment 132, subject to minor modifications to the Fifth Schedule of the Special Provisions of the Scheme, for the purposes of:**
 - i. Amending the Development Contribution Area ("DCA") 1 to include the Bollard Bulrush (Wellard Residential) area and adjacent areas within Wellard, Bertram and Parmelia;**
 - ii. Updating the relevant Development Contribution Plan to reflect that noted in 2(i), including new infrastructure items relevant to the amended DCA1 boundary, the timing of the provision of the infrastructure item and the inclusion of a definition of terms in accordance with Appendix E of this report;**
 - iii. Revise Clause 2.4.3 of the provisions of DCA1 to note an operational period of 20 years from the date of gazettal but which may be extended via a Scheme Amendment.**
 - iv. Amending the Scheme Map accordingly (as per Appendix C);**
- 3. In pursuance of Clause 6.17.4.9 of the Scheme, the City is to forward to the Commission:**
 - i. The endorsed Schedule of Submissions (containing a summary of all submissions and comments received in respect of the Scheme Amendment, and Council's determination in relation to this);**
 - ii. Council's recommendation to the Western Australian Planning Commission to approve the proposed Scheme Amendment**

15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA

- iii. Any other information that may be relevant to the Western Australian Planning Commission's determination of the Proposed Scheme Amendment.
- 4. Sign and seal the amendment documentation and then submit to the Western Australian Planning Commission, with a request for the endorsement of final approval by the Hon. Minister for Planning.
- 5. Endorses the initiation of advertising of the Cardno traffic modelling for the Bollard Bulrush (Wellard Residential) area and adjacent areas within Wellard, Bertram and Parmelia in accordance with Clause 6.16.5.10 of the Scheme and revises the final sentence of the definition of 'Volumes of traffic generated' in the modified Development Contribution Plan (as per Appendix E) to read as follows:

"The fixed traffic modelling figures will be included within the initial Cost Apportionment Schedule following the approval of Amendment 132."

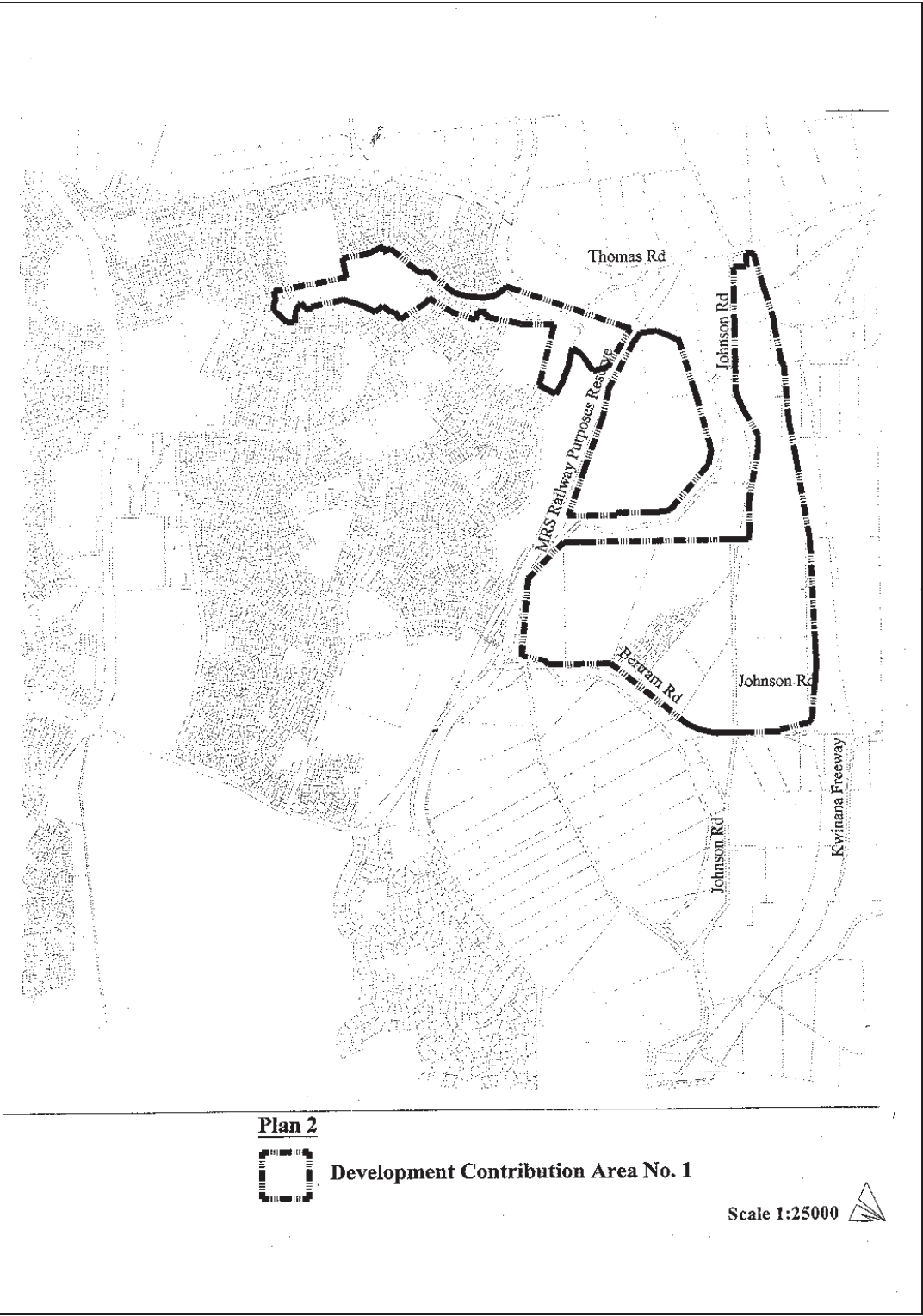
**CARRIED
8/0**

Mayor Adams re-entered the Council Chambers at 7:10pm.

NOTE: recommendation to Item 15.3 CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 132 TO MODIFY DEVELOPMENT CONTRIBUTION AREA 1 AND THE RELEVANT DEVELOPMENT CONTRIBUTIONS PLAN TO INCLUDE THE BOLLARD BULRUSH AREA AND A NUMBER OF LANDHOLDINGS IN ADJACENT AREAS OF BERTRAM AND PARMELIA was altered at the meeting to provide further clarity to the Development Contribution Plan (DCP) text with the following sentence "The fixed traffic modelling figures will be included within the initial Cost Apportionment Schedule following the approval of Amendment 132." being added. Attachment E of the report has also been amended to include the above mentioned sentence replacing the following which was originally on the Ordinary Council Meeting Agenda to be held on 10 April 2013 "The fixed traffic modelling figures applicable in this regard are those prepared by Cardno dated February 2013 for total traffic volumes to 2031."

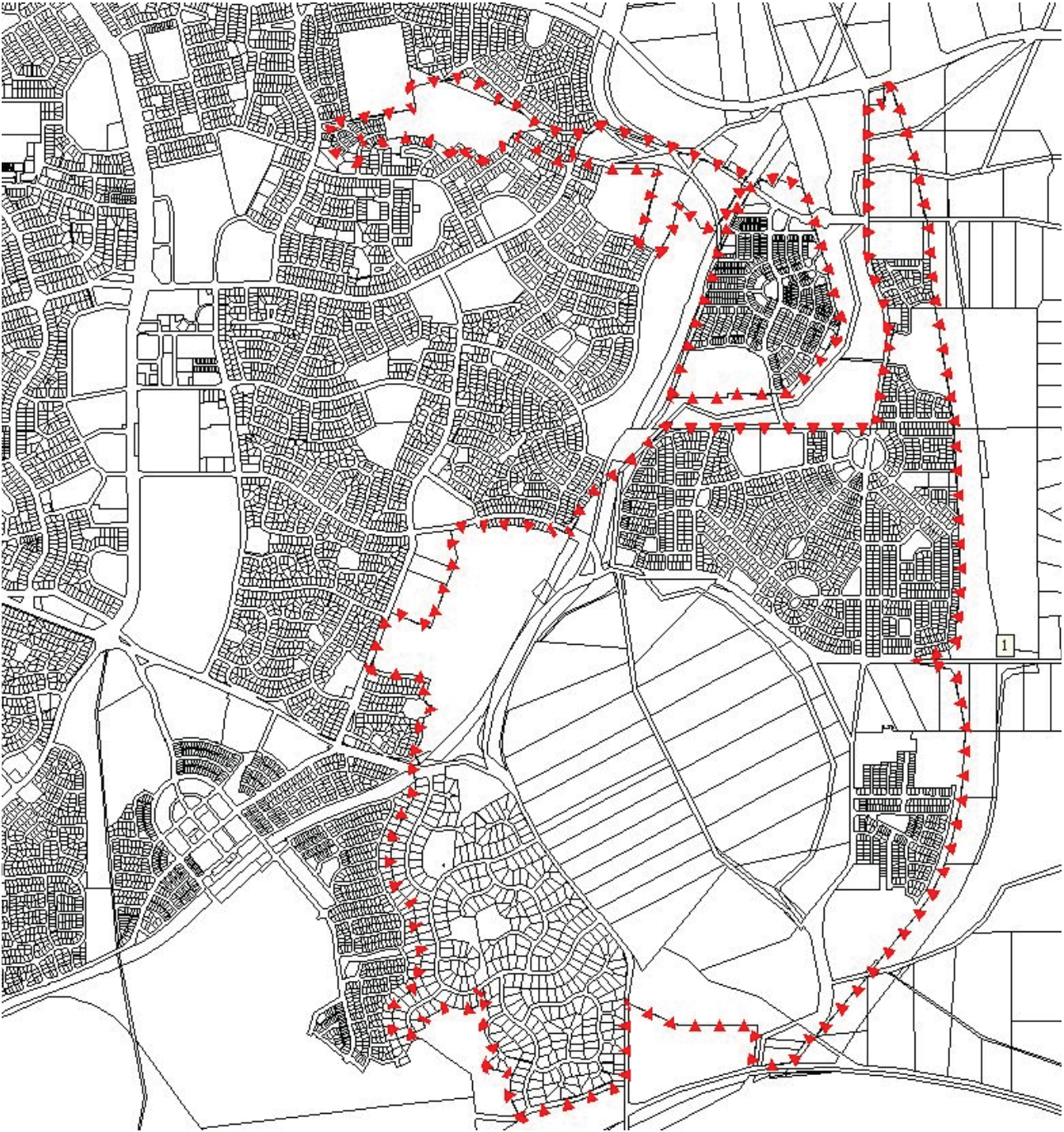
APPENDIX A

Existing Development Contribution Area 1



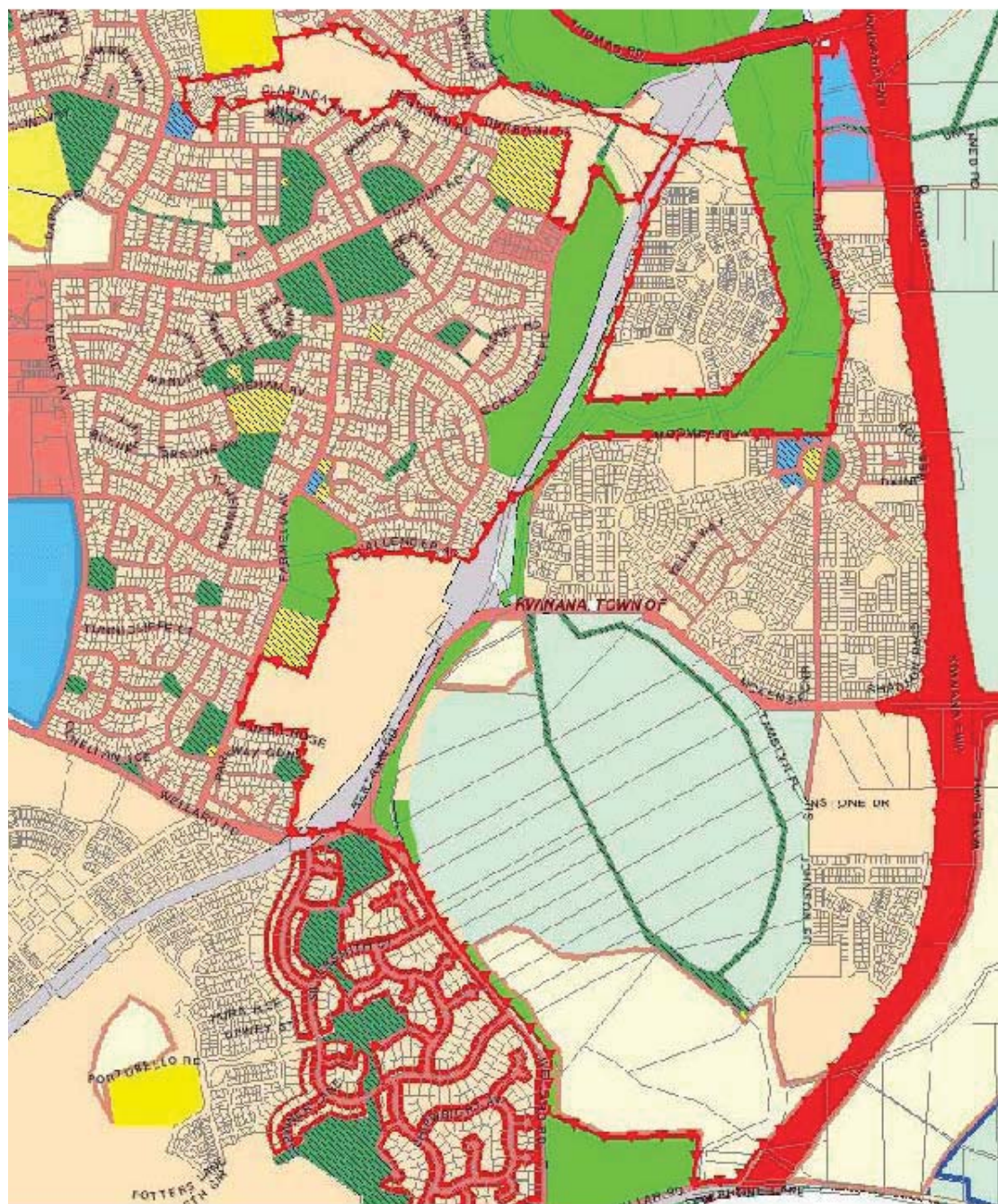
APPENDIX B

Proposed Development Contribution Area 1



APPENDIX C

Town Planning Scheme No.2



APPENDIX D - SCHEDULE OF SUBMISSIONS

No.	SUBMITTOR AND ADDRESS	NATURE AND SUMMARY OF SUBMISSIONS	PLANNING COMMENT
1	<p>Water Corporation PO Box 100 Leederville WA 6007</p> <p>Contact: Brett Coombes, Development Services</p>	<p>COMMENTS PROVIDED</p> <ol style="list-style-type: none"> 1. The Corporation believes the cost of infrastructure items related to the PMD (such as regrading, retaining, landscaping, road crossings, bridges and culverts) cannot be calculated until a detailed description and design of proposed works are assessed by the Corporation to determine if they are acceptable and to determine what maintenance, fencing and other arrangements need to be put in place to ensure the hydraulic function of the PMD is not compromised and public safety is ensured. 2. It is also advised to include in the contribution schedule an allowance or contingency for the protection, relocation and rationalisation on any buried water, wastewater and drainage infrastructure traversing the area that will be required to implement the proposed works. 	<p>NOTED</p> <ol style="list-style-type: none"> 1. The determination of Infrastructure Coast is to be based on the best and latest estimated costs available to the City and will be adjusted accordingly if necessary. 2. Noted and contribution schedule updated to reflect additional costs, including provision for 30% contingency costs
2	<p>Greg Rowe and Associates on behalf of: Landowners represented by GRA</p> <ul style="list-style-type: none"> - Lot 67, 68, 500 and 501 Bertram Road, Wellard - Lot 502, 503 and 504 Tamblyn Place, Wellard - Lot 1, 505 and 506 Johnson Road, Wellard <p>Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>Contact: Sean Fairfoul</p>	<p>COMMENTS PROVIDED</p> <ol style="list-style-type: none"> 1. Requested that the affected landowners Lot numbers be updated in the Amendment report. 2. Traffic Modelling - It is unlikely that any traffic from the new DCA1 areas will use the Thomas Road Bridge. Funding for the Bridge and upgrades to Bertram Road (between Challenger Av and the Freeway) was provided in the original DCA1 and shortfalls for these projects should not be costed to the additional areas. 3. Upgrades to Johnson, Wellard & Bertram Road (Challenger Ave to Wellard Road) will encourage additional use from catchments further south to the amendment area to gain access to the freeway and thus support the traffic generated methodology and believes that costs associated with the through traffic be borne by the City. 4. Any upgrades to the PMD should include funding from the Water Corporation as it is not appropriate for adjoining landowners to fund the upgrade of this drain when the benefits are external to the area. 5. The timeframe has been extended from 5 to 10 years however there is no explanation of this extension. 	<p>NOTED</p> <ol style="list-style-type: none"> 1. Noted and reflected in report. 2. Traffic Modelling – the contributions methodology is proportional to the traffic volume generated by each landholding at a residential density of R20 within DCA1 likely to use the bridge as a percentage of the total traffic volumes from within DCA1 likely to use the bridge. The traffic modelling figures undertaken by consultants on behalf of the City indicate that a proportion of traffic volumes will use the Sulphur Road Bridge. Furthermore, as a result of expanding the DCA1 boundary, there is likely to be some reductions in some shared items as the DCA develops over time due to costings for items being reviewed annually. 3. The City's traffic modelling has determined the relative proportion of traffic which will be generated by those lots individually and as a whole. Importantly this is separate to the total volumes of traffic which are likely to use Wellard Road which may be significantly greater as more traffic will be generated from further afield such as from City of Rockingham and across the City itself. This may well require that the City will upgrade Wellard Road to a higher standard than a Neighbourhood Connector B at a later date. It is only considered appropriate however to charge the development contributions for the upgrade to Neighbourhood Connector B standard directly attributable to the immediate urban development of the subject area. This includes a contribution from the City for the existing Homestead Ridge area and other areas already developed. 4. <i>Need and the nexus</i> – the need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus). As noted in the Scheme Amendment report, geographic proximity is one of the three elements used to determine appropriate catchments for development contribution items. <p>The development areas referred to in the Amendment are situated within the catchment of the Water Corporation's PMD. This is a rural drain with limited capacity and has not been designed to provide the level of flood protection typically required in urban areas nor does it have the desired aesthetic appeal. Without urban development, currently there is no 'need' to upgrade the drain. The Corporation is required to ensure that Rural Drainage customers receive the level of service stipulated in the Drainage Operating Licence. Where urbanisation occurs within a rural drainage area, development needs to ensure it does not compromise the service provided to remaining rural customers.</p> <ol style="list-style-type: none"> 5. The timing of proposed amendment to DCA1 accords with SPP3.6 and the longer timeframe is considered necessary to provide certainty and equitable cost distribution to developers and the City alike.
3	<p>Government of WA - Department of Water Kwinana Peel region PO Box 332 Mandurah WA 6210</p>	<p>NO OBJECTION</p> <p>Refer notes in Water Corporation submission request for approval of infrastructure works with Department of Water and Water Corporation.</p>	<p>NOTED</p>

	Contact: Brett Dunn Urban Water Management, Peel Region		
4	Government of Western Australia - Department of Environment and Conservation (DEC) PO Box 1535 Fremantle WA 6959 Contact: Stefan de Hann	COMMENTS PROVIDED DEC notes that the proposed amendment includes provision for development contributions to fund a Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers (Item 4). The Bollard Bulrush Swamp has recently been upgraded to Conservation category status in accordance with the Geomorphic wetlands dataset and DEC strongly supports the City's initiative the review future management of the site in a holistic and strategic manner. DEC considers the DCA1 is an appropriate mechanism to ensure this occurs early in the planning process.	NOTED
5	Government of Western Australia - Main Roads WA PO Box 6202 East Perth WA 6892 Contact: Lindsay Broadhurst Road Planning	NO OBJECTIONS	NOTED
6	Government of Western Australia – Department of Planning Locked Bag 2506 Perth WA 6001 Contact: Loretta van Gasselt State Strategic Policy	NO OBJECTIONS - COMMENTS PROVIDED (Bush Forever Planning Issues) <ul style="list-style-type: none"> The subject area includes Bush Forever Area (BFA) 272 and is located adjacent to BFA 67 and BFA 349. The Bollard Bulrush Wetland included in the proposed modification of DA1 is a Conservation Category Wetland (CCW), the highest priority wetland that requires the highest level of protection and management. It should be noted that BFA 67 and BFA 272 has been identified as potential habitats for Carnaby's Black Cockatoo which is an Endangered species under the <i>Environment Protection and Biodiversity Act 1999</i>. Clearing and development of the subject site may be required to be referred to the Australian Governments' Department of Sustainability, Environment, Population, Water and Communities for assessment. 	NOTED <ul style="list-style-type: none"> No need for assessment under the EP Act and no subsequent need to provide any advice or recommendations
7	Government of Western Australia – Department of State Development Level 6, 1 Adelaide Terrace East Perth WA 6004 Contact: Christine Gibney Strategic Industrial Lands	NO OBJECTION	NOTED
8	Government of Western Australia – Department of Housing 99 Plain Street East Perth WA 6004 Contact: Prisca Taylor Land & Housing Construction	COMMENT / ADVICE PROVIDED <ol style="list-style-type: none"> It is requested that further information and justification be provided to support the proposed Amendment consistent with SPP 3.6 Development Contributions for Infrastructure and Clause 6.16.5.7 of TPS2 and re-advertised to affected landowners to give further opportunity to comment. This includes: <ol style="list-style-type: none"> The 'need and nexus' between infrastructure items and the development areas. Traffic modelling to provide a transparency with respect to the apportionment of cost via pro-rate traffic generation. Expectation to fund 100% of some infrastructure items without acknowledgement of outside areas to DCA1 contributing to infrastructure usage, for example Wellard and Bertram Roads. How contributions are calculated for existing infrastructure items where contributions have already been received through the current DCA1. As the Amendment proposes to increase the size of the catchment, does this mean that previous contributions made to fully funded infrastructure items require a refund to those that contributed to these items through the current DCA1 (Department of Housing has contributed already a substantial amount to current DCA1 infrastructure items). 	NOTED <ol style="list-style-type: none"> The City had previously taken the view that re-advertising of the proposed Scheme Amendment was not necessary and has subsequently sought to review and refine minor elements of the Scheme Amendment report and provisions to enable greater clarity and consistency. <ol style="list-style-type: none"> The proposed amendment to DCP expands the boundary of the DCP so that the majority of the remainder of the lots within the 'Bertram and Wellard West' urban cell are now included in DCA1 to facilitate fair and equitable contributions over the remainder of the Cell. It is now considered that planning has progressed sufficiently to include these additional landholdings with reasonable certainty, with some landholdings now zoned Urban and others identified for short to medium term urban development (10 – 15 years) which provides the rationale for including these areas. For each infrastructure item the methodology specifies the catchment that this applies to, which is calculated on the distance from the item of infrastructure, pro-rata land area contribution or proportional traffic volumes generated. The City has traffic modelling to determine the relative proportion of traffic and development contributions. A Development Contribution Plan Report and Cost Apportionment Schedule is to come into effect within 90 days of the DCP

		<p>e. Timing, priority and funding for delivery of key infrastructure to provide greater transparency to this process.</p> <p>2. The Strategic Wetland Management and Recreation Plan for Bollard Bulrush Wetland and Buffers is not an 'infrastructure' item as per the Clause 6.16.5.1 of TPS2 definition of infrastructure and should not be included.</p>	<p>being adopted and made available to all owners in the Development Contribution Area.</p> <p>c. It is important to separate the total volumes of traffic which are likely to use roads such as Wellard Road (which may be significantly greater) as more traffic will be generated from further afield such as from the City of Rockingham and across the City of Kwinana itself. This may well require that the City will upgrade Wellard Road to a higher standard than Neighbourhood Connector B which is a further cost. The proposed amendment considers it appropriate to only charge the development contributions for the upgrade to Neighbourhood Connector B standard as this standard is directly attributable to the immediate urban development of the subject area. It must also be noted that the City is only collecting development contributions for land that is to be developed and is not collecting for land already developed, therefore the City will share a proportion of the total cost in this regard.</p> <p>d. There is likely to be some reductions in some shared items as a result of expanding the DCA 1 boundary as part of the proposed amendment.</p> <p>e. Noted. The timing and provision of each item is now articulated in greater detail within the Scheme Amendment report and provisions.</p> <p>2. The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of any community. New urban development and redevelopment needs to ensure the cost-efficient provision of infrastructure and facilities, such as roads, public transport, water supply, sewerage, electricity, gas telecommunications, drainage, open space, health, community and recreation facilities. All of these utilities and services greatly influence the standard of living, mobility and lifestyle choices of a community (extract from SPP 3.6 'Development Contribution for Infrastructure'). The proposed amendment to the DCP is as per Clause 6.16.5.1 which is to be prepared in accordance with the provisions of SPP 3.6.</p>
9	<p>Cedar Woods Ground Floor 50 Colins Street West Perth WA 6005</p> <p>Contact: Roman Zagwocki Planning and Development</p>	<p>COMMENT / ADVICE PROVIDED</p> <p>Generally supportive of expanding the DCA1 area but request that recognition be given to payments already made by Cedar Woods in the current DCA1 to ensure it is fair, equitable and comparable to other landowners. Cedar Woods has contributed a substantial portion to Upgrade A and signed a legal agreement with the City for continued upgrades</p> <p>Requests that the Town ensures that the nominated infrastructure contributions are consistent with State Planning Policy 3.6 Developer Contributions for Infrastructure and that any future cost estimates of such infrastructure are also consistent. Cedar Woods believes there is a lack of information provided for some infrastructure items that could alter the overall cost for items for landowners to make an informed comment on the contributions. For example:</p> <ul style="list-style-type: none"> The description of Johnson Road (upgrade B) to a Neighbourhood Connector A is not precise. Believe it should be described as a 20 metre road width as per the already adopted Local Structure Plan for this area and the current upgrades applied to the 'upgrade A' section of Johnson Road. The basis of valuation and timing for acquisition of 'road widening' for Johnson Road (upgrade B) is not defined. Suggested it should be based on an average costing between a before and after subdivision value. The current traffic volumes and predicted volumes are not provided for Wellard and Bertram Roads to determine if upgrades for these roads are not already required by current traffic and 'further afield' traffic. Including 'improvements to PMD' as a key component to the Bollard Bulrush Management Plan without listing specific works required and the cost to do this is too vague. Including an 'implementation strategy' without identifying common key infrastructure which is to be funded is too vague. <p>Supports the provisions of a culvert across PMD to facilitate a realignment of Johnson Road however question the methodology given compared to a pro rata for Johnson Road (upgrades A and B) as it will occur as part of these upgrades.</p> <p>Believe that any works on the PMD should be the responsibility of the Water Corporation and that the drain is there to service landowners upstream of the amendment area.</p>	<p>NOTED</p> <p>Noted.</p> <p>The nominated infrastructure items as per DCA1 and the proposed Scheme Amendment are consistent with SPP3.6.</p> <p>The standard of upgrading of Johnson Road (Upgrade A) remains unchanged. The provision of Johnson Road (Upgrade B) is to be to a similar standard as a Neighbourhood Connector A as detailed under the WAPC's operative Liveable Neighbourhoods Policy. Contributions only will be sought for the difference between a Neighbourhood Connector A road and an Access Street B (in terms of the costs of acquiring the additional land and the costs of providing the road). The rationale for this is that the higher standard road is required for traffic movement generated beyond the immediate subdivision and that this is a cost that should be distributed across a wider catchment.</p> <p>The costings for this item have been included in the Scheme Amendment report and provisions.</p> <p>The City's traffic modelling has determined the relative proportion of traffic which will be generated by these lots individually and as a whole. Items within the relevant catchment will contribute towards the cost of the item based on volumes of traffic generated by the urban development of these lots as a percentage of the total volumes of traffic using the culvert generated by the contributing landholdings.</p> <p>With regard to the Peel Main Drain upgrades and improvements, the relevant treatments and costings have been outlined in both the report to Council and the Scheme Amendment report and provisions.</p> <p>The Implementation Strategy required as part of the Strategic Environmental and Recreation Management Planning item will seek to implement recommendations of a holistic nature relating to public access, rehabilitation strategies (including revegetation) for the wetland area, fencing if necessary.</p> <p>Noted. The methodology for the calculation of development contributions towards the Peel Main Drain culvert has been amended to reflect the methodology as per the Johnson Road</p>

			<p>upgrade – that is, on a pro-rata developable land area basis.</p> <p>Noted.</p>
10	<p>Government of Western Australia – Department of State Heritage Bairds Building, 491 Wellington Street Perth WA 6001</p> <p>Contact: Callum Crofton Local Government Services</p>	<p>NO OBJECTION</p> <p>The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Amendment area and has no objection.</p>	<p>NOTED</p>
11	<p>Wellard Residential Pty Ltd Suite 2, Majestic Rise 16 Moreau Mews Canning Bridge WA 6153</p> <p>Contact: Craig Matthews</p>	<p>COMMENTS PROVIDED</p> <p>Cannot support the amendment in its current form as believe the level of information required by Clause 6.16.5.6 of TPS2 and SPP 3.6 is not provided. They request that the amendment be re-advertised to allow affected landowners to undertake a full and thorough assessment once information is provided.</p> <p>Key questions and further information required includes:</p> <ul style="list-style-type: none"> • Why the amendment proposes to extend the DCA1 as opposed to creating a new separate DCA over the new urban areas, given that the majority of DCA1 is already developed and infrastructure contributions collected. • As to the need and nexus between each of the infrastructure items and the respective estates / development areas, as the relationship between some areas and infrastructure items are unclear. For example the connection between Wellard Residential landholdings and Sulphur Road Bridge and Bertram Road (Challenger Av to Wellard Road) upgrades where the relationship between the development and the need to upgrade this infrastructure is unclear. Also the PMD abuts Wellard Residential and the development of this area does not give rise to the need to upgrade the Drain as it can remain fenced abutting the development in its current form and function as it is currently. • How funding will be sought from other government agencies already responsible for key items of infrastructure, such as Water Corporation as the manager / responsible authority for the PMD. • How demand generated by areas outside the DCA has been factored in, such as upgrades to district roads by for example residents in Orelia, Parmelia and Village at Wellard and the Kwinana Town Centre gaining access to Kwinana train station. • Traffic modelling, fundamental to determining the need and nexus between development areas and contributions, as well as contributions by areas outside the DCA. • How contributions will be calculated for existing infrastructure where contributions (based on 100% of the cost) have already been received from the current DCA1. • The timing and priority for the provision of infrastructure so that land owners can gain an understanding of the likely timing for the delivery of the infrastructure items. • Section 5.8 of SPP requires that DCPs detail the application of in-kind contributions where infrastructure is predominately located on developers land and/or has already been provided. The amendment does not address the application of credits, or how these will be factored into the overall cost apportionment. <p>Strategic Wetland Management Strategy and Recreation Plan for Bollard Bulrush and Buffers is not an 'infrastructure' item as per the definition under Clause 6.16.5.1 of TPS2 and should not be included.</p> <p>Questions why the methodology is some instances is not consistent for example upgrades to Johnson Road (upgrades A and B) contributions are determined as per a pro rata but the culvert across PMD is determined as per traffic usage.</p>	<p>NOTED</p> <p>It is proposed to include most of the reminder of the lots within this urban cell to facilitate fair and equitable contributions over the area. This will ensure that all new growth areas within the City have contribution scheme</p> <p>The need and nexus between each infrastructure item and each applicable catchment has been determined through review of traffic modelling figures, alternative appropriate and workable solutions and through extensive discussion and consultation.</p> <p>Traffic modelling has been undertaken by a consultant on behalf of the City and the figures discussed with and provided to the proponent. The issue of how demand generated from areas outside the DCA has been factored into the calculation for development contributions can present a problem where the zones used for traffic modelling are too broad or do no account for 'external' traffic. The traffic modelling undertaken on behalf of the City has endeavoured to identify small, specific zones which more accurately reflect the likely traffic volumes expected to be generated from these in relation to each infrastructure item. Furthermore, areas outside the relevant catchment have also been identified.</p> <p>The timing and priority for infrastructure items has been included within the Scheme Amendment report and provisions.</p> <p>Noted. The provision for 'credit/in-kind' contributions has been included within the Scheme Amendment report and provisions.</p> <p>Noted. The Johnson Road culvert contributions methodology has been revised to a pro-rata developable land area basis.</p>
12	<p>Government of Western Australia – Department of Health Grace Vaughan House, 227 Stubbs Avenue, Shenton Park WA 6008</p> <p>Contact: Vic Andrich</p>	<p>NO OBJECTION</p>	<p>NOTED</p>

	Environmental Health Directorate		
13	<p>Government of Western Australia – Department of Indigenous Affairs Ground Floor, 151 Royal Street East Perth WA 6004</p> <p>Contact: Warren Mitchell Senior Heritage Officer</p>	<p>COMMENTS PROVIDED</p> <p>One site of significance is located in close proximity to the revised DCA1 area (Wally's Camp) and three places of importance nearby the revised DCA1 area.</p> <p>While numerous surveys have been undertake in the past in this general region, the existence of the noted site/places raises the possibility that there may be unrecognised Aboriginal heritage sites within the expanded DCA1 area. In this regard, developers are reminded of their responsibility to assess the risks of potential impacts to Aboriginal heritage sites and inform relevant personnel and agents.</p> <p>Attention drawn to Due Diligence Guidelines and obligation to report cultural material or new sites to the Registrar of Aboriginal Sites.</p>	NOTED
14	<p>Government of Western Australia – Department of Education 151 Royal Street East Perth WA 6004</p> <p>Contact: Richard Bloor Principal Consultant Strategic Asset Planning</p>	NO OBJECTION	NOTED
15	<p>Environmental Protection Authority</p> <p>Contact: Gary Williams</p>	<p>NO OBJECTION</p> <p>Not necessary to provide any advice or recommendations.</p>	NOTED

APPENDIX E

Revised Development Contribution Plan for Development Contribution Area 1 under Fifth Schedule of the Scheme

	DCA1
AREA	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST)
Definitions:	<p>"Buffers" refers to the Environmental Protection Policy (EPP) Conservation Category wetland boundary for Bollard Bulrush Wetland and includes the additional 50 metre buffer surrounding this.</p> <p>"Contributing landholdings" are those areas of land within the relevant catchment of a particular infrastructure item.</p> <p>"Developable land" is defined as the 'Gross Subdivisible Area' (as detailed under Liveable Neighbourhoods) as amended from time to time and is the total site area of a subdivision proposal 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 included in a Local Structure Plan POS contribution.</p> <p>"Pro-rata developable land area" is the proportion of the total developable land in the relevant catchment and refers to residential land only.</p> <p>"Relevant catchment" means an area of land within DCA1 identified on a plan in Appendix A, the landowners within which are required to contribute to a particular infrastructure item in accordance with clauses 2.1, 2.2.2, 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.4 and 2.5 of this Development Contribution Plan.</p> <p>"Total volumes of traffic" is the total amount of traffic generated or likely to be generated for an infrastructure item and includes traffic volumes both internal and external to the identified catchment for an infrastructure item.</p> <p>"Upgrading/upgrades" (in relation to roads) includes earthworks, drainage, resurfacing, resealing dual use paths, side kerbing, lighting, landscaping and roundabout(s), as applicable and where required by the City of Kwinana.</p> <p>"Volumes of Traffic Generated" is the percentage of the total volumes of traffic using the particular infrastructure item as generated or likely to be generated by the contributing landholdings. This figure, as determined by traffic modelling undertaken on behalf of the City, is fixed for the life of the DCP and is based on the developable land area for the catchment. The fixed traffic modelling figures will be included within the initial Cost Apportionment Schedule following the approval of Amendment 132</p>
Provisions:	<p>1.0 PURPOSE Landowners within DCA 1 (or landowners within a relevant catchment where expressly stated) shall make a contribution to:</p> <p>1.1 Item 1 Bridge 100% of the cost of construction of the Sulphur Road bridge over the railway line immediately south of the proposed Thomas Road Station except where contributions cannot be secured by virtue of prior subdivision and development approvals.</p> <p>1.2 Item 2 Roads and Drainage</p> <p>1.2.1 The development of a nutrient stripping basin on the Peel Main Drain north of Bertram Road.</p> <p>1.2.2 Upgrades to Bertram and Johnson Roads</p> <p>1.2.3 The construction of two (2) road linkages across the Parks and Recreation Reserves in the Bertram locality reflected on the approved Casuarina Structure Plan.</p>

	<p>1.2.4 Upgrade to Wellard Road (Bertram Road to north of Baldivis Road) and all associated infrastructure works.</p> <p>1.2.5 Upgrade to Bertram Road (Challenger Avenue to Wellard Road) and all associated infrastructure works.</p> <p>1.2.6 Contribution in whole towards the provision of Johnson Road culvert and road crossing over the Peel Main Drain and all associated infrastructure works.</p> <p>1.2.7 Contribution in whole towards the provision of road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road (the northern side of Bollard Bulrush Wetland).</p> <p>1.3 Items 3 Upgrading of Roads and Undergrounding of Existing Overhead Powerlines</p> <p>1.3.1 Upgrading of Johnson Road south of Bertram Road and north of Millar Road.</p> <p>1.3.2 Undergrounding of existing overhead powerlines on both sides of Johnson Road and north of Millar Road and on the south side of Mortimer Road between Johnson Road and the Freeway.</p> <p>1.4 Item 4 Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.</p> <p>1.4.1 Preparation of a Strategic (holistic) Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.</p> <p>1.5 Item 1.5 -Enhancements to Peel Main Drain.</p> <p>1.5.1 Upgrade the Peel Main Drain between Bertram Road to Millar Road (excluding Bollard Bulrush wetland and buffer).</p> <p>2.0 CONTRIBUTIONS METHODOLOGY AND TIMING OF PROVISION</p> <p>2.1 Item 1 Bridge (Applies to all Landholdings within DCA1, with the exception of Lots 660, 69-71, 73, 75, 77, 79, 81 Bertram Road and Lot 9237 Parmelia Avenue).</p> <p>2.1.1 The method for determining the contributions to this item is based on pro-rata developable land area, with the exception of Lots 167-170, 83, 85, 1278 and 92 Wellard Road. The contributions for the lots excepted are calculated using the proportion of volumes of traffic generated by each landholding likely to use Johnson Road northbound as a proportion of total volumes of traffic generated by the development of land. The fixed traffic modelling figures applicable in this regard are those prepared by Cardno dated February 2013 for traffic volumes traversing Johnson Road from the relevant traffic modelling zone, for both northbound and southbound traffic, during AM and PM times.</p> <p>2.1.2 This development contribution where applicable will be calculated using a residential density of R20 in the absence of an approved Local Structure Plan or as per the residential density(ies) depicted on an approved Local Structure Plan. Where land is developed at a</p>
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	<p>residential density less than R20, the contribution for each landholding will continue to be calculated based on traffic generated at a residential density of R20.</p> <p>2.1.3 This infrastructure item has already been constructed and as such the development contribution represents a cost recovery exercise.</p> <p>2.1.4 Landowners within the relevant catchment depicted on Figure 1 of Appendix A are required to contribute to this item of infrastructure.</p> <p>2.2 Item 2 Roads and Drainage (applies to the area identified in the Casuarina Structure Plan and area bounded by Bertram/ Mortimer Road, Kwinana Freeway, Thomas Road, the Metropolitan Region Scheme Railway Purposes Reserve and Johnson Road only, with the exception that sub-item 2.2.2 also applies to the landholdings south of Bertram Road, west of Kwinana Freeway Reserve, north of Millar Road and east of Wellard Road and other Landholdings detailed in Appendix A to this Schedule V – Development Contribution Plans for DCA1)</p> <p>2.2.1 The development contribution in relation to the development of the Nutrient Stripping Basin on the Peel Main Drain north of Bertram Road is based on the installation having two distinct functions, being:</p> <p>2.2.1.1 an installation for the biological and chemical removal of nutrients with a 50% cost contribution made by landowners within DCA1 of which contributions are calculated based on a pro rata developable land area.</p> <p>2.2.1.2 a landscape/recreation feature with a 50% cost contribution made by landowners within DCA 1 of which contributions are calculated on a reducing scale (based on distance from the installation) as follows: 0-400m (50%), 400-800m (25%), 800-1200m (12.5%), 1200m-1600m (6%) and 1600-2000m (3%) and based on pro-rata developable land area.</p> <p>2.2.2 The development contribution in relation to the upgrade of Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson/Bertram Intersection Traffic Lights (Earthworks, Drainage, Sealing, Bridge and any other necessary works) is based on pro rata developable land area.</p> <p>2.2.2.1 This infrastructure item is nearing completion of the construction and works phase and as such the development contribution represents a cost recovery exercise.</p> <p>2.2.2.2 Please refer to Figure 2 in Appendix A for relevant catchment for this item.</p>
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	<p>2.2.3 The development contribution in relation to the upgrade of Johnson Road (North of Peel Lateral Drain to Holden Close)</p> <p>2.2.3.1 western side kerbing, drainage, & landscaping on a pro rata land area basis.</p> <p>2.2.3.2 eastern side kerbing, drainage, lighting & landscaping based on frontage of landholding or landowner to construct.</p> <p>2.2.3.3 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.4 The development contribution in relation to the upgrade of Johnson Road (South of Peel Lateral Drain to Bertram Rd)</p> <p>2.2.4.1 Kerbing, drainage, lighting & landscaping contribution based on frontage or landowner to construct.</p> <p>2.2.4.2 Roundabout (2) construction on a pro rata land area basis</p> <p>2.2.4.3 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.5 The development contribution to the construction of Dual Use Path on eastern side of Johnson Road (North of Peel Lateral Drain to Holden Close) with landowners on the eastern side of Johnson Road constructing the path and all landowners participating in the Casuarina Structure Plan contributing 50% of the cost of the path</p> <p>2.2.5.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.6 The development contribution to the construction of a Dual Use Path on the eastern side of Johnson Road (south of the Peel Lateral Drain to Bertram Rd), with contribution from landowners fronting both sides of the road based on length of frontage.</p> <p>2.2.6.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p> <p>2.2.7 The development contributions to the construction of the two (2) new road links across the Parks and Recreation Reserve in the centre of the Bertram locality reflected on the Casuarina Structure Plan and Department of Housing land to the north of the Parks and Recreation Reserve based on a pro rata land area contribution.</p> <p>2.2.7.1 This item has been constructed and contributions have been collected in accordance with the Cost Schedule.</p>
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	<p>2.3 Items 3 'Upgrading of Roads, Drainage and Undergrounding of Existing Overhead Power lines for portions of Johnson Road and the re-aligned Johnson Road (south of Bertram Road and north of Millar Road – as identified in the adopted Local Structure Plans of Wellard Residential (Bollard Bulrush) estate and Wellard West (Emerald Park), Wellard Road, Bertram Road, and for the provision of culverts and road crossings over the Peel Main Drain (Applies to all landholdings south of Bertram / Mortimer Roads, the Kwinana Freeway, Millar Road, Wellard Road and includes Lots 1336, 1337, DP214857, Lots 51 – 54 DP14614, Lot 45 DP202641, Lot 487 Parmelia Ave) as determined in Appendix A to this Schedule V – Development Contribution Plans for DCA1.</p> <p>2.3.1 For that section of Johnson Road south of Bertram Road to the western edge of the proposed Primary School (as shown on the adopted Wellard West (Emerald Park) Local Structure Plan) adjacent to and on the northern side of the Johnson Road culvert – Upgrade A - the development contributions in relation to the upgrading of Johnson Road includes earth working, drainage, resurfacing, resealing, dual use path (eastern side), side kerbing, lighting, landscaping and roundabout (s), where required by the City of Kwinana on a pro-rata land area basis. The contribution in relation to the undergrounding of existing overhead powerlines including powerlines on both sides of Johnson Road and the reinstatement of the verge including Landscaping is based on pro-rata developable land area.</p> <p>2.3.1.1 The provision of works for this infrastructure item for the northern portion of Johnson Road – Upgrade A - will not be commenced until such time as 80% of the developable land area within the relevant catchment has been developed, or as otherwise determined through negotiation with the City of Kwinana.</p> <p>2.3.1.2 Please refer to Figure 3 of Appendix A for relevant catchment for this item.</p> <p>2.3.2 For that section of Johnson Road south of the Johnson Road culvert to Millar Road (as shown on the adopted Bollard Bulrush (Wellard Residential) Local Structure Plan), the development contribution relates to the construction of a new road from the culvert southwards adjacent to the northern edge of the existing reserve (Upgrade B1) and for the final section of the new road from the northern edge of the existing reserve to Millar Road (Upgrade B2) and is based on a pro-rata developable land area. The scope of works for the new section of road (realigned Johnson Road) includes drainage, kerbing to both sides of road, footpath, street lighting, landscaping, underground power, construction of a roundabout and land requirements as per</p> <p>2.3.2.1 below.</p> <p>2.3.2.1 The provision of works for this</p>
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		<p>infrastructure item for the southern portion of Johnson Road (south of the Johnson Road culvert) – Upgrades B1 and B2 - will be undertaken at the construction stage of this section of road, with the City meeting the cost difference between the two standards of road (that is, the difference between a Neighbourhood Connector A and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time).</p>
	2.3.2.2	<p>The Upgrade for the B1 component includes land acquisition for the difference between a Neighbourhood Connector A and an Access Street B under the WAPC Liveable Neighbourhoods Policy, as amended from time to time, as well as the physical construction costs. The land acquisition costs shall be based on the provisions of clause 6.16.5.2 of the Scheme.</p>
	2.3.2.3	<p>Please refer to Figure 3 of Appendix A for relevant catchment for this item.</p>
	2.3.3	<p>Upgrades to Wellard Road (from Bertram Road southwards to Baldivis Road within the City of Kwinana boundary) to a comparable standard of a Neighbourhood Connector B under the WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision of the road based on volumes of traffic generated by the urban development of these lots as determined by the City (using traffic modelling) as a percentage of the total volumes of traffic using the road generated by the contributing landholdings. The full cost of the upgrade will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area.</p>
	2.3.3.1	<p>The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>
	2.3.3.2	<p>Please refer to Figure 10 of Appendix A for relevant catchment for this item.</p>
	2.3.4	<p>Upgrades to Bertram Road (from Challenger Avenue southwards to Wellard Road) to a comparable standard of a Neighbourhood Connector B under the WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision of the road based on volumes of traffic generated by</p>

	<p>the urban development of these lots as determined by the City (using traffic modelling) as a percentage of the total volumes of traffic using road generated by the contributing landholdings. The full cost of the upgrade however will be proportionally reduced based on the percentage of traffic using the road from the existing residential dwellings within the Homestead Ridge area.</p>
	<p>2.3.4.1 The provision of this infrastructure item will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>
	<p>2.3.4.2 Please refer to Figure 7 of Appendix A for relevant catchment for this item.</p>
	<p>2.3.5 Provision of the Johnson Road culvert and road crossing over the Peel Main Drain at the intersection of the realigned Johnson Road and the Peel Main Drain to a comparable standard to that of a Neighbourhood Connector B under WAPC Liveable Neighbourhoods Policy. Contributions are towards the full cost of the provision based on a pro-rata developable land area.</p>
	<p>2.3.5.1 This item may be constructed in the initial stages of subdivision for the Bollard Bulrush (Wellard Residential) estate to facilitate service connection, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>
	<p>2.3.5.2 Please refer to Figure 4 of Appendix A for relevant catchment for this item.</p>
	<p>2.3.6 Provision of a culvert and road crossing linking Lot 661 and Lot 670 Bertram Road (south of Bertram Road and on the northern side of Bollard Bulrush Wetland) to a comparable standard of an Access Street C under WAPC Liveable Neighbourhoods Policy. Contributions area towards the full cost of the provision of the infrastructure item based on pro-rata developable land area.</p>
	<p>2.3.6.1 This item may be constructed in the initial stages of subdivision for Lot 661, or if this is not the case, construction will not be commenced until such time as development within the catchment for this item has reached a minimum of 80% of developable land area, or as otherwise determined through negotiation with the City of Kwinana.</p>

2.3.6.2 Please refer to Figure 5 of Appendix A for relevant catchment for this item.

2.4 Item 4 – Strategic Wetland Management and Recreational Plan for Bollard Bulrush Wetland and buffers.

2.4.1 The Preparation of a Strategic 'holistic' Wetland Management and Recreation Plan for Bollard Bulrush Wetland and its buffers which will provide the basis for more detailed Wetland Management Plans to be prepared by affected landowners at subdivision stage. It will include the following key components:-

1. An Environment Study of the whole wetland and its buffers with a view to informing the preparation and adoption of management plans prepared at the subdivision stage by proponents.
2. A Recreation and Cultural study of the whole wetland and its buffers (taking into account the Historic Tramway, pedestrian and cyclist tracks linked to Kwinana Trails Master Plan etc) with a view to informing the preparation and adoption of management plans prepared at the subdivision stage by proponents.
3. An Implementation Strategy based on the above 2 points which informs the more detailed subdivisional management plans about management actions and infrastructure required to be provided as well as other environmental, drainage and recreational infrastructure needs or actions which are likely to be needed and provided in the longer term management of the wetland by public authorities (which are outside the scope of provision of the management plans prepared as conditions of subdivision).

2.4.1.1 The Implementation Plan required as part of this item will seek to include recommendations of a holistic nature relating to public access to and within the wetland area, rehabilitation strategies (including revegetation) for the wetland area, fencing if necessary and the like, as arising from the Environment Study (point 1 above).

2.4.1.2 50% of the cost of this item is to be contributed by the landholdings identified on Figure 6 of Appendix A that immediately abut the EPP Wetland boundary, whereby a proportional contribution relative to the length of boundary of the affected landholding abutting the EPP Wetland will be required.

2.4.1.3 The remaining 50% of the cost of this item is to be contributed by each precinct

		<p>or landholding within 600 metres from the EPP Wetland boundary, excluding those landholdings applicable to 2.4.1.2 above, based on a pro-rata developable land area basis</p>
	2.4.1.4	Each landholding will contribute to the item at the time of subdivision and preparation of the plans will be pre-funded by the City and will be undertaken over the 2014/2015 and 2015/2016 financial years.
	2.4.1.5	Please refer to Figure 6 of Appendix A for relevant catchment for this item.
	2.5	Item 2.5 Enhancements to Peel Main Drain south of Bertram Road to Millar Road (outside Bollard Bulrush Wetland and its buffers).
	2.5.1	Enhancements for that portion of the Peel Main Drain south of Bertram Road and within the northern part of the Bollard Bulrush Wetland and its buffers. These enhancements will include design works, fencing and landscaping improvements.
	2.5.1.1	100% of the contribution cost for the Item will be provided as a result of subdivision or development within the relevant catchment based on pro-rata developable land area.
	2.5.1.2	The enhancements to this northern section of the Peel Main Drain within the Bollard Bulrush Wetland area apply to the length of the Peel Main Drain reserve south of Bertram Road either side of Lots 661 and 670, north of the EPP wetland and its associated buffers and for a width of 5 metres either side of the drainage reserve from the top of the Peel Main Drain bank outwards.
	2.5.1.3	Please refer to Figure 8 of Appendix A for relevant catchment for this item.
	2.5.2	Enhancements for that portion of the drain south of the Bollard Bulrush Wetland and its buffers and north of Millar Road. These enhancements will include design works, fencing and landscaping enhancements to all affected portions with the exception of the area adjacent to and south of the EPP wetland boundary and associated buffers for a length of 100 metres, to which the applicable treatment shall be in the form of a 'Living Stream'. A 'Living Stream' is broadly defined as a simple drain that has been converted to a functioning

	<p>ecosystem The enhancements for both treatments shall include design and feasibility, all earthworks (which shall not affect current drainage flows) and landscaping enhancements which may include, but is not limited to, re-grading, retaining, landscaping and pedestrian footpaths.</p> <p>2.5.2.1 100% of the contribution cost for this Item would be provided as a result of subdivision and development within the relevant catchment based on pro-rata developable land area.</p> <p>2.5.2.2 The enhancements to this southern section of the Peel Main Drain within the Bollard Bulrush Wetland area apply to the length of the Peel Main Drain reserve south of the EPP wetland and its associated buffers to Millar Road and for a width of 5 metres either side of the drainage reserve from the top of the Peel Main Drain bank outwards.</p> <p>2.5.2.3 Please refer to Figure 9 of Appendix A for relevant catchment for this item.</p> <p>2.5.3 Upgrades to the relevant section of Peel Main Drain, as identified above, will occur during the subdivision stage (design works) and development stage (application of treatment).</p> <p>2.6 Generally</p> <p>2.6.1 All Development Contributions payments, administrative matters and the like are to be in accordance with Council Policy, as amended from time to time.</p> <p>2.6.2 The contribution is to be determined in accordance with the provisions of Clause 6.16.5 and contained in this Development Contribution Plan.</p> <p>2.6.3 Contributions are not required for residential lots already created at the time of gazettal of Town Planning Scheme No.2 Amendment 87 or subject to a current valid subdivision approval which does not require contribution to the cost of the above infrastructure or for the construction of residential development</p> <p>2.6.4 Credits / in-kind contributions, where deemed appropriate and applicable, are to be through negotiated agreement with the City prior to the subdivision stage. This includes the determination of costs, required works, technical standards and the like.</p> <p>2.6.5 The Development Contribution Plan shall be in operation for a period of 20 years from the date of gazettal, subject to a review every five years,</p>
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	<p>and may be modified via an amendment to the Scheme.</p> <p>2.6.6 An R-Code of 10 will apply to Developable Land over Lots 69, 70, 71, 75, 79, 81 Bertram Road and 167 Wellard Road.</p>
Participants and Contributions	<p>3.0 In accordance with a Cost Contribution Schedule adopted by the Local Government for DCA1. The Cost Contribution Schedule may identify undeveloped land beyond DCA1 which may be included in DCA1 in the future and for which future contributions may be payable. Contributions for Future Areas identified will not be payable unless and until these areas are included within DCA1 by virtue of future Town Planning Scheme Amendments.</p> <p>3.1 Likely traffic volumes generated by Future Areas may be used for the purposes of the calculation of contributions from landowners within DCA1.</p>

APPENDIX F

Methodology Areas

For Sulphur Road Bridge and Bertram Road (Challenger Avenue to Kwinana Freeway) the areas represented are to be added to the existing contribution areas under the Development Contribution Plan for DCA1.



Figure 1

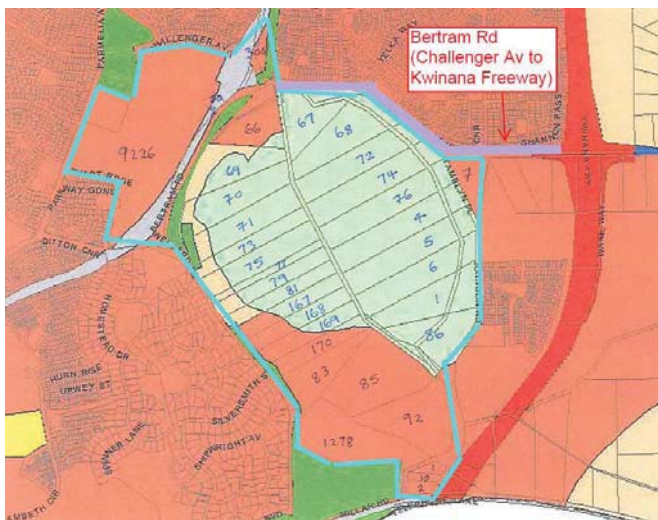


Figure 2

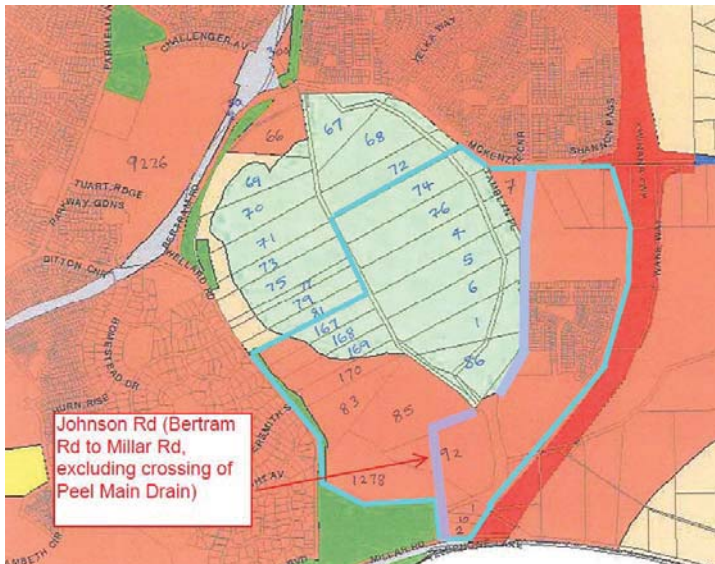


Figure 3

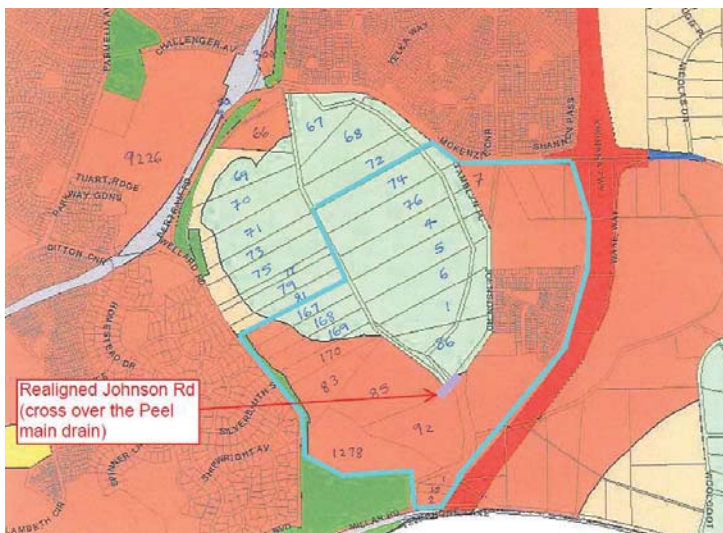


Figure 4

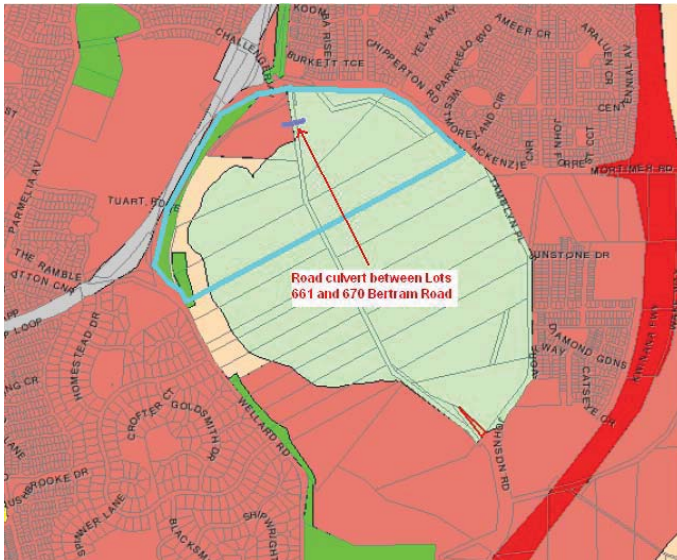


Figure 5



Figure 6

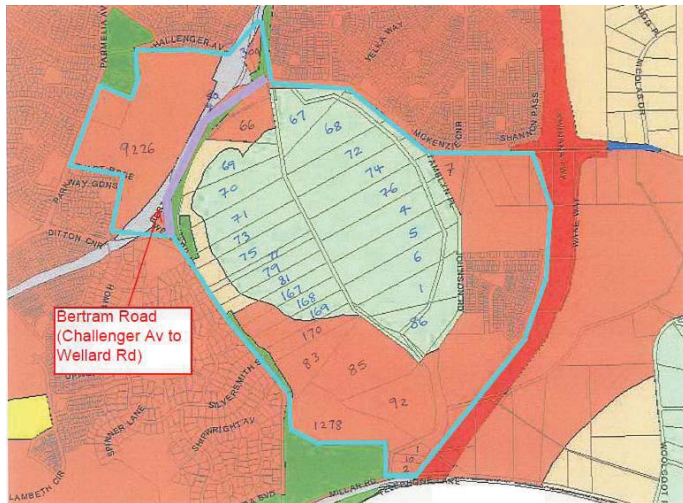


Figure 7

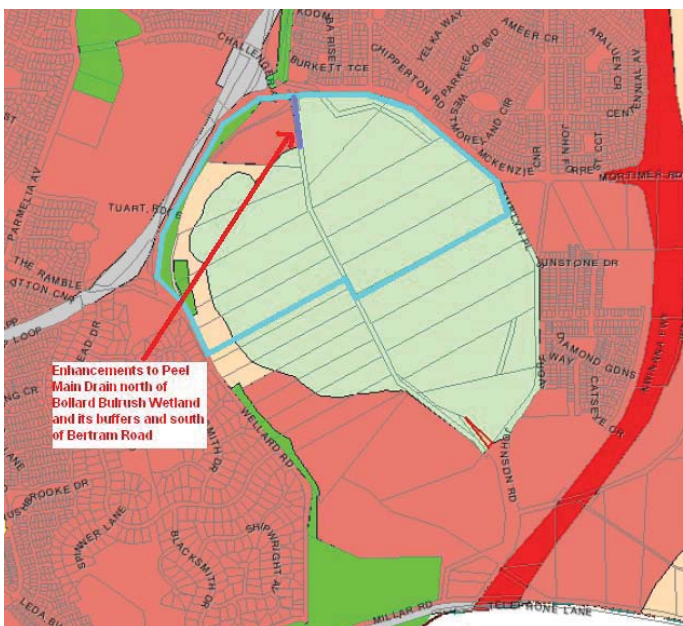


Figure 8

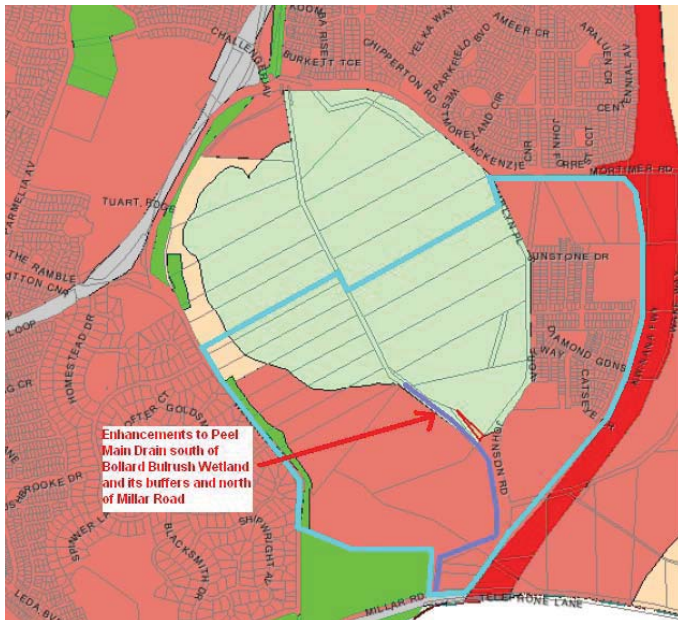


Figure 9

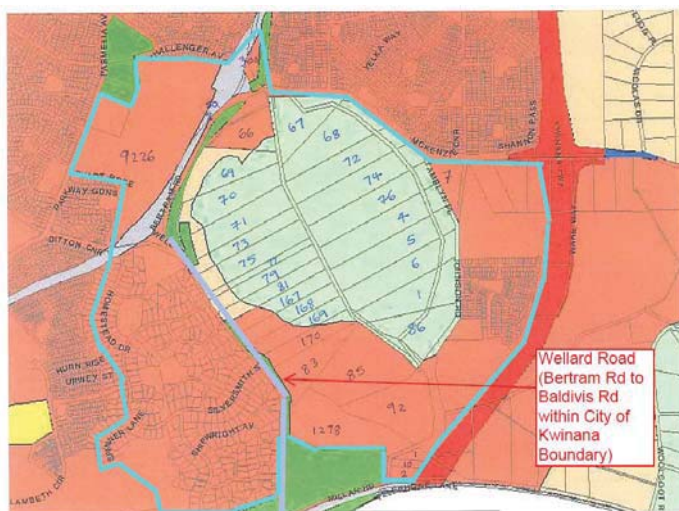
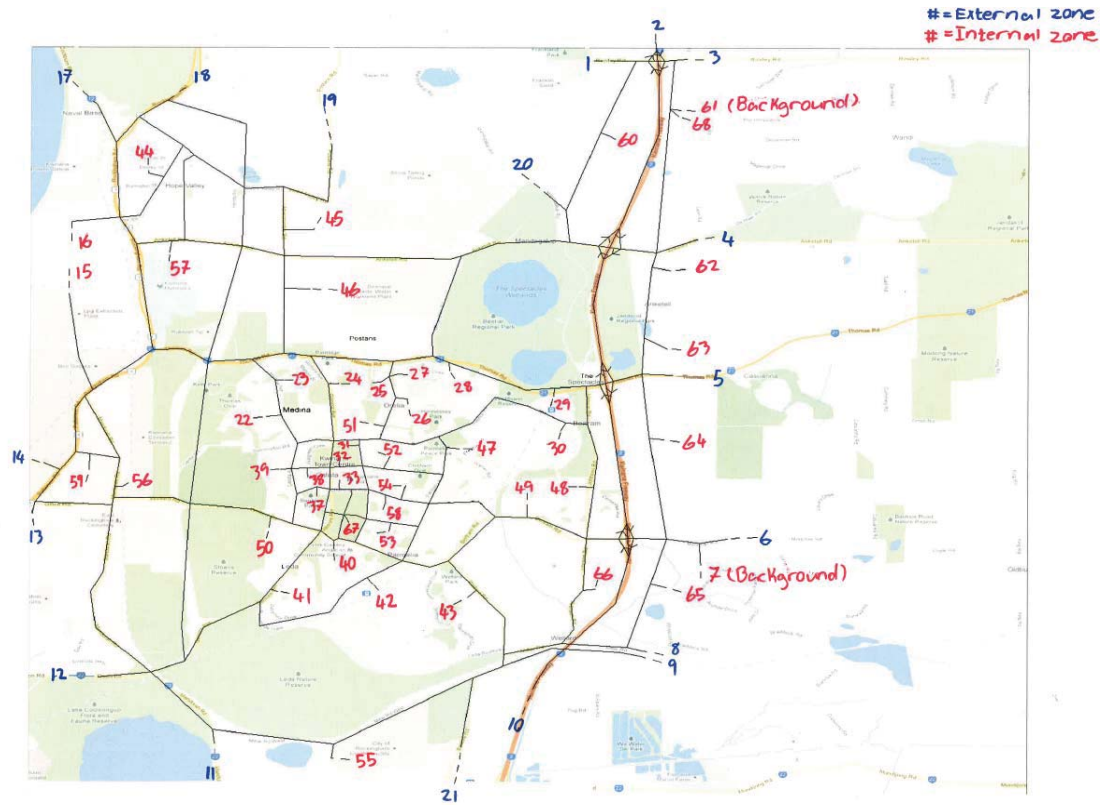


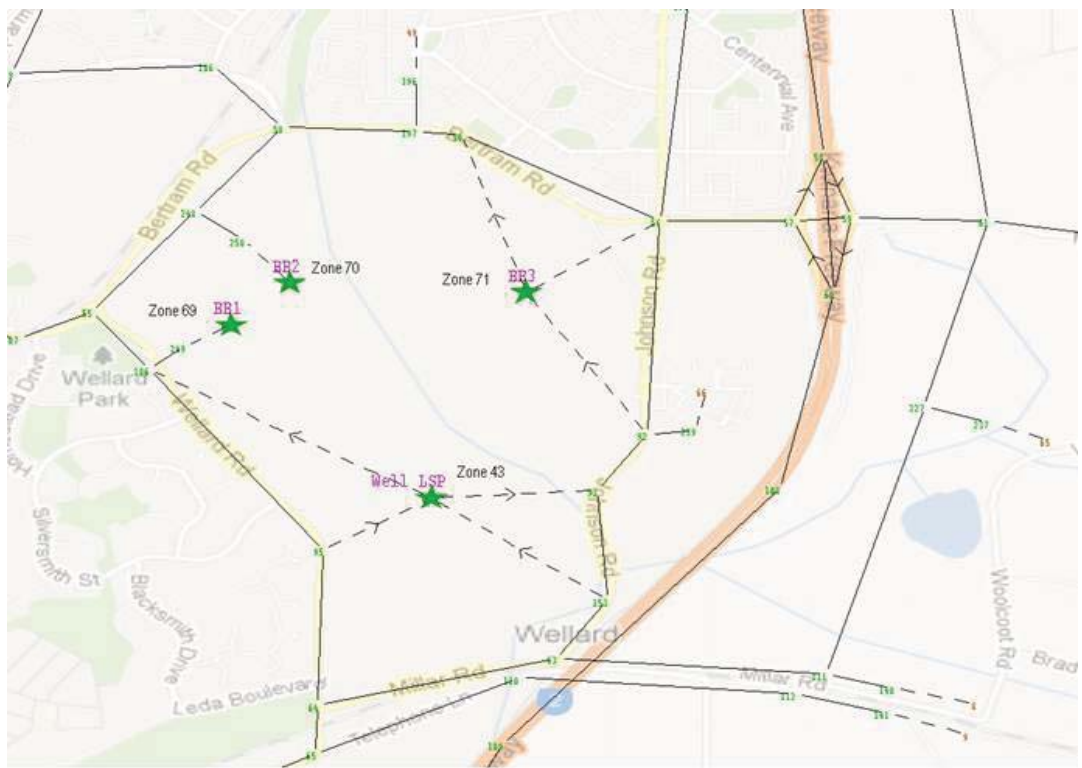
Figure 10

APPENDIX G

City Traffic Modelling Zones (Cardno)

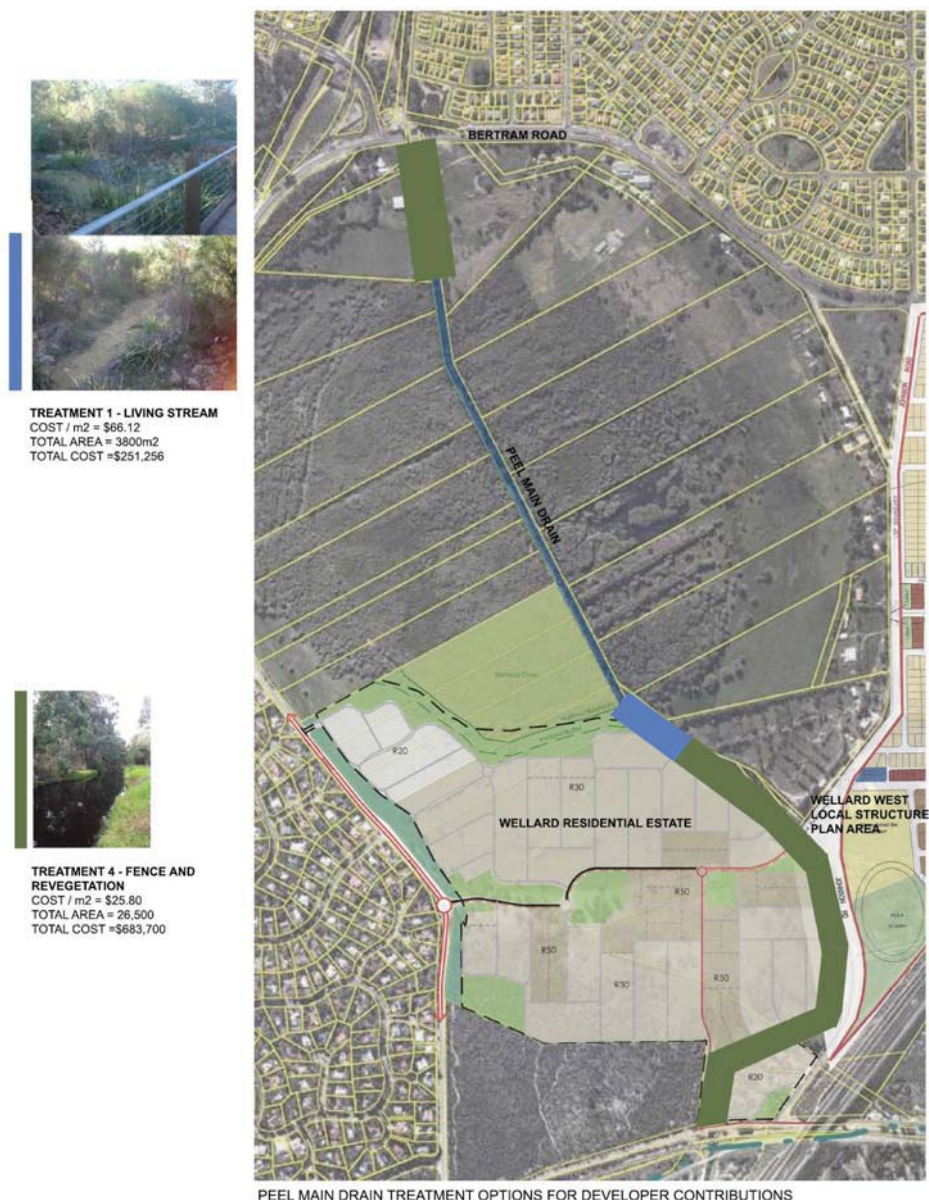


City of Kwinana (holistic)



Extended DCA1 Area

APPENDIX H – Upgrades to Peel Main Drain



NOTE - Exact costs depend on drain depths, location and further site investigations. Cost estimates need to be reviewed following a survey and more detailed design.

15% of the estimated cost has been allocated for design, survey and project management.

16 Reports – Civic Leadership

16.1 Budget Variations

SUMMARY:

To amend the 2016/2017 budget to reflect various adjustments to the General Ledger with nil effect to the overall budget as detailed below. Due to the nature of these variations, they fall outside the annual budget review.

OFFICER RECOMMENDATION:

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	600057.1000	Capital Expense	(160,000)	(2,709)	(162,709)
	400723.1004	Operating Expense	(184,606)	2,709	(181,897)
	Reason:	<i>Building Control/Approvals - transfer of identified savings in Other Structures expenditure due to lower than anticipated vandalism costs for playground equipment, to purchase GPS duress personal tracking device compatible with proposed GPS monitoring systems for the Building department .</i>			
2	400104.1124	Operating Expense	(24,500)	(2,000)	(26,500)
	300018.1297	Operating Revenue	8,500	2,000	10,500
	Reason:	<i>Library – The Cities of Kwinana and Rockingham share the cost of LINCIS information database subscription. The total cost is \$4000, i.e. \$2000 each. Kwinana's 2016/17 adopted budget has only accounted for its expense of \$2000. Kwinana will pay the total of \$4000 and Rockingham will reimburse Kwinana for its share, being \$2000. This budget variation accounts for the extra \$2000 expense and the \$2000 revenue from Rockingham.</i>			

LEGAL/POLICY IMPLICATIONS:

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

*requires an absolute majority of Council.

16.1 BUDGET VARIATIONS**FINANCIAL/BUDGET IMPLICATIONS:**

Budget Item Name:	Various items as listed above
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect
Balance:	

*NOTE: All figures are exclusive of GST

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 (D16/3339).

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.

16.1 BUDGET VARIATIONS

COUNCIL DECISION

434

MOVED CR S LEE

SECONDED CR R ALEXANDER

That the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report be approved.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

8/0

16.2 Accounts for Payment up to 31 January 2017

SUMMARY:

This is a List of Accounts paid by the City of Kwinana

OFFICER RECOMMENDATION:

That the List of Accounts paid for the period ended 31 January 2017 be noted.

DISCUSSION:

The following list of accounts summarises all cheques and electronic funds transfer (EFT) drawn for the period 31 January 2017. It is in agreement with the attached List of Accounts.

FUND	PAYMENT DETAILS	AMOUNT
Municipal Account	<i>Automatic Payment Deductions</i>	\$ 24,421.09
	<i>Cheque Payments</i> Cheque# 200263 to 200363	\$ 93,534.18
	<i>EFT Payments</i> EFT# 3411 to 3428	\$3,079,727.03
	<i>Payroll Payments</i> 04/01/2017, 18/01/2017 and payroll-interim 20/01/2017	\$1,158,710.89
	<i>Sub Total Municipal Account</i>	<i>\$4,356,393.19</i>
Trust Account	NIL	\$0
	<i>Sub Total Trust Account</i>	<i>\$0</i>
	<i>TOTAL PAID</i>	<i>\$4,356,393.19</i>

LEGAL/POLICY IMPLICATIONS:

In accordance with Local Government (Financial Management) Regulations 1996, Regulation 13 where the power has been delegated to the Chief Executive Officer (CEO), a list of accounts paid by the CEO is to be prepared and presented to Council each month. The list is to show each payment, payee's name, payment amount and date of payment and sufficient information to identify the transaction.

FINANCIAL/BUDGET IMPLICATIONS:

Various, but understood to be consistent with budget/budget review position and allowable variations therein.

16.2 ACCOUNTS FOR PAYMENT UP TO 31 JANUARY 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**435****MOVED CR S LEE****SECONDED CR P FEASEY**

That the List of Accounts paid for the period ended 31 January 2017 be noted.

CARRIED
8/0

Warrant Listing

Warrants between

1/01/2017 to 31/01/2017



TOK [LIVE]

17/02/2017 9:46:21AM

Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
Automatic Deductions					
00019260	10/01/2017	5223	Go Go On-Hold Pty Ltd	On-Hold Message Service - January 2017	\$264.00
01641704	20/01/2017	549	Esanda	Monthly lease fees for KWN700 for 2/1-1/2/17	\$1,294.70
050117	05/01/2017	8212	Commonwealth Bank	Credit Card Purchases L Barker - 03/12-04/01	\$178.53
050117A	05/01/2017	8212	Commonwealth Bank	Credit Card Purchases B Powell - 03/12-04/01	\$49.24
050117B	05/01/2017	8212	Commonwealth Bank	Credit Card Purchases A Dymond- 03/12-04/01	\$2,521.04
050117C	05/01/2017	8212	Commonwealth Bank	Credit Card Purchases E Lawrence - 03/12-04/01	\$2,394.10
050117D	05/01/2017	8212	Commonwealth Bank	Credit Card Purchases S Wiltshire - 03/12-04/01	\$3,568.54
14	23/01/2017	7690	Wright Express Australia Pty Ltd	Fleet Fuel 30/11-29/12/2016	\$4,497.85
374011	30/01/2017	2765	Toyota Financial Services	Monthly lease fees - 1EWZ823 & 1EYT548	\$1,194.07
40036958	03/01/2017	4805	TPG Internet Pty Ltd	Internet Connection 6/1/17-5/1/17 Mandogalu	\$49.99
42203300	30/01/2017	4805	TPG Internet Pty Ltd	Internet Connection 6/12/17-5/3/17 Mandogalu	\$49.99
84760248	16/01/2017	727	Ii Net Technologies Pty Ltd	Internet Charges 14/1/17-14/2/17 Senior Citiz	\$39.95
84851510	03/01/2017	727	Ii Net Technologies Pty Ltd	Internet Bertram Community Centre 1/1/17-1/1/17	\$59.95
85146436	12/01/2017	727	Ii Net Technologies Pty Ltd	Internet Charges for 12/1/17-12/2/17 Darius V	\$59.95
85146495	12/01/2017	727	Ii Net Technologies Pty Ltd	Internet Charges for 12/1/17-12/2/17 Zone Tr	\$59.95
85394617	20/01/2017	727	Ii Net Technologies Pty Ltd	Monthly Internet Kwinana Village 20/1-20/2/17	\$39.95
85565899	25/01/2017	727	Ii Net Technologies Pty Ltd	Internet Wellard Community Centre 25/1-25/2/17	\$59.95
9598554	23/01/2017	229	BP Australia Pty Ltd	Fleet Fuel 01/12/16 - 31/12/16	\$16,750.79
					\$33,132.54
Cheques					
00200263	04/01/2017	5109	Building Commission (Department of	Building Services Levy December 2016	\$17,303.91
00200264	04/01/2017	3032	Celebration Nominees Pty Ltd	Refund Electronic App - BL28926	\$239.65
00200265	04/01/2017	1767	Construction Training Fund	Construction Training Fund December 2016	\$15,119.75
00200266	04/01/2017	7315	Foxtel Cable Television Pty Ltd	annual licensing fees 15-Dec16 to 15-Dec	\$3,184.50
00200267	04/01/2017	6437	Simsai Constructions Group Pty Ltd	Overpayment of Fees for BL28943	\$164.00
00200268	04/01/2017	1490	Town Of Kwinana - Pay Cash	Petty Cash Recoup to 23/12/2016	\$313.95
00200271	04/01/2017		Tanya Lorraine Kay	Rates Refund	\$547.28
00200272	04/01/2017		Dorothy Scott	Rates Refund	\$590.49
00200273	04/01/2017		Daryl George & Christine Cheryl Har	Rates Refund	\$540.69
00200274	04/01/2017		Joyce Turner	Resident vacated Unit 3/11/16 - refund payme	\$1,026.00
00200275	04/01/2017		Linda Kilgower	Seniors Security Subsidy Scheme 20160108	\$100.00
00200276	04/01/2017		Shirley Geere	Seniors Security Subsidy Scheme 20160107	\$100.00
00200277	04/01/2017		Pointform Pty Ltd	Rates Refund	\$565.92
00200278	04/01/2017		Pointform Pty Ltd	Rates Refund	\$565.92
00200279	04/01/2017		Rochelle Pullen	Ref Sec Dep The Patio 15/12/16	\$100.00
00200280	04/01/2017		Jessica Perry	Ref Sec Dep The Patio 15/12/16	\$100.00
00200281	04/01/2017		Clare McKay	Ref Sec Dep The Patio 16/12/16	\$100.00
00200282	04/01/2017		Alpha Sprouts Academy	Ref Sec Dep The Patio 16/12/16	\$100.00
00200283	04/01/2017		Renae Summerfield	Ref Sec Dep The Patio 17/12/16	\$100.00
00200284	04/01/2017		Annmarie Cornell	Ref Sec Dep The Patio 18/12/16	\$100.00
00200285	04/01/2017		Kenneth John Margetts	Ref Sec Dep The Patio 18/12/16	\$100.00
00200287	05/01/2017	1592	Water Corporation of Western Austra	Charges to 14122016 52KL Kwinana Senior	\$4,338.81
00200288	06/01/2017		Anita Scenini	Rates Refund	\$612.78
00200289	06/01/2017		Cherry Sue Adams	Rates Refund Pension concession	\$668.48
00200290	11/01/2017	8535	Bettina Anne Thomas	Refund of payment made in error-Library	\$138.80
00200291	11/01/2017	1490	Town Of Kwinana - Pay Cash	Petty cash recoup to 11/1/17-Admin	\$241.25
00200292	11/01/2017	1592	Water Corporation of Western Austra	Charges to 161216 0KL Orelia Oval Bore	\$3,064.72
00200293	11/01/2017		Salvacion Lamez Miceli	Refund bond-Hall hire 7/01/17	\$1,000.00
00200294	11/01/2017		Helen Lauwers	Refund bond-Patio hire 4/1/2017	\$100.00
00200295	11/01/2017		Alina Geletic	Refund bond-Patio hire 4/1/17	\$100.00

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Cheque/Ref	Date	Payee	Description	Amount
00200296	11/01/2017	Jeannette Howard	Refund bond-Patio hire 02/01/17	\$100.00
00200297	11/01/2017	Laura Tissong	Refund bond-Patio hire 02/01/16	\$100.00
00200298	11/01/2017	Maria Te Awa	Refund bond-Patio hire 8/1/17	\$100.00
00200299	11/01/2017	Samantha Joudo	Refund bond-Patio hire 11/11/16	\$100.00
00200300	11/01/2017	Claire Gibaud	Refund bond-Patio hire 7/1/17	\$100.00
00200301	11/01/2017	Cobi Peachey	Refund bond-Patio hire 06/01/17	\$100.00
00200302	11/01/2017	Vicki Morris	Refund bond-Patio hire 03/01/17	\$100.00
00200303	11/01/2017	Tabitha Hunter	Refund bond-Patio hire 12/12 & 31/12	\$100.00
00200304	11/01/2017	Hayley Giles	Refund bond-Patio hire 30/12/16	\$100.00
00200305	11/01/2017	Melissa Lillywhite	Refund bond-Patio hire 31/12/16	\$100.00
00200306	11/01/2017	Leanne Baruffi	Refund bond-Patio hire 28/12/16	\$100.00
00200307	11/01/2017	Sunshine Child Care	Refund bond-Patio hire 09/12/16	\$100.00
00200308	11/01/2017	Chantelle Parr	Refund bond-Patio hire 27/12/16	\$100.00
00200309	11/01/2017	Bee Baskerville	Refund bond-Patio hire 27/12/16	\$100.00
00200310	11/01/2017	Maria Janette Lano	Refund bond-Patio hire 24/12/16	\$100.00
00200311	11/01/2017	Dana Ana Lepinzan	Refund bond-Patio hire 23/12/16	\$100.00
00200312	11/01/2017	Bree-Anna Larsen	Refund bond-Patio hire 22/12/16	\$100.00
00200313	11/01/2017	Claire Porter	Refund bond-Patio hire 20/12/16	\$100.00
00200314	11/01/2017	Bethany Uren	Refund bond-Patio hire 20/12/16	\$100.00
00200315	11/01/2017	Sarah Anderson	Refund bond-Patio hire 7/1/16	\$100.00
00200316	11/01/2017	Ann Febers	Refund bond-Patio hire 17/12/16	\$100.00
00200317	11/01/2017	Joanne Pepper	Refund bond-Patio hire 19/3/17-cancelled	\$100.00
00200318	11/01/2017	The Department of the Attorney Gene	Final costs-withdrawal of seizure & sale 18/20	\$2,708.32
00200319	11/01/2017	Barry Arnold	Withdrawn from Program at Darius Wells - ca	\$15.00
00200320	11/01/2017	Melanie Wallace	Refund bond-Patio hire 9/1/2016	\$100.00
00200321	11/01/2017	Laura Restorick	Refund bond-Patio hire 10/1/2017	\$100.00
00200322	11/01/2017	Karen Robinson	Refund bond-Patio hire 9/1/2017	\$100.00
00200323	11/01/2017	Joanne Pepper	Refund of hire fee 19/3/17-hire cancelled	\$36.75
00200324	11/01/2017	Rebecca Jade Lawrence 21 Montebello	Rates Refund	\$398.32
00200325	11/01/2017	Patricia Moeke	Donation - movie night Live entertainment	\$250.00
00200326	11/01/2017	3037 Colonial First State Investments Li	Superannuation-Dec2016-18	\$1,745.27
00200327	11/01/2017	3442 One Path - formerly ING Life Limite	Superannuation-Dec2016-24	\$4,847.89
00200328	18/01/2017	1490 Town Of Kwinana - Pay Cash	Petty cash recoup to 9/1/17 - Village	\$448.10
00200329	18/01/2017	1592 Water Corporation of Western Austra	Charges to 9/01/17 147KL - Wells Park to	\$321.49
00200330	18/01/2017	Commissioner of Police	Firearms renewal - Licence No.09990090	\$122.00
00200331	18/01/2017	Kathy McDonough	Refund bond-Patio hire 14/01/2017	\$100.00
00200332	18/01/2017	Renee Helen Mutale	Refund bond-Patio hire 15/1/17	\$100.00
00200333	18/01/2017	Melinda Sweetman	Refund bond-Patio hire 15/01/17	\$100.00
00200334	18/01/2017	Kristal Ewen	Refund bond-Patio hire 12/01/17	\$100.00
00200335	18/01/2017	Casie Delaney	Refund bond-Patio hire 12/1/2017	\$100.00
00200336	18/01/2017	Julia Weston	Refund bond-Patio hire 13/1/17	\$100.00
00200338	25/01/2017	6016 Lindsey Karen Barker	Items for Australia Day Citizenship Cere	\$191.04
00200339	25/01/2017	8559 Sophia Bilan	Refund swim lessons due ot relocation	\$120.60
00200340	25/01/2017	330 City of Cockburn	Coastal Vulnerability & Adaptive Pathway	\$11,550.00
00200341	25/01/2017	4865 City of South Perth	Shared cost of Presenter's fee-Write Nig	\$193.50
00200342	25/01/2017	631 Games World	Purchase Jigsaws to the value of \$500.00	\$500.00
00200343	25/01/2017	8448 Genie Australia	Manual box w/decals	\$80.56
00200344	25/01/2017	862 Kwinana Men's Support Service	Gifts to 35 x new citizens	\$455.00
00200345	25/01/2017	980 Midway Drycleaners	Darius W/ Library and Res Centre 3 table	\$39.00
00200346	25/01/2017	267 Schweppes Pty Ltd	Assort drinks for Cat& Splash reference	\$1,220.61
00200348	25/01/2017	1592 Water Corporation of Western Austra	Charges to 10/1/17 4KL - Res at Rhodes C	\$1,737.45

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00200349	25/01/2017	1592	Water Corporation of Western Austra	Charges to 12/1/17 1054KL-Tennis club/Pu	\$6,328.55
00200350	25/01/2017		Irene Merril Holstein C/- Strand Co	Rates Refund	\$568.21
00200351	25/01/2017		Patricia Ann East C/- Vicki Philipo	Rates Refund	\$679.62
00200352	25/01/2017		Jeannine Wishart	Refund bond-Hall hire 09/12/16	\$1,000.00
00200353	25/01/2017		Tia McMinigal	Refund bond-Hall hire 17/1/16	\$100.00
00200354	25/01/2017		Anna Barber	Refund bond-Patio hire 19/1/17	\$100.00
00200355	25/01/2017		Elle Sibly	Refund bond-Patio hire 20/1/17	\$100.00
00200356	25/01/2017		Jenelle Radford	Refund bond-Patio hire 21/1/17	\$100.00
00200357	25/01/2017		Charito Lazaro Dizon	Refund bond-Patio hire 21/01/17	\$100.00
00200358	25/01/2017		Marie C Nunes	Refund bond-Patio hire 22/1/17	\$100.00
00200359	25/01/2017		Carrie Ellery	Refund bond-Patio hire 22/1/17	\$100.00
00200360	25/01/2017		Amanda Forest	Refund bond-Patio hire 23/1/17	\$100.00
00200361	25/01/2017		Melissa Tingey	Refund bond-Patio hire 23/1/17	\$100.00
00200362	25/01/2017		Bailey O'Donnell	Performance for PEET Summer Music series-	\$150.00
00300363	25/01/2017	837	Kwinana Heritage Group	Quarterly payment Jan 17 to Mar 17-Insta	\$2,500.00
					\$93,534.18
EFT					
3411.1649-01	03/01/2017	1649	Dennis Cleve Wood	Meeting Fees	\$2,905.33
3411.1689-01	03/01/2017	1689	Sandra Elizabeth Lee	Meeting Fees	\$2,905.33
3411.2931-01	03/01/2017	2931	Ruth Elizabeth Alexander	ICT Allowance	\$2,905.33
3411.2981-01	03/01/2017	2981	Peter Edward Feasey	Deputy Mayoral Allowance	\$4,756.66
3411.30-01	03/01/2017	30	Carol Elizabeth Adams	Meeting Fees	\$11,617.50
3411.5143-01	03/01/2017	5143	Wendy Gaye Cooper	Meeting Fees	\$2,905.33
3411.6223-01	03/01/2017	6223	Robert Thompson	Meeting Fees	\$2,905.33
3411.7557-01	03/01/2017	7557	Sheila Mills	ICT Allowance	\$2,905.33
3413.1044-01	05/01/2017	1044	Oakford Agricultural & Garden Suppl	6 tractor pins	\$112.80
3413.1166-01	05/01/2017	1166	RAC Motoring Pty Ltd t/a RAC Busine	RAC Absolute membership - KWN702, RAC /	\$8,246.00
3413.1276-01	05/01/2017	1276	Satellite Security Services	Recquatic - 30/09/16 - Found problem wit	\$590.00
3413.1277-01	05/01/2017	1277	Savage Garden Services	Adm,Req,T.Cent Litter Collection -5,12,1	\$4,272.00
3413.1423-01	05/01/2017	1423	Telstra	Charges to 091216 BP Clubhouse	\$100.15
3413.1652-01	05/01/2017	1652	Woolworths Ltd	Depot morning tea supplies	\$1,184.06
3413.1869-01	05/01/2017	1869	United Cinemas Rockingham	20/1/17 Excursion: Movie at United Cinem	\$270.00
3413.19-01	05/01/2017	19	Absolute Painting Services	BP Villa 4,5,55 - Aged Units 12,23,37,43	\$3,773.00
3413.2021-01	05/01/2017	2021	Subway Kwinana	Mixed Platter	\$97.90
3413.2125-01	05/01/2017	2125	Synergy	Usage to 9122016 1095U POS Lighting	\$10,533.15
3413.2224-01	05/01/2017	2224	Prestige Catering & Event Hire	Supply morning tea, as quoted by email,	\$601.50
3413.248-01	05/01/2017	248	Bunnings Building Supplies	FDC Hardware and Gift Voucher	\$480.26
3413.2492-01	05/01/2017	2492	Yakka Pty Ltd	Uniform - Lindsey Barker	\$5,941.52
3413.3117-01	05/01/2017	3117	Western Power Connections Manager	Electric disconnection and reconn Lt628	\$500.00
3413.3155-01	05/01/2017	3155	PFD Food Services Pty Ltd	Chips and Ice Cream - Cafe Splash	\$545.75
3413.3212-01	05/01/2017	3212	Marketforce Pty Ltd	Greenwaste verge collection ad 17x3 in S	\$677.35
3413.335-01	05/01/2017	335	City of Rockingham	Waste Services November 2016	\$78,496.73
3413.3355-01	05/01/2017	3355	Gholam Reza Najafzadeh Abriz	Engineering Team Milestone Lunch	\$740.90
3413.3452-01	05/01/2017	3452	WA Recycling Service	Green Waste Collection December 2016	\$36,472.18
3413.3496-01	05/01/2017	3496	Minna Ansic	Settlement Unit 60-Part refund Dec Maint	\$322.25
3413.42-01	05/01/2017	42	Adventure World	Vacation Care Excursion 201216	\$1,155.00
3413.4245-01	05/01/2017	4245	ED Property Services	APU- Unit 70, Remove and store exist/sho	\$440.00
3413.4329-01	05/01/2017	4329	Fiona Audrey Hodgson	Reimbursement for Team Milestone Event -	\$75.00
3413.4382-01	05/01/2017	4382	Stonehenge Ceramics	APU - unit 76, tile kitchen floor	\$4,114.00
3413.4412-01	05/01/2017	4412	JB Hi-Fi Rockingham	Purchase Music CDs	\$1,434.56
3413.492-01	05/01/2017	492	Dianne Stronach	Reimbursement of Team Milestone Event -	\$275.00

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3413.5071-01	05/01/2017	5071	JB HiFi Commercial Division	5x Apple iPhone 7 32GB - Black, 5x Griff	\$5,591.85
3413.5247-01	05/01/2017	5247	Abraham Pattiselanno	Reimbursement of various expenses incurr	\$264.64
3413.544-01	05/01/2017	544	Environmental Industries Pty Ltd	Kwinana Adventure Playground Claim No 01	\$36,790.52
3413.5537-01	05/01/2017	5537	Girl Guides WA Inc	Kidsport Inv KS005299 I Spencer	\$200.00
3413.5840-01	05/01/2017	5840	Webroot Software	Webroot SecureAnywhere 22.11.15-21.6.201	\$585.84
3413.5975-01	05/01/2017	5975	Shane Craig Beresford	Reimbursement for Team Milestone Event -	\$125.00
3413.60-01	05/01/2017	60	Air Liquide	Cylinder fees - June 2016	\$98.75
3413.6173-01	05/01/2017	6173	Yangebup Knights Junior Ball Club I	Kidsport Invoice KS05168 Z Nuttall	\$115.00
3413.6319-01	05/01/2017	6319	Meagan Sandra Hodgson	Reimbursement of Expenses Incurred	\$11.38
3413.6370-01	05/01/2017	6370	Elexacom	APU-Unit 31, investg cause of power outa	\$7,657.41
3413.6898-01	05/01/2017	6898	Bricks 4 Kids Baldivis	Pre movie entertainment for "The Lego Mo	\$506.00
3413.6927-01	05/01/2017	6927	Bruno Michel Music	Sound Set up for Christmas lights turn o	\$300.00
3413.6929-01	05/01/2017	6929	Lisa Maye Nichols	Financial Assistance Lachlan Nichols	\$175.00
3413.7200-01	05/01/2017	7200	Allyce Rosamond Paulsen	Programs assistant John Wellard Term 4 2	\$225.00
3413.7237-01	05/01/2017	7237	Dee Roche Leadership Development	Values Health Check Program - Directors	\$1,650.00
3413.7557-01	05/01/2017	7557	Sheila Mills	Expenses December 2016	\$102.63
3413.7604-01	05/01/2017	7604	Tanya Halliday	Reimbursement of various expenses	\$94.75
3413.7667-01	05/01/2017	7667	Havenesky Ventures	Sewing Classes John Wellard Term 4	\$727.00
3413.7752-01	05/01/2017	7752	Candice Faye Keeble	Reimbursement Team Building Community S	\$110.44
3413.7844-01	05/01/2017	7844	Filmbites Youth Film School	Additional editing costs for Make a Musi	\$2,145.00
3413.7948-01	05/01/2017	7948	Lynn & Brown Lawyers Pty Ltd	City Assist Investigation	\$14,800.00
3413.806-01	05/01/2017	806	Kearns Garden & Hardware Supplies	BP - mulch and soil conditioner for gard	\$185.94
3413.8193-01	05/01/2017	8193	Mark One Visual Promotions Pty Ltd	Darius Wells - purchase of 7.5m christma	\$18,968.95
3413.8302-01	05/01/2017	8302	Chris Kershaw Photography	2 hours photography at Kwinana Adventure	\$880.00
3413.8520-01	05/01/2017	8520	Lisa Dann	Ref Sec Dep Medina Hall	\$2,000.00
3413.8521-01	05/01/2017	8521	Shanon Diane Reye	Ref Sec Dep The Patio 17/12/16	\$100.00
3413.8522-01	05/01/2017	8522	Trevor John Wachmer	HR Lic Reimbur - T Wachmer	\$52.80
3413.8523-01	05/01/2017	8523	Netsanet Moges Demeke	Customer unable to attend Darius Course	\$40.00
3413.8524-01	05/01/2017	8524	Annette Helen Williams	Refund due to memebership cancellation	\$402.60
3413.8525-01	05/01/2017	8525	Sejal Saini	Refund Cancellation swimming lessons	\$204.14
3413.8526-01	05/01/2017	8526	LJ Hooker Willetton	Rates Refund	\$416.94
3414.1491-01	05/01/2017	1491	Works Social Club	Payroll Deduction	\$245.00
3414.151-01	05/01/2017	151	Australian Services Union	Payroll Deduction	\$552.91
3414.2853-01	05/01/2017	2853	Maxxia Pty Ltd	Payroll Deduction	\$6,236.02
3414.3376-01	05/01/2017	3376	Health Insurance Fund of WA (HIF)	Payroll Deduction	\$1,466.40
3414.3719-01	05/01/2017	3719	Town of Kwinana - Xmas fund	Payroll Deduction	\$7,290.00
3414.487-01	05/01/2017	487	Child Support Agency	Payroll Deduction	\$2,956.95
3414.892-01	05/01/2017	892	LGRCEU	Payroll Deduction	\$839.48
3415.565-01	04/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 01/01/2017	\$79,797.02
3415.568-01	04/01/2017	568	Bright Futures In Home Care - Payro	IHC Payroll to 01/01/2017	\$45,335.57
3416.565-01	05/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 01/01/2017 Interim File	\$1,295.46
3417.153-01	09/01/2017	153	Australian Taxation Office	Taxation	\$184,055.00
3418.2853-01	09/01/2017	2853	Maxxia Pty Ltd	Refund Overpayment C Wells	\$1,744.56
3419.1034-01	11/01/2017	1034	North Lake Electrical Pty Ltd	Barney Park - Irrigation Electrical Cubi	\$39,622.00
3419.1079-01	11/01/2017	1079	Parmelia Delivery Round	The West Australian newspaper to 24/12/1	\$43.50
3419.1166-01	11/01/2017	1166	RAC Motoring Pty Ltd t/a RAC Busine	RAC roadside assist - KWN2048 & 1GEO493	\$204.00
3419.1187-01	11/01/2017	1187	Red Sand Supplies Pty Ltd	Tipping - bricks - Bertram 11/11/16	\$1,262.80
3419.1227-01	11/01/2017	1227	Rockingham Holden	75000km/45mth service Holden Colorado -	\$360.00
3419.1276-01	11/01/2017	1276	Satellite Security Services	Administration - 14/11/16 - Installed vi	\$160.00
3419.1277-01	11/01/2017	1277	Savage Garden Services	Slash and clean up behind Medina Shops,	\$1,260.00
3419.1343-01	11/01/2017	1343	Southern Metropolitan Regional Coun	Overcompaction charge for December 2016	\$396.00

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3419.1423-01	11/01/2017	1423	Telstra	Usage to 27/12/16-Mobile phones	\$6,651.67
3419.1589-01	11/01/2017	1589	Waste Stream Management Pty Ltd	Monthly tipping - D8 - Class 1 - 50m3, M	\$2,156.00
3419.1652-01	11/01/2017	1652	Woolworths Ltd	Zone - Shopping for drop in lounge	\$728.20
3419.1726-01	11/01/2017	1726	Kyocera Document Solutions Australi	Taskalfa 8000i - Planning area	\$4,088.46
3419.1937-01	11/01/2017	1937	Coles Myer Ltd - Gift Card Accounti	Coles Myer gift cards	\$614.85
3419.2125-01	11/01/2017	2125	Synergy	Usage to 171216 988U Bertram Park POS	\$34,796.00
3419.2224-01	11/01/2017	2224	Prestige Catering & Event Hire	SCM and Forum Dinner Council Lounge - 1	\$933.50
3419.2429-01	11/01/2017	2429	Forestvale Trees	Callistemon Kings Park, Agonis Flexuosa,	\$2,376.00
3419.248-01	11/01/2017	248	Bunnings Building Supplies	Ironclad Large Ranch Gloves (5817666)	\$175.73
3419.2586-01	11/01/2017	2586	Peet Southern JV Pty Ltd	Ref bond-The Village at Wellard Stage 30	\$41,458.10
3419.264-01	11/01/2017	264	Cabcharge Australia Ltd	Cabcharge Voucher - 5/12/16 to 1/1/17	\$315.34
3419.275-01	11/01/2017	275	Cannon Hygiene Australia Pty Ltd	Recquatic - Service - Adjustment to 05/	\$181.67
3419.3031-01	11/01/2017	3031	Specialised Security Shredding	GC Bin exchange - 29/11/16	\$20.24
3419.3091-01	11/01/2017	3091	Errol Kristian Lawrence	Reimbursement - Reimb. of Expenses	\$229.00
3419.3117-01	11/01/2017	3117	Western Power Connections Manager	Disconnection & reconnection-0 Mears Ave	\$1,000.00
3419.3355-01	11/01/2017	3355	Gholam Reza Najafzadeh Abriz	Reimb of of IPWEA Annual Membership fee	\$297.00
3419.3755-01	11/01/2017	3755	Dowsing Concrete	Pengilly Road earthworks as per D16/7679	\$43,736.52
3419.376-01	11/01/2017	376	Commissioner Of Police	Corporate Firearms License # 9990090	\$122.00
3419.3815-01	11/01/2017	3815	Susan Michelle Bickley	Refund 50% Annual Surveillance fee-Busine	\$137.50
3419.4112-01	11/01/2017	4112	Cleverpatch Pty Ltd	Bertram After school club materials	\$125.29
3419.4203-01	11/01/2017	4203	Ann Margaret Nicholas	Reimb Team Building milestone-15 staff @	\$473.00
3419.4245-01	11/01/2017	4245	ED Property Services	APU-U76, Fit PVC trim to base of laundry	\$121.00
3419.4279-01	11/01/2017	4279	Data #3 Limited	Acrobat Professional All MLP Term w/ Mai	\$6,930.00
3419.4382-01	11/01/2017	4382	Stonehenge Ceramics	APU-U76, splashback to laundry & kitchen	\$704.25
3419.4692-01	11/01/2017	4692	Elliotts Irrigation Pty Ltd	Wellard Bore 2 - Replacement of bermad s	\$495.00
3419.533-01	11/01/2017	533	Eclipse Resources	Pengilly Road - Class 1 waste tipping Temp	\$2,889.34
3419.583-01	11/01/2017	583	Flexi Staff Pty Ltd	staff w/e 17/12/16 - Anthony Weston	\$1,567.80
3419.6383-01	11/01/2017	6383	Alicia Jane McKenzie	Reimbursement of internet - Jan 17	\$79.99
3419.6809-01	11/01/2017	6809	Bush Wisdom Survival	Kwinana Festival Environment Animal Dis	\$748.00
3419.69-01	11/01/2017	69	Alinta Gas	Usage to 201216 179U Orelia Sports Pavil	\$6,365.90
3419.7200-01	11/01/2017	7200	Allyce Rosamond Paulsen	Program assistant-16 & 18/11/2017	\$180.00
3419.7351-01	11/01/2017	7351	Pony Cycles	Hire of 2 small, 2 medium, 2 large pony	\$474.00
3419.7387-01	11/01/2017	7387	Farmtastic Party Hire	Incursion on 5/01/2017. 2 hours session	\$280.00
3419.7605-01	11/01/2017	7605	Flying Canape	December Citizenship Ceremony Catering	\$1,266.00
3419.7750-01	11/01/2017	7750	Morley Panthers Rollers Skating Clu	Kidsport Application Caitlin Noordink	\$200.00
3419.7812-01	11/01/2017	7812	Starbucks Flooring	APU - unit 76, replace carpet to living	\$1,500.00
3419.8088-01	11/01/2017	8088	GTA Consultants (WA) Pty Ltd	Consultancy Advice for City Ctr Mstr Plan	\$12,842.50
3419.8193-01	11/01/2017	8193	Mark One Visual Promotions Pty Ltd	Decorations Hire Labour Storage for 2016	\$4,950.00
3419.8243-01	11/01/2017	8243	Brackson Construction Pty Ltd	Remove the walkway shelter at Thomas Ova	\$2,491.23
3419.833-01	11/01/2017	833	Kwinana District Tennis Club Inc	Kidsport vouchers x 2	\$251.00
3419.8372-01	11/01/2017	8372	The Playground Cafe	Excursion on 3/01/2017 from 10:00am-2:30	\$366.00
3419.8404-01	11/01/2017	8404	Red Dog Tae Kwon Do	Kidsport Applications Invoice KS005426	\$600.00
3419.8436-01	11/01/2017	8436	Peter Boyd	Repair and refurbishment of mirror and p	\$150.00
3419.8528-01	11/01/2017	8528	Roger John Collinge	Rates Refund	\$680.53
3419.8530-01	11/01/2017	8530	Michelle Angela Jamola Duman-Ag	Refund bond-Hall hire 27/11/16	\$1,000.00
3419.8531-01	11/01/2017	8531	April Niven	Refund bond-Patio hire 22/12/16	\$100.00
3419.8532-01	11/01/2017	8532	Grace Patterson	Refund bond-Hall hire 12/11/16	\$1,000.00
3419.8533-01	11/01/2017	8533	Donna Ann Loreto	Rates Refund	\$785.55
3419.8534-01	11/01/2017	8534	Haley Matthews	Refund swim lessons-incorrect enrolment	\$77.60
3419.888-01	11/01/2017	888	Les Mills Australia	Monthly licensing fees - Jan 2017	\$435.63
3419.903-01	11/01/2017	903	Lo-Go Appointments	Temp staff w/e 3/12/16 - Kerry Bradley	\$7,348.24

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Warrants between

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Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
3419.905-01	11/01/2017	905	Local Government Managers Australia	Community Development Conference - J Roy	\$2,232.50
3419.959-01	11/01/2017	959	McLeods Barristers & Solicitors	Upgrade of Millar Road Wellard East Cell	\$7,666.42
3420.565-01	06/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 01/01/2017 Interim File	\$787.28
3421.1141-01	18/01/2017	1141	Davidson Trahaire Corpsych	Facilitated Workshop: Dealing with Menta	\$4,059.00
3421.1178-01	18/01/2017	1178	Holcim (Australia) Pty Ltd	1.8 m3 concrete - Edwards Street Leda	\$548.24
3421.1277-01	18/01/2017	1277	Savage Garden Services	General maintenance-roundabouts	\$4,874.00
3421.134-01	18/01/2017	134	Australia Post	Commission supply for period ending 31/1	\$949.94
3421.1343-01	18/01/2017	1343	Southern Metropolitan Regional Coun	MRF Gate fees for December 2016	\$27,668.77
3421.1423-01	18/01/2017	1423	Telstra	Usage to 27/12/16	\$0.59
3421.1621-01	18/01/2017	1621	Western Australian Treasury Corpora	Guarantee fee for period ending 30/06/20	\$79,885.74
3421.1652-01	18/01/2017	1652	Woolworths Ltd	Caf� Goods-Recquatic	\$672.86
3421.1669-01	18/01/2017	1669	Zipform Pty Ltd	2016/17 rates printing-2nd Instalment No	\$4,560.63
3421.2021-01	18/01/2017	2021	Subway Kwinana	Platters -Fire Fighting course 15/1/1/20	\$114.00
3421.2048-01	18/01/2017	2048	Palm Lakes Gardens & Landscape Serv	Brick Paving Seagull Island - Gilmore Av	\$605.00
3421.2125-01	18/01/2017	2125	Synergy	Usage to 5/1/16 106862.40U - Recquatic	\$53,858.30
3421.2256-01	18/01/2017	2256	GlobalX Information Services Pty Lt	INV# PSI0045570 - Compliance - Legal Nam	\$62.37
3421.270-01	18/01/2017	270	Caltex Australia Petroleum Pty Ltd	Caltex Fuel Card - December 2016	\$5,336.12
3421.3031-01	18/01/2017	3031	Specialised Security Shredding	GC Bin Exchange	\$20.24
3421.3155-01	18/01/2017	3155	PFD Food Services Pty Ltd	Assorted items - Recquatic	\$1,039.75
3421.3357-01	18/01/2017	3357	BGC Residential Pty Ltd	Refund sec dep-L108 Orelia Ave	\$900.00
3421.3392-01	18/01/2017	3392	Summit Homes Group	Refund sec dep-L402 Catseye Crescent	\$12,880.00
3421.3607-01	18/01/2017	3607	Hays Specialist Recruitment Pty Ltd	Temp staff - w/e 11/12/16 - Vanessa Vela	\$773.22
3421.3679-01	18/01/2017	3679	Antonino Scidone	IPWEA membership Subs-underpaid-previous	\$27.00
3421.3920-01	18/01/2017	3920	Sports Master Athletic Internationa	Gym equipment	\$3,748.40
3421.407-01	18/01/2017	407	Staples Australia	Unisafe lens cleanser wipes-City Assist	\$125.69
3421.4166-01	18/01/2017	4166	Alison Dymond	Reimb of phone expense Nov-Dec 16 & Dec-	\$100.00
3421.4257-01	18/01/2017	4257	Armadillo Products Pty Ltd	DPKWM205L 205L DRUM PUMP KIT WITH I	\$3,734.50
3421.4653-01	18/01/2017	4653	Street Hassle Events	Power infrastructure-Alcoa's children's	\$1,573.00
3421.5350-01	18/01/2017	5350	Rockingham Mitsubishi	1 x New 2016 Mitsubishi Pajero Sports GL	\$42,083.45
3421.583-01	18/01/2017	583	Flexi Staff Pty Ltd	Temp staff w/e 31/12/2016 - Anthony West	\$2,832.37
3421.5861-01	18/01/2017	5861	Advanta Commercial Furniture	Calais Flip/Fold Table x4, 1800x750	\$1,930.50
3421.6376-01	18/01/2017	6376	Daniel Wakeford Turrell	Reimb of HC licence-final payment 3 of 3	\$44.00
3421.69-01	18/01/2017	69	Alinta Gas	Usage to 20/12/16 9710U - Darius Wells	\$1,119.00
3421.7604-01	18/01/2017	7604	Tanya Halliday	Reimb of clothes for clients	\$94.70
3421.770-01	18/01/2017	770	Jason Signmakers	Tape Class 2 1m x 50mm White 003703, Del	\$101.75
3421.795-01	18/01/2017	795	K Mart	Lollies for 2016 Christmas Day Lolly Run	\$3,434.00
3421.806-01	18/01/2017	806	Kearns Garden & Hardware Supplies	Various Hardware November 2016	\$510.09
3421.853-01	18/01/2017	853	Kwinana South Bush Fire Brigade	DFES ESL Recoup to September 2016	\$4,238.93
3421.8540-01	18/01/2017	8540	David Benjamin Schoolderman	Refund of cancellation of membership-rel	\$809.85
3421.8542-01	18/01/2017	8542	Kindle Audrey C Valderrama	Financial assistance-Kindle Audry Valder	\$175.00
3421.8543-01	18/01/2017	8543	Nicole Rankin	Refund bond-Patio hire 14/1/2017	\$100.00
3421.8544-01	18/01/2017	8544	Emma Elizabeth Wright	Refund bond-hall hire 20/9/15	\$300.00
3421.8545-01	18/01/2017	8545	Michael Coles	Refund bond-Patio hire 17/1/2017	\$100.00
3421.860-01	18/01/2017	860	Kwinana Volunteer Fire & Rescue Ser	Mitigation burn	\$1,200.00
3421.903-01	18/01/2017	903	Lo-Go Appointments	Temp staff w/e 17/12/16 - Rhoda Primrose	\$3,491.14
3421.905-01	18/01/2017	905	Local Government Professionals	2016-2017 Affiliate Membership-Nino Scid	\$178.00
3421.934-01	18/01/2017	934	Mandogalup Volunteer Fire Brigade	Mitigation Burn	\$4,048.00
3421.959-01	18/01/2017	959	McLeods Barristers & Solicitors	INV#95373 - Compliance Legal Advice - Ea	\$3,059.96
3422.2853-01	18/01/2017	2853	Maxxia Pty Ltd	Being employee Net ltc for period 1/12 t	\$6,798.46
3422.3376-01	18/01/2017	3376	Health Insurance Fund of WA (HIF)	Payroll Deduction	\$1,466.40
3422.3719-01	18/01/2017	3719	Town of Kwinana - Xmas fund	Payroll Deduction	\$7,740.00

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Warrants between

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Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
3423.565-01	18/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 15/01/2017	\$88,096.21
3423.568-01	18/01/2017	568	Bright Futures In Home Care - Payro	IHC Payroll to 15/01/2017	\$36,542.48
3424.5660-01	20/01/2017	5660	OverDrive, Inc	Deposit on Account for Content Purchases	\$1,072.50
3425.565-01	19/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 15/01/2017 Interim file	\$718.11
3425.568-01	19/01/2017	568	Bright Futures In Home Care - Payro	IHC Payroll to 15/01/2017 Interim	\$1,380.00
3426.565-01	23/01/2017	565	Bright Futures Family Day Care - Pa	FDC Payroll to 15/01/17-Interim	\$1,820.73
3427.153-01	24/01/2017	153	Australian Taxation Office	Taxation	\$184,929.00
3428.1033-01	25/01/2017	1033	Niifisk Pty Ltd	Recquatic - Rental Contract for period D	\$2,666.40
3428.1034-01	25/01/2017	1034	North Lake Electrical Pty Ltd	Electrical repairs to lake fill pump at	\$711.33
3428.1044-01	25/01/2017	1044	Oakford Agricultural & Garden Suppl	2 x 3.600m farm gates with hinges 4 x 3	\$334.90
3428.1046-01	25/01/2017	1046	OCE Australia Ltd	Monthly Charges for ColorWave 550 - Scan	\$212.06
3428.1072-01	25/01/2017	1072	Paint Industries	4L topdeck weathertuff c/bond wilderness	\$47.71
3428.1097-01	25/01/2017	1097	Perlex Holdings	Hlre of water slides and dunk tank plus	\$2,035.00
3428.1112-01	25/01/2017	1112	Phonographic Performance Company of	PPCA annual licensing fees group fitness	\$3,651.97
3428.1130-01	25/01/2017	1130	Port Printing Works	x500 City Assist calling cards for Geoff	\$990.07
3428.1157-01	25/01/2017	1157	Quality Traffic Management Pty Ltd	Traffic management 19-22/12/16 - Chisham	\$48,921.45
3428.1158-01	25/01/2017	1158	Quick Corporate Australia	Prairie desk tops	\$922.22
3428.1159-01	25/01/2017	1159	SoundPack Solutions Pty Ltd	DVD-001 Single DVD Cases, CD-002A Jewel	\$192.50
3428.1160-01	25/01/2017	1160	Quik Impressions	Printing of 3000 trifold cards	\$957.00
3428.1168-01	25/01/2017	1168	Raeco International Pty Ltd	Book covering, Postage, etc	\$379.13
3428.1178-01	25/01/2017	1178	Holcim (Australia) Pty Ltd	14mm mini load concrete-Wellard Park	\$317.68
3428.1186-01	25/01/2017	1186	Red Dot	Items for Australia Day Event	\$232.95
3428.1223-01	25/01/2017	1223	Rockingham Betta Electrical & Gas	APU - unit 32, replace elevated oven com	\$1,928.00
3428.1227-01	25/01/2017	1227	Rockingham Holden	Supply and Install reversing camera - Ho	\$36,169.73
3428.1228-01	25/01/2017	1228	Rockingham Mower & Chainsaw Centre	Sharpen & set commercial, tensioner	\$230.00
3428.1249-01	25/01/2017	1249	Royal Life Saving Society	Wrist bands	\$714.80
3428.1265-01	25/01/2017	1265	Sai Global Ltd	Integrated Governance, Risk Managmnt and	\$1,285.00
3428.1276-01	25/01/2017	1276	Satellite Security Services	Wheatfield Cottage- move siren box	\$1,521.50
3428.1282-01	25/01/2017	1282	Sealanes (1985) Pty Ltd	Soft drinks-Mandogalup Bush fire Brigade	\$592.79
3428.1290-01	25/01/2017	1290	Shane McMaster Surveys	Chisham Ave Pedestrian Crossing Survey a	\$1,100.00
3428.1297-01	25/01/2017	1297	Shenton Enterprises Pty Ltd	Dolphin pool cleaner inspection-Recquati	\$209.00
3428.1338-01	25/01/2017	1338	South West Group	2016/17 Member Council Contributions-SWG	\$31,625.00
3428.1357-01	25/01/2017	1357	Sportsworld Of WA	Assorted goggles for proshop-Recquatic	\$872.85
3428.1360-01	25/01/2017	1360	Saint John Ambulance Australia (WA)	First Aid cover - 17/12/16 Summer Outdoo	\$2,663.30
3428.1375-01	25/01/2017	1375	Stewart & Heaton Clothing Co Pty Lt	T243 Level 1 cargo Pants Size 97 R, T243	\$670.12
3428.1393-01	25/01/2017	1393	Sunny Sign Company Pty Ltd	Black Spot Signage for Gilmore Ave & Slo	\$2,005.55
3428.1423-01	25/01/2017	1423	Telstra	Usage to 9/1/17 - BP	\$2,603.36
3428.1481-01	25/01/2017	1481	Total Eden Pty Ltd	20mm M&F Adaptor, Thread Fixer, Thread F	\$248.82
3428.1485-01	25/01/2017	1485	T-Quip	Assorted parts	\$966.20
3428.1524-01	25/01/2017	1524	Turfmaster Facility Management	Supply & Apply Baileys Grosorb Wetting A	\$55,088.89
3428.1528-01	25/01/2017	1528	Twights Plumbing Pty Ltd	Wellard Hall - Water delivery 9/12/16	\$16,123.55
3428.1561-01	25/01/2017	1561	WA Limestone Co	Road Base - 88.08 tonnes	\$2,600.07
3428.1589-01	25/01/2017	1589	Waste Stream Management Pty Ltd	Monthly tipping - D8 - Class 1	\$726.00
3428.1623-01	25/01/2017	1623	Western Irrigation Pty Ltd	Flowmeter / Hydrometer Service & Calibra	\$4,726.70
3428.1652-01	25/01/2017	1652	Woolworths Ltd	Cafe goods - Recquatic	\$2,003.91
3428.1760-01	25/01/2017	1760	Hanson Construction Materials Pty L	.40 m3 Concrete-min load charge-75 Pace	\$616.44
3428.1814-01	25/01/2017	1814	P Rond & Co	Supply and Install hydrometer - Gilmore	\$3,412.73
3428.1858-01	25/01/2017	1858	Roscots Trade Mate	Supply and Fit Duke three door aluminium	\$13,328.70
3428.188-01	25/01/2017	188	Beaurepaires Tyres Kwinana	Tyres, fitting, alignment and balance-KW	\$1,471.76
3428.1898-01	25/01/2017	1898	Eastern Press Pty Ltd	Child personal information forms and enr	\$491.00
3428.1900-01	25/01/2017	1900	Mercury Firesafety Pty Ltd	PROTEK 360 NOZZLE SERVICE AND REPA	\$187.00

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Warrant Listing

Warrants between

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Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
3428.19-01	25/01/2017	19	Absolute Painting Services	APU - unit 70, repair and touch up walls	\$242.00
3428.1935-01	25/01/2017	1935	Ikea	Induction Pot, Graters Mixing, Bowls	\$74.75
3428.2012-01	25/01/2017	2012	Dell Australia Pty Ltd	1x Dell Latitude E7470-Cr Ruth Alexander	\$1,812.43
3428.2125-01	25/01/2017	2125	Synergy	Usage to 5/1/17 13199.16U - Zone	\$9,522.35
3428.218-01	25/01/2017	218	Bob Jane T-Mart	PL100, TUBE 16X650, PL390 PUNCTURE R	\$1,204.00
3428.2247-01	25/01/2017	2247	Rankine Mosquito Management	Mosquito monitoring for December 2016	\$4,059.00
3428.225-01	25/01/2017	225	Boral Construction Materials Group	Spray Sealing Anketell Road - Rockingham	\$13,763.75
3428.2339-01	25/01/2017	2339	Totally Confidential Records Manage	Monthly storage and retrieval costs	\$425.08
3428.2393-01	25/01/2017	2393	Sledgehammer Investments Pty Ltd	Saw Cutting @ 60mm - Gilmore & Sloan Str	\$275.00
3428.2410-01	25/01/2017	2410	ABCO Products	Foam soap - Administration	\$7,330.18
3428.247-01	25/01/2017	247	Bullet Sign Shop	A2 Corflute signs for the Christmas tree	\$148.50
3428.248-01	25/01/2017	248	Bunnings Building Supplies	Buckets x3, Microfibre clothes, etc	\$1,803.74
3428.2483-01	25/01/2017	2483	Picton Press	Prtd photos of Medina families as prt o	\$182.38
3428.2491-01	25/01/2017	2491	Pledger Family Trust t/as Pledger	LinksPlus MARC K-12 12 months subscripti	\$363.00
3428.2492-01	25/01/2017	2492	Yakka Pty Ltd	White Polo Shirt, size M - Deputy Mayor	\$96.06
3428.2507-01	25/01/2017	2507	Ixom Operations Pty Ltd	2 x 70KG Chlorine cylinders	\$1,963.20
3428.2510-01	25/01/2017	2510	Technology One Limited	24 Days of GIS Consultancy from DMS	\$45,408.00
3428.2563-01	25/01/2017	2563	Tutt Bryant Hire	Hire 3.5 Tonne Excavator (2/12/16), Deli	\$620.62
3428.2587-01	25/01/2017	2587	Westrac Equipment Pty Ltd	289-3790, TUBE AS, 218-6196, TUBE AS, 2M	\$1,063.08
3428.2646-01	25/01/2017	2646	Neverfail Springwater	Water cooler bottles 1 December 2016 T	\$668.15
3428.2652-01	25/01/2017	2652	Modern Teaching Aids Pty Ltd	Craft supplies for Storytime, Games and	\$8.25
3428.2669-01	25/01/2017	2669	Auto One Kwinana	Kinchrome thermometer	\$523.00
3428.2674-01	25/01/2017	2674	Fire & Safety WA	Assorted fire and safety items	\$5,483.05
3428.2675-01	25/01/2017	2675	Serco Australia Pty Ltd	190 SmartRiders valued at 5.30 each to u	\$1,007.00
3428.2698-01	25/01/2017	2698	Wilson Security Pty Ltd	APU Mobile Security Patrols December 201	\$1,398.85
3428.2703-01	25/01/2017	2703	Tree Watering Services	Tube stock watering-Challenger Beach	\$672.00
3428.275-01	25/01/2017	275	Cannon Hygiene Australia Pty Ltd	Administration - Premier Aerosol Airfres	\$1,064.66
3428.2807-01	25/01/2017	2807	PLE Computers Pty Ltd	2x TP-Link TD-W8968 300Mbps Wireless N M	\$216.00
3428.2852-01	25/01/2017	2852	Downer EDI Works Pty Ltd	Asphalt - 7mm gran AC50B 0.48 Hope Valle	\$180,026.42
3428.2903-01	25/01/2017	2903	Insight Call Centre Services	Call Monitoring - November - 2016 - WALG	\$2,211.64
3428.2937-01	25/01/2017	2937	Bolinda Publishing Pty Ltd	Purchase Playaway titles x 3 - Library	\$484.97
3428.302-01	25/01/2017	302	Chadson Engineering	Service and calibration of photometre un	\$266.75
3428.303-01	25/01/2017	303	Challenge Chemicals Australia	5kg Glowbrite	\$172.05
3428.3031-01	25/01/2017	3031	Specialised Security Shredding	GC bin exchange - 22/8/16	\$10.12
3428.3069-01	25/01/2017	3069	Sandrehlyn Trust t/a Sifting Sands	November- Sand Cleaning for various loca	\$11,423.52
3428.3105-01	25/01/2017	3105	Poly Pipe Traders	Male/Female Adaptor Poly 20mm	\$13,294.96
3428.3106-01	25/01/2017	3106	Lochness Pty Ltd	Standing Order - Broadacre mowing of Sp	\$24,711.58
3428.3152-01	25/01/2017	3152	Charles Service Company	Cleaning services for month of Dec 2016	\$53,927.80
3428.32-01	25/01/2017	32	Adcraft Promotional Pty Ltd	Assorted wokwear and logo	\$947.10
3428.3212-01	25/01/2017	3212	Marketforce Pty Ltd	Advert-School's Out magazine	\$3,772.02
3428.3224-01	25/01/2017	3224	Retech Rubber	Sandringham Park - Repair damaged rubber	\$852.50
3428.3320-01	25/01/2017	3320	Arbor Logic	Arbor reports - Tree Assessment on assor	\$5,060.00
3428.335-01	25/01/2017	335	City of Rockingham	Tp fees to 6/1/17	\$268,100.33
3428.3360-01	25/01/2017	3360	Blueprint Homes (WA) Pty Ltd	Refund of cancelled building app-L455 In	\$1,473.93
3428.339-01	25/01/2017	339	Civica Pty Ltd	MSP Monthly Service Fee - Feb 2017	\$30,223.77
3428.342-01	25/01/2017	342	CJD Equipment Pty Ltd	Led worklight	\$610.90
3428.3456-01	25/01/2017	3456	Vision IDZ	Hiti CS200e Card Printer - Membership ca	\$1,850.00
3428.347-01	25/01/2017	347	Cleanaway Pty Ltd	Contract RFQ 079 15 Customer Service	\$123,256.76
3428.357-01	25/01/2017	357	BullAnt Security Pty	Key Cut for Compressor Shed Door	\$70.52
3428.3580-01	25/01/2017	3580	HECS Fire	BP - Clubhouse, Monthly testing of fire	\$5,083.10
3428.358-01	25/01/2017	358	Coastline Mower World	Blade & bolt set	\$1,058.15

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3428.359-01	25/01/2017	359	Coates Hire Operations Pty Ltd	Water Barrier Hire & Delivery for Twilig	\$592.83
3428.3597-01	25/01/2017	3597	Rosie O Face Painters Extraordinair	Wands x 4 5 Litre bubble mix	\$67.00
3428.3608-01	25/01/2017	3608	Foreshore Rehabilitation & Landscap	1.8 Chain Mesh Fence, Install 2m black w	\$6,904.48
3428.3642-01	25/01/2017	3642	Hodge Collard Preston Pty Ltd	Alterations to Civic Building (Margaret	\$880.00
3428.3677-01	25/01/2017	3677	TC Precast Pty Ltd	Spacer ring to suit 940 liner 100mm, 105	\$174.90
3428.3686-01	25/01/2017	3686	KAJ Installations & Services	APU - repair to damaged garage door No.	\$178.00
3428.3805-01	25/01/2017	3805	Officeworks Superstores Pty Ltd	Stationary for John Wellard Community Ce	\$212.92
3428.3900-01	25/01/2017	3900	Rockingham Books	Purchase Local Stock titles to the value	\$399.21
3428.3919-01	25/01/2017	3919	Playmaster Pty Ltd	Ince Court POS - replacement 1200mm Fir	\$324.50
3428.4003-01	25/01/2017	4003	Infiniti Group	Wetside toilet paper x 5; Dryside toile	\$1,190.20
3428.407-01	25/01/2017	407	Staples Australia	Kensington EXPERT MOUSE WIRELESS Re	\$1,951.64
3428.4082-01	25/01/2017	4082	Diskbank Pty Ltd	Courier return of photo negatives to lib	\$20.00
3428.4125-01	25/01/2017	4125	LD Total	December - Landscape Maintenance Works f	\$78,323.48
3428.413-01	25/01/2017	413	Covs Parts Pty Ltd	Led worklamp	\$1,495.65
3428.4135-01	25/01/2017	4135	Shrapnel Urban Planning	INV# 201650 - Urban Planning Studies and	\$1,093.13
3428.4233-01	25/01/2017	4233	Wavesound Pty Ltd	OneClickDigital Service Package Renewal	\$5,440.46
3428.4245-01	25/01/2017	4245	ED Property Services	APU - unit 70, refit existing shower scr	\$1,100.00
3428.4246-01	25/01/2017	4246	Atom Supply	165630 (CSB) THORZT CHILL TOWEL x 5	\$457.40
3428.4350-01	25/01/2017	4350	T J Depiazzi & Sons	Supply and Deliver 50m3 of Pinebark Mulc	\$3,160.30
3428.4382-01	25/01/2017	4382	Stonehenge Ceramics	APU - unit 70, bathroom and laundry rene	\$3,502.50
3428.4387-01	25/01/2017	4387	Kott Gunning	Banking Service Contract	\$267.30
3428.4413-01	25/01/2017	4413	Cranetech Australia Pty Ltd	Lift cylinder	\$967.49
3428.4527-01	25/01/2017	4527	Riot Art and Craft Australia	Activity Supplies for Wellard Twilight C	\$193.26
3428.453-01	25/01/2017	453	David Gray & Co Pty Ltd	Q21948 - Supply and deliver 5 rolls MGB	\$511.50
3428.4550-01	25/01/2017	4550	Bitumen Surfacing	Gilmore Avenue Resurfacing - Spray Seal	\$20,605.42
3428.4692-01	25/01/2017	4692	Elliotts Irrigation Pty Ltd	Service iron filter12/12/16-Wellard 1,2,	\$2,640.00
3428.4719-01	25/01/2017	4719	Complete Office Supplies Pty Ltd	November 2016 Stationery Order - Kwinana	\$1,732.20
3428.4743-01	25/01/2017	4743	Artcom Fabrication	Supply and install f/c print with anti-g	\$1,170.40
3428.475-01	25/01/2017	475	Transport Department of	Vehicle Ownership Search Fees - November	\$9.90
3428.483-01	25/01/2017	483	Landgate	For Title searches to enable Environment	\$2,544.15
3428.4861-01	25/01/2017	4861	Big W	DVD collection development for children'	\$2,031.35
3428.4918-01	25/01/2017	4918	Fairfax Digital Australia & NZ Pty	616KWN16 - Tenderlink upload of document	\$192.50
3428.5071-01	25/01/2017	5071	JB HiFi Commercial Division	Targus Grid 12 Vertical Hooded Table Sli	\$155.02
3428.5259-01	25/01/2017	5259	Buswest	Kwinana Nightfields Program-Transportati	\$308.00
3428.5279-01	25/01/2017	5279	OCF Sales	Pelican 7600 tactical flashlight x4	\$539.60
3428.5358-01	25/01/2017	5358	Fairway Cabinets	Corian jasmint desk top	\$2,148.00
3428.5490-01	25/01/2017	5490	The Language Centre Bookshop	Multi Language collection Development	\$541.15
3428.5520-01	25/01/2017	5520	Master Lock Service	Supply of 'A' Padlocks, Supply of 'F' Pa	\$2,572.00
3428.5529-01	25/01/2017	5529	Rhys Blake Heron	Reimb of study fees - Bachelor of Commer	\$3,523.50
3428.5581-01	25/01/2017	5581	Totally Workwear Rockingham	2 x 6732-BLA-40 Belt Leather 40 BLA, 2 X	\$179.77
3428.56-01	25/01/2017	56	Aim	Adobe Acrobat Intermediate 2017 Training	\$216.00
3428.5627-01	25/01/2017	5627	Tyrecycle Pty Ltd	Monthly tyre collection - see invoice fo	\$417.74
3428.5743-01	25/01/2017	5743	Programmed Maintenance Services Ltd	Garden & turf maintenance - December 16	\$10,017.52
3428.5750-01	25/01/2017	5750	Kev's Wheelie Kleen	Darius - Rubbish bin and water fountain	\$302.50
3428.5751-01	25/01/2017	5751	David Roberts Graphics	18x Bluebeam Revu Standard Annual Mainte	\$990.00
3428.5823-01	25/01/2017	5823	Accord Security Pty Ltd	1 Security Officer-Council Meeting's on	\$988.77
3428.583-01	25/01/2017	583	Flexi Staff Pty Ltd	Temp staff w/e 7/1/2017 - Anthony Weston	\$1,615.31
3428.5958-01	25/01/2017	5958	West Coast Profilers	Profiling 100-250m2; 0-50mm depth Lipsco	\$32,978.39
3428.6000-01	25/01/2017	6000	Scott Printers Pty Ltd	x350 staff photobooks	\$2,897.40
3428.60-01	25/01/2017	60	Air Liquide	Medical Oxygen x 2 - Recquatic	\$257.49
3428.6007-01	25/01/2017	6007	Adventure 4 x 4 Pty Ltd	ARB portable air compressor, ARB EZ Tyre	\$387.00

Warrant Listing

Warrants between

1/01/2017 to 31/01/2017



TOK [LIVE]

17/02/2017 9:46:46AM

Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
3428.6018-01	25/01/2017	6018	ALSCO Pty Ltd	Table Linen Hire for events throughout t	\$249.50
3428.6090-01	25/01/2017	6090	Pirtek Fluid Transfer Solutions	Dowty washer	\$41.69
3428.6091-01	25/01/2017	6091	Kilo Holdings Pty Ltd	Planter Hire - D/W Lib & Res Ctre	\$110.00
3428.6126-01	25/01/2017	6126	Eluma Event Solutions	Hire of furniture for VIP Marquee	\$1,150.00
3428.6182-01	25/01/2017	6182	Hospitality Accessories	Local Orgs Christmas Funct Linen for th	\$330.00
3428.6224-01	25/01/2017	6224	The Grant Finder	Assistance with out door movie nights 20	\$1,285.00
3428.6332-01	25/01/2017	6332	Drainflow Services Pty Ltd	Gully educting - Parmelia 08/12/16	\$1,617.00
3428.6370-01	25/01/2017	6370	Elexacom	Darius Wells & Res Cntre IT Rm Lights &	\$16,082.52
3428.6371-01	25/01/2017	6371	KDAire Mechanical Services Pty Ltd	Monthly Maintenance - FDC	\$26,636.75
3428.638-01	25/01/2017	638	GHD Consultant Engineers	City of Kwinana Contaminated Sites Strat	\$2,477.20
3428.6566-01	25/01/2017	6566	Isentia Pty Limited	Media monitoring service - additional fe	\$1,462.87
3428.6604-01	25/01/2017	6604	Kaleidoscope Multicultural Arts	Manage/ set up for Sunset Series Program	\$1,650.00
3428.662-01	25/01/2017	662	Green Skills Inc / Ecojobs	Provision of Weed Control Services at La	\$1,592.53
3428.6621-01	25/01/2017	6621	Adaptive Frameworks Pty Ltd	Prince 2 Foundation and Practitioner Onl	\$1,721.50
3428.6639-01	25/01/2017	6639	Multispares Ltd	53G7509 DISC PAD SET	\$381.37
3428.6658-01	25/01/2017	6658	State Library Queensland	Summer Reading Challenge merchandise	\$100.95
3428.6700-01	25/01/2017	6700	Spraying WA Pty Ltd	December - 3 monthly work schedule C spr	\$12,016.36
3428.6703-01	25/01/2017	6703	Lucor Pty Ltd	Monday 12 December 2016 Venue : Dining	\$406.00
3428.6735-01	25/01/2017	6735	BSI Group ANZ Pty Ltd	External Audit - Surveillance and Transi	\$9,365.40
3428.6834-01	25/01/2017	6834	S & L Engineering	ANNUAL INSPECTION AND SERVICE AS R	\$1,065.75
3428.6876-01	25/01/2017	6876	Flora Plant	Poinsettias for Local Orgs Event - 2 Dec	\$330.00
3428.694-01	25/01/2017	694	Heatley Sales Pty Ltd	Prosafety Gear Nitrile Heavy Duty Gloves	\$91.52
3428.6972-01	25/01/2017	6972	Go Doors Pty Ltd	Repair bi fold door from the pool deck t	\$3,033.80
3428.6988-01	25/01/2017	6988	Game Vault	Incursion on 12/01/2017. 2 hrs session f	\$500.00
3428.7-01	25/01/2017	7	AAA Windscreens & Tinting	Install tint to window's - KWN1983	\$755.00
3428.7103-01	25/01/2017	7103	Antonina Lance	Assistance with out door movie nights 20	\$280.00
3428.7168-01	25/01/2017	7168	Exit Waste	Recquatic - Attend & clean 1 x Greasetr	\$704.00
3428.720-01	25/01/2017	720	Hydramet Pty Ltd	Regulator gas cartridge	\$1,107.41
3428.723-01	25/01/2017	723	Vermeer	EV-LABOUR0,Remove & fit new clutch kit,	\$3,768.35
3428.7258-01	25/01/2017	7258	T.J O'Donovan	Chisham Square Christmas Picnic - 2 Dece	\$350.00
3428.7336-01	25/01/2017	7336	Executive Assistant Network	2017 EAN Perth Conference - 15 February	\$654.50
3428.7366-01	25/01/2017	7366	REDIMED Pty Ltd	Pre-employment medical - 29/12/2016	\$621.50
3428.7384-01	25/01/2017	7384	S J Rural Supplies	1 x 20 L Glyphosate (450g/L)	\$134.31
3428.7398-01	25/01/2017	7398	AP Photography	2.5 hours photography at Wellard Christm	\$295.00
3428.7401-01	25/01/2017	7401	As Clean As A Whistle	APU - unit 76, vacate clean	\$250.00
3428.7405-01	25/01/2017	7405	All Civils WA Pty Ltd	Chisham Avenue Drainage Modifications -	\$27,609.05
3428.7415-01	25/01/2017	7415	Hames Sharley Pty Ltd	Planning and Urban Design Studies	\$3,737.25
3428.7436-01	25/01/2017	7436	Action Glass Pty Ltd	BP - villa 60, replace existing shower s	\$722.66
3428.746-01	25/01/2017	746	Institute Of Public Works Engineeri	WA Division Membership - David Boccuzzi	\$297.00
3428.7544-01	25/01/2017	7544	Mantrac Pty Ltd	Firebreak installation - Henley Reserve,	\$1,441.00
3428.7575-01	25/01/2017	7575	Pickles Auctions	Non-Pick Up Fee - Black Jeep 1COJ381	\$563.00
3428.7589-01	25/01/2017	7589	360 Environmental Pty Ltd	Reporting - State NRM Fauna Watch projec	\$639.89
3428.7595-01	25/01/2017	7595	7th Heaven Enterprises	Local Organisations Christmas event Frid	\$1,000.00
3428.76-01	25/01/2017	76	Allglove Industries	Goves - firerpro wildfire	\$2,970.00
3428.7602-01	25/01/2017	7602	Prompt Engineering	Concrete Stairs, Laneway Upgrade Medina	\$3,080.00
3428.7605-01	25/01/2017	7605	Flying Canape	Scholarship M/Tea-12 Dec 16-Council Lnge	\$537.00
3428.762-01	25/01/2017	762	Blackwood & Sons Ltd	Gumboots x 2	\$600.57
3428.7625-01	25/01/2017	7625	Flex Industries Pty Ltd	KWN704P repairs and service	\$3,578.72
3428.7696-01	25/01/2017	7696	Allied Pumps Pty Ltd	Investigate alarm on storm water pump pi	\$385.00
3428.770-01	25/01/2017	770	Jason Signmakers	Bandicoot signs MR-WD0-27B	\$101.20
3428.7858-01	25/01/2017	7858	Datacom systems (WA) Pty Ltd	Monthly Saas Fee Sphere Website - Decemb	\$1,870.00

TOK [LIVE]

Warrant Listing

Warrants between

1/01/2017 to 31/01/2017



TOK [LIVE]

17/02/2017 9:46:46AM

Minimum Amount: \$0.00

Cheque/Ref	Date	Creditor	Payee	Description	Amount
3428.7937-01	25/01/2017	7937	Kerb Direct Kerbing Pty Ltd	Install mountable kerb - Gilmore Ave & S	\$16,546.75
3428.7939-01	25/01/2017	7939	Mackay Urban Design	Residential streetscape & built form pol	\$5,500.00
3428.7960-01	25/01/2017	7960	Kerb 2 Kerb Concreting	Supply and lay kerb - Sawyer Road	\$2,508.00
3428.8001-01	25/01/2017	8001	Diversity Sustainable Development	1 X 3G Outpost Central Data Logger	\$1,159.40
3428.8002-01	25/01/2017	8002	Dial Before You Dig WA Ltd	Engineering membership fees Oct to Dec	\$110.00
3428.8036-01	25/01/2017	8036	Arinex Pty Ltd	Early Bird Registration-Jane Harris	\$2,780.00
3428.806-01	25/01/2017	806	Kearns Garden & Hardware Supplies	BP - Various Hardware, BP - garden renew	\$688.12
3428.8101-01	25/01/2017	8101	Elite Sporting Concepts	Darius Wells Chisham Sqaure activation a	\$7,700.00
3428.8104-01	25/01/2017	8104	Vivian Plumbing	Lot 33 # 302 De Haer Road, Wand - Servi	\$178.20
3428.8108-01	25/01/2017	8108	Cannings Purple	Government Relations, Communications and	\$5,481.30
3428.8125-01	25/01/2017	8125	Xpresso Delight Midland	Coffee machine service for the period of	\$473.00
3428.8133-01	25/01/2017	8133	Glen Flood Group Pty Ltd	City of Kwinana - Depot service delivery	\$36,902.51
3428.8217-01	25/01/2017	8217	Steelstruct Engineering	Lock shroud - Calista Oval KAP	\$137.50
3428.8224-01	25/01/2017	8224	Axiis Contracting	Sloan Cottage C/Park - Supply and instal	\$721.60
3428.827-01	25/01/2017	827	Kwinana Bowling Club Inc	Christmas dinner for Recquatic x 14	\$3,950.00
3428.8288-01	25/01/2017	8288	Tumble Tots Party Hire	Replacement of Damaged Equipment Aloca C	\$1,057.71
3428.8319-01	25/01/2017	8319	Poolwerx Spearwood	Daily water testing and balance-Adventur	\$2,373.99
3428.8325-01	25/01/2017	8325	Envirosweep	Car Park Sweeping - December 2016	\$13,805.00
3428.8365-01	25/01/2017	8365	Louise Jones	Delivery of community art project during	\$300.00
3428.8389-01	25/01/2017	8389	Halsmith Dispute Resolution	Facil Disc Oct & Nov - Mediation AN and	\$1,760.00
3428.8424-01	25/01/2017	8424	Lynette Kaye McLennan	2 x transcription oral histories - Frank	\$336.44
3428.8425-01	25/01/2017	8425	Webson Services	RFQ 097/16 - Item 9 - Paint exterior as	\$33,231.00
3428.8444-01	25/01/2017	8444	The Digital Imagineers Company Pty	WA Weekender TV segment plus raw footage	\$5,494.50
3428.8447-01	25/01/2017	8447	Integrated Training Vic Park Pty Lt	Certificate II in Security-H. Goodwin &	\$2,396.00
3428.8458-01	25/01/2017	8458	Thingz Gifts	Snowman for Christmas Twilight Market Ev	\$399.99
3428.8485-01	25/01/2017	8485	Meredith Whittle	Classical Music Set Xmas Tree lights	\$300.00
3428.8486-01	25/01/2017	8486	Retravision Rockingham	Teco 47L Bar Fridge	\$149.00
3428.8514-01	25/01/2017	8514	Teena Raffa-Mulligan	Assorted boks	\$242.00
3428.8517-01	25/01/2017	8517	GROCORP	Natural Chair 300mm x 20	\$1,478.11
3428.8527-01	25/01/2017	8527	Jukebox Lady	Christmas show for Seniors-Library	\$175.00
3428.8538-01	25/01/2017	8538	International Art Space Pty Ltd	Sponsorship of Brackish and Rising Proje	\$5,500.00
3428.8548-01	25/01/2017	8548	Kathryn Ann Smogavec	Reimbof training cours - Earn to Burn Me	\$349.00
3428.8550-01	25/01/2017	8550	Jennifer Maynard	Refund of SHP fees - Christopher Maynard	\$14.57
3428.8551-01	25/01/2017	8551	Licia Rochelle Sansbury	Refund of SHP fees	\$143.85
3428.8554-01	25/01/2017	8554	R & R Construction (WA) Pty Ltd	Refund bond-Hall hire 3-17/6/16	\$200.00
3428.8555-01	25/01/2017	8555	May Goshime Abayneh	Refund bond-Hall hire 27/11/16	\$300.00
3428.8556-01	25/01/2017	8556	Katie Babb	Refund bond-Hall hire 19/12/16	\$100.00
3428.8557-01	25/01/2017	8557	Allison Western	Refund swim lessons due to unwell child	\$134.00
3428.8558-01	25/01/2017	8558	Richelle Anne Falzon	Refund membership credit due to unwell	\$305.70
3428.903-01	25/01/2017	903	Lo-Go Appointments	Placement of Kerry Bradley to position o	\$5,411.27
3428.928-01	25/01/2017	928	Major Motors	1823890071 BOX ASM; SWITCH, (including ,	\$44.13
3428.959-01	25/01/2017	959	McLeods Barristers & Solicitors	Legal fees - Matter No.40325	\$14,106.66
					\$3,079,727.03

Cancelled Cheques

00200270	04/01/2017	1592	Water Corporation of Western Austra	***** CANCELLED *****	\$0.00
00200337	18/01/2017		Wessel & Lucille Viljoen	***** CANCELLED *****	\$0.00
00200347	25/01/2017	8552	Panshul Sharma	***** CANCELLED *****	\$0.00
					\$0.00

Total Non Payroll Payments

550

\$3,206,393.75

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Warrant Listing



Warrants between
1/01/2017 to 31/01/2017

TOK [LIVE]

17/02/2017 9:46:46AM
Minimum Amount: **\$0.00**

<i>Cheque/Ref</i>	<i>Date</i>	<i>Creditor</i>	<i>Payee</i>	<i>Description</i>	<i>Amount</i>
Payroll					
<i>Cheque/Ref</i>	<i>Date</i>			<i>Description</i>	<i>Amount</i>
PY01-14	4/01/2017			Payroll	570,534.31
PY01-15	18/01/2017			Payroll	587,403.29
PY99-15	20/01/2017			Payroll - Interim	773.29
				Total Payroll	1,158,710.89
				Grand Total	4,365,104.64

16.3 Quarterly Strategic Community Plan, Corporate Business Plan and Organisational Risk Report (Quarter 2 – 2016/17)

SUMMARY:

Council have endorsed a Plan for the Future made up of a Strategic Community Plan and a Corporate Business Plan, which includes actions designed to achieve major aspirations of the community.

Council have endorsed a Risk Management Council Policy to manage all risks that have been identified and that could impact the City if they were not managed and evaluated appropriately. Every quarter Council will receive a report detailing the progress against the adopted actions within these plans.

OFFICER RECOMMENDATION:

That Council note:

1. The Quarterly Strategic Community Plan and Corporate Business Plan Report detailed in Attachment A.
2. The City of Kwinana Risk Report detailed in Attachment B.

DISCUSSION:

The *Integrated Planning and Reporting – Framework and Guidelines* recommends implementing quarterly reporting which will support Council to better monitor performance against community aspirations and respond to changing priorities. This Quarterly Strategic Community Plan and Corporate Business Plan Report will be provided to Council each quarter. There are some actions in the Quarterly Strategic Community Plan and Corporate Business Plan report that have been completed and do not have a comment associated with them for this quarter. This is due to the action being completed and a comment being provided in a previous quarter.

The Quarterly Organisational Risk Report will be provided to Council each quarter. The City accepts the taking of calculated risks, the use of innovative approaches and the development of new opportunities to improve service delivery and achieve its objectives provided that the risks are properly identified, evaluated and managed.

LEGAL/POLICY IMPLICATIONS:

The *Integrated Planning and Reporting Advisory Standard* sets out the standards and regulatory requirements that a Local Government should work towards achieving. The *Integrated Planning and Reporting - Framework and Guidelines* has been created by the Department of Local Government to provide further information that will assist local governments to address regulatory requirements.

16.3 QUARTERLY STRATEGIC COMMUNITY PLAN, CORPORATE BUSINESS PLAN AND ORGANISATIONAL RISK REPORT (QUARTER 2 – 2016/17)

Integrated Planning and Reporting - Framework and Guidelines

Section 4.1 In Practice – Reporting indicates that:

The description of “Reporting” in Integrated Planning and Reporting is to “Report on the progress of delivering the Corporate Business Plan and how this relates to achieving priorities in the Strategic Community Plan. The recommendation to introduce a quarterly reporting process is then detailed under “Supporting Processes” and is shown below.

Supporting Processes

- Quarterly reporting process against the current year of the Corporate Business Plan to monitor performance and respond to changing priorities.

FINANCIAL/BUDGET IMPLICATIONS:

The actions that have been identified in this report have been costed and included in the budget.

ASSET MANAGEMENT IMPLICATIONS:

The actions that have been identified in this report achieve the “Asset Management” objectives and strategies listed in the Corporate Business Plan and also the “It’s All Here” aspiration, objectives and strategies in the Strategic Community Plan.

ENVIRONMENTAL IMPLICATIONS:

The environmental implications of the actions that have been identified in this report have been considered.

STRATEGIC/SOCIAL IMPLICATIONS:

This report will support the achievement of the following objectives and strategies detailed in the Strategic Community Plan and/or Corporate Business Plan (D16/3339).

Plan	Objective	Strategy
Corporate Business Plan	5.1 An active and engaged Local Government, focussed on achieving the community’s vision.	5.1.3 Develop, implement and review communication and marketing strategies to aid the achievement of objectives, ensure the community are informed and engaged.

COMMUNITY ENGAGEMENT:

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

16.3 QUARTERLY STRATEGIC COMMUNITY PLAN, CORPORATE BUSINESS PLAN AND ORGANISATIONAL RISK REPORT (QUARTER 2 – 2016/17)

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	This report is not supplied on a quarterly basis.
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	The information contained in the report resides within the City's Corporate Planning Software. This information is easily obtainable and a report can be generated by any City Officer.
Rating (after treatment)	Low

COUNCIL DECISION

436

MOVED CR D WOOD

SECONDED CR B THOMPSON

That Council note:

- 1. The Quarterly Strategic Community Plan and Corporate Business Plan Report detailed in Attachment A.**
- 2. The City of Kwinana Risk Report detailed in Attachment B.**

**CARRIED
8/0**

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.1.1 Through strong civic leadership and active citizenship, retain Kwinana's sense of place and improve perceptions of the area.					
1.1.1.02 Deliver an annual program of civic events including Citizenship Ceremonies, community stakeholder functions, official openings and business events	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	08/02/2017 - Citizenship ceremonies were held at the Darius Wells in October, November and December. These events welcomed 78 new citizens.
1.1.1.03 Deliver the Lyrik program, Youth Advisory Council and Junior Council to build active citizenship in young people	4.8 Youth Services	01/07/2016	30/06/2017	50	08/02/2017 - Leadership Youth Respect in Kwinana (LYRIK) program initiatives delivered in the quarter include; two Aboriginal Youth from Kwinana attended the STRIVE Youth Sports Summit, one youth subsidised to attend CWA leadership camp, five youth sponsored to attend IZRA Songwriting and Music Production Workshop, eight young people from Kwinana participated in Film Making Workshop held at Wellard Community Centre, five young people attended City of Kwinana Council Meeting. The Youth Advisory Council completed 6 committee meetings during the quarter.
1.1.1.04 Produce a number of exhibitions that celebrate and express Kwinana's distinctive local identity	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Art exhibitions are being presented at Darius Wells Centre on an ongoing basis. Exhibitions held since 1 July 2016 include the Albert Windie Art Exhibition, which celebrated the talents of local Aboriginal Australian artists; and the Glimpses of Australia Art Exhibition, featuring new works by artist Diane Newton.
1.1.1.05 Develop a series of visual themes which reflect the local identity of Kwinana for use in an integrated City wide signage system	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - This is progressing appropriately for completion in June 2017.
1.1.1.06 Ensure design and installation of entry statements to Kwinana express the City's unique local identity - include entries by sea, road, train, foot and cycle	2.2 Marketing and Communications	01/07/2016	30/06/2019	50	16/01/2017 - Stage 2 of the City's signage revitalisation project is underway and includes design and installation of new entry statements and directional signage. The stage is largely on track for completion. Design of new major entry signage on corner of Thomas and Rockingham Roads will shortly commence.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.1.07 Conduct the Thank a Volunteer Celebrations, Community and Australia Day awards to recognise achievements of the local community	4.2 Community Centres	01/07/2016	30/06/2017	50	19/01/2017 - International Volunteers Day 5th December, Thank a Volunteer Day event was well attended (42) and feedback was very positive.
1.1.1.08 Investigate and if feasible, implement installation of Christmas Decorations for the City	4.2 Community Centres	01/07/2016	30/06/2017	100	<p>23/01/2017 - A 7.5 metre Christmas tree with lights and decorations together with 10 lamp post motifs were purchased and installed in Chisham Square with hire of traditional Christmas decorations in Darius Wells for the month of December.</p> <p>Launch of the decorations and turning on the lights happened on Friday 2 December with a series of Pop Up Christmas Activities. After school activities including elves, giant games, craft and Christmas music at 3pm to 5pm: Live music by T.J O'Donovan and Christmas Carols at 6.30-8.30pm Christmas lights turned on for the first time by Mayor Adams at 7:30pm:</p> <p>The Tree and decorations were well received throughout the month with many positive comments about both the tree and the high standard of the Chisham Square grounds.</p>
1.1.1.09 Implement the Community Engagement Strategy	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Planning is progressing appropriately for the City's annual Children's Party to be held during Children's Week, Sunset Fiesta during Harmony Week, Our Heritage during Heritage Week, and NAIDOC celebrations during NAIDOC Week.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.1.10 Communicate and promote events held by the City	2.2 Marketing and Communications	01/07/2016	30/06/2017	65	13/01/2017 - Event Marketing Plans successfully executed for Kwinana Adventure Park grand opening, Alcoa Children's Party, Kwinana Recquatic Open Day and LiveLighter Kwinana Festival Fair Day. Attendance at these events, in particular the opening of the Adventure Park exceeded targets. Ongoing liaison with the Community Services and Development team to promote listings made under the What's On initiative. Event marketing plan prepared for Australia Day Celebration. New processes being developed to streamline event marketing across the organisation.
1.1.1.12 Introduce an annual program of Council Meetings that are conducted at various locations to encourage greater participation in the community	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	17/01/2017 - Council Meetings are now conducted at various locations throughout Kwinana.
1.1.1.13 Investigate and if feasible conduct City of Kwinana open days for the community	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - Feasibility of holding Recquatic, Zone, Library and Darius Wells open days on the same day and combining with a festival theme is currently being investigated. William Bertram and John Wellard Community Centre have both combined their open days with events - Wild West and Twilight Markets events respectively.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.1.2 Produce communications that celebrate the spirit of Kwinana.					
1.1.2.1 Produce the 'Spirit of Kwinana' and other marketing materials to highlight positive aspects of Kwinana and celebrate community spirit	2.2 Marketing and Communications	01/07/2016	30/06/2017	50	13/01/2017 - The Spirit of Kwinana has been produced for the last quarter. In addition, a range of promotional marketing videos with the theme of 'Kwinana: Why I love it' were distributed via digital advertising channels to a regional audience.
1.1.2.2 Develop a communications plan for The Adventure Park	2.2 Marketing and Communications	01/07/2016	30/06/2017	80	13/01/2017 - The Kwinana Adventure Park Communications Plan continues to be implemented successfully. In particular, online promotion of the venue has been well executed, resulting in web and social media traffic exceeding targets. The plan has been amended to reduce spend on traditional marketing and to redirect funds towards online community building - something which provides better long-term communicative outcomes.
1.1.2.3 Develop an annual Calendar of events including the City of Kwinana and Local Community Group events	4.3 Community Development	01/07/2016	30/06/2017	75	17/01/2017 - Rationale and principles underpinning events is currently being developed, along with the review of the calendar and development of appropriate marketing strategies.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.2.1 Support and provide a range of cultural and community development activities and events that recognise Kwinana's cultural identity, encourage civic participation, strengthen capacity.					
1.2.1.1 Deliver City of Kwinana events in line with state and national weeks of significance	4.3 Community Development	01/07/2016	30/06/2017	100	08/02/2017 - Childrens Party is held during Childrens Week, NAIDOC celebrations held during NAIDOC Week are embraced, Heritage events are held during Heritage Month, Celebrations during Harmony Week and Youth activities during Youth Week.
1.2.1.2 Facilitate local service providers and community groups to provide cultural and community activities in Kwinana and participate in City of Kwinana activities and events	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Skill development and networking sessions with community groups are held regularly on a quarterly basis to encourage groups to participate. Place management programme is encouraging the development of local networks and skill development, and Neighbour day activities will ensure residents associations are engaged in delivering events.
1.2.1.3 Develop a signage strategy	2.2 Marketing and Communications	01/07/2016	30/06/2017	50	13/01/2017 - Signage style guide is continuing to be developed in conjunction with stage 2 of signage revitalisation program. Engagement with Engineering and Community Development teams is being undertaken to ensure signage style guide meets all legislative standards. Several elements of Stage 2 are now complete and underway.
1.2.1.4 Coordinate and promote the Live! Kwinana events series	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Live! Kwinana is no longer being used as a brand for the events programme - the calendar of events for 2017 has been developed for presentation to Councillors end Jan 2017.
1.2.1.5 Develop and implement a Reconciliation Action Plan and Cultural Diversity Strategy	4.3 Community Development	01/07/2016	30/06/2017	75	23/01/2017 - Multicultural Policy and Action Plan has been developed and adopted by Council. Advisory Group is in process of being formed. Aboriginal Planning Day will be held in April to facilitate the development of the Reconciliation Action Plan.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.1.6 Provide Neighbour Day grants to local community groups and deliver a program of Neighbour Day events to celebrate neighbourhood unity	4.2 Community Centres	01/07/2016	30/06/2017	50	23/01/2017 - The Events Toolkit was developed for the community and staff are currently updating event and booking forms to streamline the event booking process.
1.2.1.7 Introduce new and improve existing events (Movie Nights, Food, Music, Seniors, Entertainment, Free Kids Sports, Out of hours activities)	4.3 Community Development	01/07/2016	30/06/2017	75	23/01/2017 - An events review has now been adopted by Council and has been used to inform the development of a calendar of City wide and place initiatives.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.3.1 Implement the City of Kwinana Community Safety Plan in partnership with the community.					
1.3.1.1 Review Community Safety programs and resourcing requirements to prepare a sustainable City of Kwinana Community Safety Plan 2015-2019	4.3 Community Development	01/07/2016	30/06/2017	10	23/01/2017 - Initial discussions have been held about the intent of the plan. Currently crime statistics for the area are being reviewed to determine priority areas that need action
1.3.1.2 Work in partnership with Police and Office of Crime Prevention to raise awareness of community safety issues and initiatives	4.3 Community Development	01/07/2016	30/06/2017	25	08/02/2017 - In partnership with policing WA, the City of Rockingham and City of Mandurah the region has joined the gone in 60 seconds campaign advocating the community to remove valuables from cars. A life size cut out of a car detailing risk items has been purchased for shared use between the groups to promote community safety in shops and at events. A video campaign has also been created to support the cut out.
1.3.1.3 Facilitate Community Groups to provide community safety initiatives and programs	4.3 Community Development	01/07/2016	30/06/2017	25	23/01/2017 - The City of Kwinana supported the Smith Family in running training for service providers in the City. Over 25 local support staff attended the training and said they found it useful and valuable.
1.3.1.4 Implement Crime Prevention through Environmental Design principles in land use planning projects and development approvals	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	23/01/2017 - This action is implemented and assessed as part of each Development Application.
1.3.1.5 Advocate for an increased presence of Police in the City (including the feasibility of a 24hr Police Station)	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - Further meetings of the Youth Diversional Programming Group have been held to discuss solutions to anti social behaviour in the City Centre and another meeting of the City Centre Accord is in process of being organised for Jan/Feb 2017. Meetings have also been held to increase youth work presence at the Adventure Park and respond to behaviour issues that have been reported as occurring there.
1.3.1.6 Encourage and facilitate the Neighbourhood Watch	4.3 Community Development	01/07/2016	30/06/2017	0	16/02/2017 - This action has been deferred and will be considered in the current review of the Community Safety Plan.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.3.2 Create and implement a Community Security Strategy.					
1.3.2.1 Undertake scheduled inspections of street lights including car park lighting as per Depot Works Program	1.7 Depot	01/07/2016	30/06/2017	50	23/01/2017 - The quarterly inspection of street lights has been completed.
1.3.2.2 Develop a Community Security Strategy, incorporating CCTV	1.6 Essential Services	01/07/2016	30/06/2017	15	<p>13/01/2017 - Continuing to find more academic studies into community safety in order to write community security strategy.</p> <p>Obtained copy of police community safety plan.</p> <p>Retrieved information in relation to fear of crime, the defensible space theory and other local governments community safety plans.</p> <p>Commencing work on enforcement strategy which will have a link to this document.</p>
1.3.2.3 Implement the Community Security Strategy	1.6 Essential Services	01/07/2016	30/06/2017	15	06/10/2016 - Initial investigation of surrounding local governments has been undertaken. A review of all city assist legislation is underway and linked to the recent delegations and authorisations.
1.3.2.4 Increase out of hours activities in Youth and Community Centres	4.8 Youth Services	01/07/2016	30/06/2017	50	<p>13/01/2017 - Youth focussed film making workshop held at Wellard Community Centre in the evening.</p> <p>Four youth outreach sessions held at Market Place Car Park near McDonalds late afternoon.</p> <p>Five pop up skate events and workshops conducted during weekends.</p>
1.3.2.5 Improve integration of programs run by community groups and the Darius Wells	4.2 Community Centres	01/07/2016	30/06/2017	25	20/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.4.1 Develop and implement a range of strategies in order to ensure that well-being and support programs are provided for the community.					
1.4.1.2 Implement the Community Engagement Strategy	4.3 Community Development	01/07/2016	30/06/2017	75	17/01/2017 - Internal training on implementation of the policy, work instruction and templates will be rolled out Jan/Feb 2017.
1.4.1.3 Deliver the Community Engagement Program	4.8 Youth Services	01/07/2016	30/06/2017	50	<p>16/02/2017 - Eight homeless people at Wells Park have been supported to find alternative accommodation. Community Engagement team advocated for a single father from Kwinana to secure a Department of Housing House.</p> <p>The Community Engagement team were praised at the Homelessness Interagency group by local homelessness advocates for their professionalism and Kwinana's proactive approach to working with homeless people in the Kwinana community.</p>
1.4.1.4 Support service providers and agencies operating within the City to work collaboratively wherever possible	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Liaison and networking with community agencies and groups continues, with joint initiatives encouraged where appropriate.
1.4.1.6 Recquatic and Zone to collaborate and implement a range of activities to encourage young people to utilise both facilities	4.7 Recquatic	01/07/2016	30/06/2017	50	20/01/2017 - This action is ongoing.
1.4.1.7 Develop Place Plans to increase the level of service to the community.	4.2 Community Centres	01/07/2016	30/06/2017	25	20/01/2017 - Plan for the Future workshops commenced in September with the remaining workshops to be conducted throughout October. The workshop process integrates consultation for the Strategic Community Plan and Place Plans. Special interest groups will be consulted throughout November.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.4.2 Community facilities and public spaces are enlivened by a variety of activities and programs for all ages.					
1.4.2.1 Engage local residents in activities provided in their neighbourhood parks, ovals and walk trails	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	08/02/2017 - Work towards this action has occurred in the form of: - Parks Play conducted Djilba Park 27 Nov - Childrens Party Ridley Green 25 Oct - Nightfields conducted Orelia Oval 14 Oct and 11 Nov - Harry Mcguigan Park Opening 29 Oct - Kwinana Festival Calista Oval 12 Nov
1.4.2.2 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	4.8 Youth Services	01/07/2016	30/06/2017	50	13/01/2017 - New Zone based activation strategies completed in the period include; expansion of the Rock and Water (anger management) program to focus on girls, expansion of the girls group program (now two dedicated program sessions per week as opposed to 1); a wood working program was introduced targeting young people who don't currently use the Zone; an art mural project commenced and the partnership with South Metropolitan TAFE continued with the delivery of the alternative education pathways program.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.2.3 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	4.2 Community Centres	01/07/2016	30/06/2017	50	<p>16/02/2017 - October: Western Australian Symphony Orchestra program went well this year, with 200 participants attending the 1st public session. The 2nd session was in conjunction with the schools and the Western Australian Symphony Orchestra school music program and local schools involved in the program all attended. Next year will be bigger due to the ongoing connecting with local schools. Darius Programs are overall progressing well. The IT programs are full with Computer Basics and know you Tablet. The individual one off programs are still taking enrolments. After school activities Mon, Tues., Wed are all full. Organising a Lego Club for Term1 2017. Adult drawing and Water colours is evolving and will become the Community Art Group in Term 1 2017. Working with the Fremantle Multi Cultural Centre to establish a Cultural Craft Group for Term 1 2017. Individual one off programs for adults has not been successful this term. Will be looking at what days and activities people are wanting for 2017.</p> <p>November: After school activities, Boredom Busters, Homework Club, Games in the Square have been well patronized this term with 100% attendance. These programs will continue into 2017. The Kwinana Social Network Group is slowly increasing with a total of 15 people registering this term. Art classes on Tuesday's have extended to an independent art group running themselves on a Thursday. Technology classes have worked well in conjunction with the library. Registration for stand alone classes has not been as successful as previous terms, with minimal enrolments. Deck Chairs are put out in the square each morning, with the public using these to relax in the shade.</p> <p>December after school programs had 100%</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
					attendance. The after school programs are very popular with children and families. Some parents stay and engage with their children and the activities. This is great support for the children and the facilitator. The Social Network Group is growing in attendance (mainly seniors) and interaction. Free activities, guest speakers in both social and health issues have supported the group's needs.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.2.4 Activate the John Wellard Community Centre including provision of appropriate activities, programs and services to meet the needs of agencies, hirers and the community	4.2 Community Centres	01/07/2016	30/06/2017	25	<p>16/02/2017 - October: After School Club numbers increased from average of about 8 children per term to 20. Extra promotion by facilitator has contributed to this increase. Participants enjoyed Make Your Own Luxuries one-off program and have taken note of best days from participants to run similar program. Healthy Lifestyles used the centre for their Lunchbox Inspirations program which was promoted through term booklet, this had 8 participants including children and parents. Pin It made proving popular once again, although we have had some participants drop out due to other commitments and may need further promotion for 2017.</p> <p>Many new families and people coming to find out what's happening has seen a large increase in walk-ins at the centre and computers are being used every day, some days all stations are used.</p> <p>Hires: 99 commercial bookings</p> <p>Working on School Holiday Programs for Feb 2017 with Nature Play being booked to do sessions at both John Wellard Community Centre and William Bertram Community Centre. These sessions will incorporate craft, nature and sensory play; building resilience through connection.</p> <p>November: Make your own luxuries was popular, the ladies really enjoyed the session and asked for another session in the future for ladies pampering. Regular Programs at the centre still going strong with core group in attendance to Sewing and Pin It Made It. Both groups wanting to continue in 2017.</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
					December: Wellard Twilight Christmas Market 10 December 2016 Thousands of people attended the market and the activities at the community centre where they commented about having a great time. Several community organisers from Rotary and business owners expressed their appreciation of the event.

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.2.5 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	4.2 Community Centres	01/07/2016	30/06/2017	25	<p>16/02/2017 - October: Afterschool Craft and Kids Cake Decorating programs have high attendance, working on increasing numbers for Over 50's Group and Crochet Group which are now run monthly. Working on school holiday programs for January and Term 1 2017 program.</p> <p>November: Pop Up Crèche for Clever Craft & Crochet program: Clever Craft attendees: 15</p> <p>Bertram Programs The after school Teacher gifts workshop on the 29th November booked out with 18 registrations. Children made cookie mix jars and snowman gift boxes to gift to their school teachers. A Mothers Day gift workshop is planned for next year.</p> <p>Participants enjoyed the glass painting workshop, and were able to make a set of 4 long stem Christmas glasses. They were keen to find out what programs will be on offer next term, and their details were added to the William Bertram Community Centre emailing list.</p> <p>Music and Story time and Baby music and Rhyme have grown over the course of the year and continue to average 30 children each Thursday.</p> <p>Bertram Over 50's group is running well as a monthly group. 15 over 50's turned up to the November session, and learn how to make Burmese honey chicken from a volunteer from the Bertram Community.</p> <p>Other regular Bertram programs are running well, next terms program is being finalized.</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
					<p>Ways to further activate the foyer and performance courtyard are currently being explored.</p> <p>December: The Bertram over 50's group Christmas cake decorating session was well attended, with the group continuing to grow. Baby Music and Rhyme, and Music and Storytime finished up in December with a special Christmas Session.</p>
1.4.2.6 Activate the City Centre through the provision of inclusive activities and events in Chisham Square	4.2 Community Centres	01/07/2016	30/06/2017	50	<p>23/01/2017 - October: Planning for summer movie nights and concert series. Chisham Square after school games continued.</p> <p>November: Activating the Square has been very successful with approximately 400 people attending the 1st movie night. Deck Chairs were put out in Chisham Square daily to encourage people to use the space. – people were seen using them through out the day</p> <p>December: Christmas Tree and lamppost decorations we installed with turning on of the Christmas Lights activity December Movie Night with pre movie entertainment: live music, craft activities and special guests the Grinch and Father Christmas transported by the local fire truck. Approximately 500 people attended. These Movies are growing in popularity. Carols were also held in the square hosted by local MP Madeleine King.</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.2.7 Provide a range of Youth programs at various venues throughout the City	4.8 Youth Services	01/07/2016	30/06/2017	50	13/01/2017 - A film making course was held at Wellard Community Centre targeting Youth. The Night Fields Program continued at Orelia Oval during the period. The Beatball program continued at the Recquatic during the period. Skate boarding workshops were held at the Pop Up Skate park north of the Automotive TAFE in Kwinana.
01.4.3 Develop relationships and partnerships with other organisations to ensure the delivery of a diverse range of services and programs for Kwinana.					
1.4.3.1 Proactively seek to attract agencies not represented in Kwinana to deliver services to the community from a location within the City	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Ongoing liaison and attendance at networking meetings occurs.
1.4.3.2 Continue to co-chair the Kwinana Early Years Network	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Meetings with the Kwinana Early Years Network are ongoing.
1.4.3.4 Implement an annual healthy lifestyles program to increase the number of outdoor Physical Activities	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - Healthy Lifestyle Plan 2015-2018 being implemented Health Promotion Activities Children Party Ridley Green 25 Oct NDIS Regional Meetings 24 Oct 12 Dec Adventure Playground opening 16 Oct Mental Health Week - Tai Chi - 13 Oct Mental Health Week - Yoga - 12 Oct Access and Inclusion Working group meeting - 11 Oct Club Development Activities Silversport program support Recquatic Open Day - 29 Oct Ongoing support to clubs
01.4.4 Implement the Age Friendly Community Strategy in order to ensure both the City and its service providers meet the needs of older persons.					
1.4.4.1 Create an Active Ageing Strategy that reflects the needs of older people in the community, which then leads to the implementation of an Active Ageing working group	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	20/01/2017 - This action is ongoing.

1 Strategic Community Plan 2015-2025 - Period 1/10/2016 to 31/12/2016

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.4.5 Implement the City of Kwinana's Healthy Lifestyle Plan encouraging community engagement with healthy lifestyle opportunities.					
1.4.5.1 Implement the City of Kwinana's Healthy Lifestyle Plan	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - This action is ongoing.
1.4.5.2 Facilitate sustainable and accessible community health programs at the Recquatic with the assistance of various supporting agencies	4.7 Recquatic	01/07/2016	30/06/2017	80	20/01/2017 - This action is ongoing.
1.4.5.3 Implement a structured Corporate Health package	4.7 Recquatic	01/07/2016	17/06/2025	50	20/01/2017 - This action is ongoing.
1.4.5.6 Implement and annually review the City's Public Health Plan	4.5 Environmental Health	01/07/2016	30/06/2017	50	23/01/2017 - Health Plan exists, reviewed and is satisfactory under existing statutory requirements .However stage 5 of the new Health Act implementation plan (due in 3 years) has provisions relating to Health Plans. Further review awaits the provisions of the new Health Act implementation stage 5 scheduled for 2020.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.5.1 Develop community capacity, encourage self-management of shared use facilities and enable access to funding opportunities in order to assist the sustainability of community.					
1.5.1.1 Deliver the Community Development Fund in two funding rounds per annum	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - Round 2 Applications - Applications opened November 2016 - Applications closed 20 December 2016 - Applications to be assessed in January 2017 - Successful applicants advised February 2017
1.5.1.2 Implement the Club Development Plan	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - Club Development - Management Meetings held - Planning for seminars 2017 conducted - Attended club events - Attended Gilmore College to promote sporting clubs - Followed up clubs promoting social media activity
1.5.1.3 Encourage shared use arrangements with Clubs	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - Shared Use arrangement Bertram Bertram Oval good relationship with Bertram Primary School - Road works completed - Goal posts relocated - Maintaining good usage levels of fitness equipment installed on oval - Consultation begun for installation of new ablution block - Poor ground quality issues are being addressed and improvements noted Wellard - Consultation with school club re improvement to Wellard Pavilion - Bookings well managed with no conflicts - Maintenance issues in hand and oval in good condition - Limited hire of Pavilion but in good condition - No issues reported from School

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.5.1.4 Continue to facilitate forums which connect individuals and groups and build community networks	4.3 Community Development	01/07/2016	30/06/2017	50	17/01/2017 - Networking and skill development sessions continue on a quarterly basis. Place management programme is developing new networks and delivering skills training to community.
1.5.1.5 Continue to support emerging community groups with information, resources and development opportunities	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - This is continuing to be achieved on an ongoing basis through the Skills Boosting and Networking Workshops for community organisations and services, as well as direct liaison by the Club Development Officer and Community Engagement Officer, and provision of information via the What's on Kwinana website and SMS list.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.6.1 Encourage the attraction and retention of volunteers in the community through the provision of information and support, linking volunteers with community groups and agencies.					
1.6.1.1 Provide support initiatives and programs to volunteers through the Volunteer Centre	4.2 Community Centres	01/07/2016	30/06/2017	25	<p>23/01/2017 - October:</p> <ul style="list-style-type: none"> - 2 new organisations registered - 4 new volunteer roles added, each requiring several volunteers - 84 new volunteer expression of interests with 67 referrals made - Meeting with St John Ambulance and have planned a collaborative approach with Darius Wells Social Group for Feb 2017. <p>November:</p> <ul style="list-style-type: none"> - There were 4 new organisations added, whilst 2 made inactive, mainly due to the Christmas period approaching - 84 new volunteer expression of interests, and processed with 96 referrals. - 2016 Thank a Volunteer Day Grant program has been successful through the Department of Local Government and Communities. The City of Kwinana Volunteer Centre received \$1000 to put on a Thank a Volunteer Event on the 5th December, International Volunteers Day. <p>December:</p> <ul style="list-style-type: none"> - December was still rather busy, considering many agencies were not taking new volunteer referrals. 55 new volunteer expressions of interest with referrals to 66 volunteer positions. - International Volunteers Day 5th December, Thank a Volunteer Day event was well attended (42) and feedback was very positive.
1.6.1.2 Recognise and support volunteer and community groups through awards and functions	4.3 Community Development	01/07/2016	30/06/2017	50	<p>17/01/2017 - Other awards eg Arts, Sports, Leadership will be presented at relevant Councillor stakeholder functions. Awards programme has been reviewed and aligned with appropriate Councillor functions through out the year to maximise peer engagement.</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.7.1 Implement the City of Kwinana's Cultural Plan in order to build the capacity of local artists, encourage awards and exhibitions, facilitate the installation of public art.					
1.7.1.1 Develop, run and support arts programs, activities and exhibitions in Kwinana	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - Additional art exhibitions have been held at the Darius Wells, Koorliny has an ongoing programme of arts activities, a 12 week engagement programme is being rolled out in Wellard, Chisham Square activities are being rolled out over the summer.
1.7.1.2 Present a Local Planning Policy for public art contributions to be mandatory	3.1.2 Strategic Planning	01/07/2016	30/06/2017	0	19/01/2017 - This action has been deferred and work will commence in the 17/18 financial year.
01.7.2 Ensure the City of Kwinana's Cultural Plan incorporates the support and provision of a range of cultural development initiatives that enhance Kwinana's cultural identity and diversity.					
1.7.2.1 Review the Cultural Plan 2015-2019	4.3 Community Development	01/07/2016	30/06/2017	50	19/01/2017 - Format and scope of the cultural plan is currently being reviewed.
01.8.1 Ensure that Kwinana's cultural heritage is suitably respected, interpreted and shared with the community in a variety of formats.					
1.8.1.1 In partnership with the Kwinana Heritage Group provide historical, curatorial and educational activities through the Smirk Cottage and Sloan Cottage heritage sites	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - Wellard Road Bunkers Project is continuing to develop. The Heritage Group is engaged with Heritage Officer on a number of projects - oral histories, Heritage Day event, etc
1.8.1.3 Further develop the Local History Collection at the Darius Wells Library and Resource Centre, including an Aboriginal Resource Section	4.6 Library	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
01.9.1 Implement Disability Access initiatives in order to ensure best practice standards of all new and existing facilities and services.					
1.9.1.1 Review the Disability Access and Inclusion Plan	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - A report has been provided to the Disability Services Commission on outcomes and achievements of the plan.
1.9.1.2 Implement the Disability Access and Inclusion Plan	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	23/01/2017 - This quarter: - Attended 2 National Disability Insurance Scheme Meetings - Hosted local Access and Inclusion Working Group Meetings - Included Access and Inclusion issues in local playground design and construct - Involved local representatives in promotion of this facility - Received expression of interest for additional external stakeholders to join local Access and Inclusion Working Group - gratefully accepted
1.9.1.3 Ensure Disability Access and Inclusion Plan compliance with respect to City projects	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - Compliance with the Disability Access and Inclusion Plan has been adhered to on an ongoing basis.
02.1.1 Through use of strategic partnerships, identify and attract investment in key employment generating initiatives in order to create shifts in job markets to meet future needs.					
2.1.1.1 Implement the Economic Development Strategy	2.4 Economic Development	01/07/2016	30/06/2017	50	18/01/2017 - The Economic Development Plan will be replaced by a work plan which outlines quarterly projects and opportunities.
2.1.1.2 Identify opportunities for building the economy, through land use planning, employment generators and business incubators (including entertainment and restaurant businesses)	2.4 Economic Development	01/07/2016	30/06/2017	50	23/01/2017 - City officers have been working to identify businesses that are well suited to the area. Once completed City staff will begin the process of attempting to find a company interested in the opportunity to operate within the City.
02.2.1 Lobby the State Government to improve the standard of existing schools and ensure the timely construction of new schools as well as work with private schools, university, TAFE.					
2.2.1.1 Lobby Federal, State and other Education Providers to enhance education as part of land use planning	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing and occurs when needed.

Action	Business Unit	Start Date	Finish Date	Status	Comments
02.2.2 Develop partnerships that support people to participate in education, training or employment opportunities that result in sustainable work opportunities.					
2.2.2.1 Work with employment, education and training providers to ensure Kwinana residents have access to learning opportunities that result in them becoming competitive in the employment market	4.3 Community Development	01/07/2016	30/06/2017	50	23/01/2017 - The South West Metro employment providers group is considering a number of initiatives including a job/careers expo in the region. Liaison and co-ordination of activities continues.
02.3.1 Actively promote opportunities for retail and commercial investment in the City Centre in accordance with the adopted City Centre Master Plan, Town Planning Scheme No 3.					
2.3.1.1 Identify and promote commercial opportunities for development projects in the City Centre	2.4 Economic Development	01/07/2016	30/06/2017	50	23/01/2017 - Several meetings have taken place to identify development opportunities within the CBD.
2.3.3.1 Implement the City Centre Master Plan	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Implemented as part of Development Application assessment and approvals.
02.3.4 Revitalise and develop neighbourhood centres so they are economically viable and the best design outcomes for the community are achieved.					
2.3.4.1 Finalise the Land Asset Retention and Disposal Strategy	2.4 Economic Development	01/07/2016	30/06/2017	50	08/02/2017 - Very little of the land identified are viable scenarios for development. Meetings have taken place with the Department of Housing to ascertain opportunities for further development.
2.3.4.2 Complete the Medina Town Centre Revitalisation Project	2.4 Economic Development	01/07/2016	30/06/2017	50	23/01/2017 - Plans are progressing for Medina Laneway Revitalisation which is scheduled for completion by 1 April 2017.
2.3.4.4 Implement Place Plans for City areas	5.1 Executive	01/07/2016	30/06/2017	50	18/01/2017 - Community meetings have been held in all communities and are ongoing - ideas for community projects have been slow in coming forward but work on developing community networks is continuing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
02.4.1 Actively work with partners to facilitate the coordinated development and improvement of the Kwinana Industrial Area and the prompt development of Latitude 32.					
2.4.1.1 Work with Landcorp and the Western Australian Planning Commission to provide assistance and facilitate timely and effective decision making for the prompt development of Latitude 32 and the KI	3.1.2 Strategic Planning	01/07/2016	30/06/2017	100	19/01/2017 - City officers attend regular meetings with Landcorp and the Department of Planning for Latitude 32 matters.
2.4.1.2 Examine opportunities for coordinated progress of the Western Trade Coast Area including proceeding with the Indian Ocean Gateway	5.1 Executive	01/07/2016	30/06/2017	50	23/01/2017 - The Southern Corridor Alliance was formed during the quarter to promote the benefits of a new Port in Kwinana. Stakeholder briefings were conducted in the quarter.
02.4.2 Lobby for the upgrade, early design and construction of the Western Trade Coast transport network.					
2.4.2.2 Complete business case for Council to lobby for the feasibility and detailed design of the Fremantle to Rockingham controlled access highway	2.4 Economic Development	01/07/2016	30/06/2018	0	23/01/2017 - This action has been deferred until the 17/18 financial year.
2.4.2.4 Secure funding for the design of Gilmore Avenue to extend to connect with Abercrombie Road	2.4 Economic Development	01/07/2016	30/06/2017	50	18/01/2017 - This action is ongoing.
02.4.3 Promote the development of new port and intermodal facilities to stimulate further industrial and bulk goods investment, business activity and employment opportunities.					
2.4.3.1 Engage with relevant stakeholders including the Fremantle Port Authority to promote Kwinana's interest in port developments in the district	5.1 Executive	01/07/2016	30/06/2017	50	13/12/2016 - Stakeholder briefings were conducted to discuss the benefits of a new port in Kwinana
02.5.1 Develop and implement an Economic Development Strategy that identifies priority projects to act as stimuli to the local economy .					
2.5.1.1 Implement the Economic Development Strategy	2.4 Economic Development	01/07/2016	30/06/2017	50	18/01/2017 - The economic development plan has been replaced by a economic development work plan which will be updated quarterly.
2.5.1.2 Assess and review the current Industrial Development Strategy and Policies for the Kwinana Industrial Area against the current economic profile and situation	3.1.2 Strategic Planning	01/07/2016	30/06/2017	0	23/01/2017 - Project is yet to be scoped.

Action	Business Unit	Start Date	Finish Date	Status	Comments
02.6.1 Pursue an approval system that is integrated across the City of Kwinana to ensure planning, building and environmental health applications are processed in a timely manner to reduce costs.					
2.6.1.1 Encourage registration of home occupation business and offer assistance to businesses with growth and development	2.4 Economic Development	01/07/2016	30/06/2017	50	08/02/2017 - A Home Based Business Incentive has been developed and is planned to be implemented in the first half of 2017 in cooperation with Business Foundations.
2.6.1.3 Assess planning and approval processes for Development Applications and revise system to encourage and retain business investment in the City	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Development application processes are closely monitored on an ongoing basis to ensure an effective and efficient approval / assessment system is in place.
03.1.1 Develop and implement a Local Biodiversity Strategy for the City of Kwinana to preserve strategically important natural areas.					
3.1.1.1 Include the City's Local Biodiversity Plan in Planning Guidelines for Biodiversity Conservation	3.1.2 Strategic Planning	01/07/2016	30/06/2017	20	23/01/2017 - A draft policy has been prepared and is required to be reviewed in light of recent environmental planning announcements - Green Growth Plan and Commonwealth listing of Banksia Woodlands as a Threatened Ecological Community. This project has been deferred and will be completed during the 2017/18 year.
3.1.1.2 Work towards Lake Magenup Rehabilitation	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - Lake Magenup is a difficult site as the weed seed bank is considerable. We are planning for 3 trials investigating alternative revegetation options.
03.1.2 Investigate long term strategies for protection of the 'Kwinana Industrial Buffer'.					
3.1.2.1 Continue supporting Council to lobby for the legislative protection of the Kwinana Industrial Buffer	3.1.2 Strategic Planning	01/07/2016	30/06/2017	30	19/01/2017 - No specific work was undertaken on this action during the previous quarter whilst the Western Trade Coast Protection Area legislation is with the Environmental Protection Authority for assessment.

Action	Business Unit	Start Date	Finish Date	Status	Comments
03.1.3 Continue to implement the Natural Areas Management Plan and participate in the South Metropolitan Coastcare Program in order to improve conservation outcomes.					
3.1.3.1 Implement the Natural Areas Management Plan for the City of Kwinana managed natural areas (e.g. bushland, wetlands)	4.4 Environment	01/07/2016	30/06/2017	75	24/01/2017 - Plan is being implemented. Tender for weed control almost finalised. Internal weed control program 2017/18 almost finalised.
3.1.3.2 Continue to secure the South Metropolitan Coastcare Program	4.4 Environment	01/07/2016	30/06/2017	100	24/01/2017 - An agreement has been reached for this financial year.
03.1.4 Build community and City capacity to assist in managing coastal and bushland reserves.					
3.1.4.1 Develop and encourage volunteer participation in Coastal and Bushland Reserves care programs	4.4 Environment	01/07/2016	30/06/2017	75	13/01/2017 - Volunteer programs complete for the 2016 season. Planning for programs in 2017
3.1.4.2 Maintain, improve and create new relationships with outside professional, commercial and volunteer organisations to improve work efficiency	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - South West Group forums are delivering this action very well.
03.1.5 Encourage a multi-agency response to the protection of natural bushland from inappropriate and unauthorised use.					
3.1.5.1 Bushland reserves fences installed or upgraded to reduce illegal rubbish dumping	4.4 Environment	01/07/2016	30/06/2017	75	13/01/2017 - Chicanees partially complete in Homestead Ridge, Sloans Reserve fence complete. Thomas Road bushland fencing being planned.
03.2.1 Ensure that development approvals result in best practice environmental outcomes.					
3.2.1.1 Advocate for, and improve environmental standards for the wellbeing of the community by developing good working relationships with stakeholders	4.4 Environment	01/07/2016	30/06/2017	75	13/01/2017 - The City has been and continues to be proactive in engaging with developers, policy development and negotiating with state agencies to improve new developments.
3.2.1.2 Increase Aboriginal consultation before clearing land	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Undertaken as part of the subdivision and development application processes.

Action	Business Unit	Start Date	Finish Date	Status	Comments
03.2.2 Review and amend the City of Kwinana's Town Planning Scheme and land use planning policies to provide the statutory power.					
3.2.2.1 Engage with universities to improve research (targeted monitoring programs, vulnerability study to identify trigger points) and knowledge	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - University involvement has been attempted but unsuccessful at this point in time. Feral animal control study being considered by South West Group of Councils.
3.2.2.2 Incorporate the Biodiversity Strategy into the Town Planning Scheme and Local Planning Strategy	3.1.2 Strategic Planning	01/07/2016	30/06/2017	30	19/01/2017 - Recommendations of the Local Biodiversity Plan have been incorporated into the Local Planning Strategy. Further work is to be undertaken as the Local Planning Strategy progresses over the next 12-24 months.
3.2.2.3 Ensure that dust management plans are provided by applicants where necessary and that waste minimisation and energy use are encouraged to be addressed within development applications	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Undertaken and required as part of the development application and subdivision assessment and approval process.
03.2.3 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	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - Local Planning Policy 1 is being implemented.
3.2.3.2 Implement Preservation strategies (e.g. collecting seeds) as part of the Natural Areas Management Plan	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - Seed collection for the 2016 season is complete.
3.2.3.3 Prepare a Planning Policy which focuses on the retention of trees	3.1.2 Strategic Planning	01/07/2016	30/06/2017	100	23/01/2017 - Local Planning Policy No. 1: Landscape Features and Tree Retention was adopted by Council on 28 September 2016. This action is now complete.

Action	Business Unit	Start Date	Finish Date	Status	Comments
03.3.1 Liaise with Government agencies to improve management of Crown lands and reserves in the City of Kwinana, particularly with regard to fire prevention and mitigation activities.					
3.3.1.1 Implement the Emergency Services Business Plan	1.6 Essential Services	01/07/2016	30/06/2017	90	<p>23/01/2017 - The last quarter of the year has seen the Emergency Services Business plan move from Prevention, Preparation to the Response of Incidents.</p> <p>The volunteer Fire Brigades have completed off season training and preparation and preparedness is honed and the City has completed with key stake-holders as much mitigation work as it can in this short window of seasonal opportunity.</p> <p>In December the focus is now on response to incidents and emergency within the City of Kwinana during our high risk bush fire season.</p>
03.3.2 Develop nature-based awareness raising projects and activities, including expansion of the Walking Trails Network and co-ordinate bush care programs with local schools.					
3.3.2.1 Coordinate a Bushcare Schools Program as part of the Natural Areas Management Plan	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - Program is complete for 2016. 2017 program is being planned.
3.3.2.2 Coordinate a Guided Bushwalk/Nightstalk program as part of the Natural Areas Management Plan	4.4 Environment	01/07/2016	30/06/2017	75	23/01/2017 - Completed with full participation.
3.3.2.3 Provide free street tree mulch to residents	4.4 Environment	01/07/2016	30/06/2017	80	23/01/2017 - Planning for 2017 mulch giveaway.
03.4.1 Continue retrofitting energy inefficient City of Kwinana assets through the City's Revolving Energy Fund and ensure new buildings are designed to be energy efficient.					
3.4.1.1 Retrofit City buildings with updated codes and actively engage in the design process of new council buildings to ensure energy efficiency is maximised	4.4 Environment	01/07/2016	30/06/2017	75	24/01/2017 - Green Buildings Policy is under development.

Action	Business Unit	Start Date	Finish Date	Status	Comments
03.5.1 Implement the City of Kwinana Water Conservation Plan, the Peel and Cockburn Catchment Regional Water Program and adopt Water Sensitive Urban Design Technical Guidelines.					
3.5.1.1 Implement the Depot Team actions within the Sustainable Water Management Plan	1.7 Depot	01/07/2016	30/06/2017	50	24/01/2017 - Water meter readings for this quarter have been read and recorded.
3.5.1.3 Develop and implement an educating program for the cleaning of side entry pits, GPTs and bubble up pits	1.7 Depot	01/07/2016	30/06/2017	20	24/01/2017 - A program has been developed for the educating of GPT's. Currently working with the Technical Officer to develop a program for educating side entry pits which is required for the new contractor commencing in March 2017.
3.5.1.4 Implement the schedule/program for the inspection and maintenance of sumps and compensating basins	1.7 Depot	01/07/2016	30/06/2017	10	24/01/2017 - A schedule of sumps to be inspected is currently being prepared with inspections due to commence in March 2017.
3.5.1.5 Ensure the City complies with IPEWA subdivision guidelines for stormwater retention	1.1 Engineering	01/07/2016	30/06/2017	100	24/01/2017 - Under review to apply Department of Water guidelines for water sensitive urban design.
3.5.1.6 Implement the Water Conservation Plan	4.4 Environment	01/07/2016	30/06/2017	75	24/01/2017 - Retrofits undertaken, water meter flow meters installed and monitoring per minute at several facilities is now possible. Several considerable leaks have been detected and amended using this data.
3.5.1.7 Ensure that mosquito management plans are provided where necessary as part of drainage and water management planning	4.5 Environmental Health	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
03.6.1 Implement, where practicable, the recommendations of the Southern Metropolitan Regional Council "Climate Change Risk Assessment Report (2009)".					
3.6.1.1 Ensure the future bushland reserves that are acquired are of sufficient size and quality to be resilient to bushfires	1.6 Essential Services	01/07/2016	30/06/2017	60	24/01/2017 - Future bush lands have been assessed when required and enforcement of the Bushfire Act in regards to fire breaks.
3.6.1.2 Ensure that strategic land use planning incorporates emergency risk management.	1.6 Essential Services	01/07/2016	30/06/2017	100	24/01/2017 - The Western Australian Planning Commission has the Rural and Urban Interface Requirements and has produced the following documents: - Planning for Bush Fire Protection Guidelines (Edition 2) May 2010 - Guidelines for Planning in Bushfire Prone Areas - December 2015. - Planning in Bushfire Prone Areas - Bushfire Policy Framework Factsheet - December 2015.
3.6.1.3 Develop, implement and periodically update Urban Bushfire Fire Plans for all High Priority City of Kwinana Bushland Reserves	1.6 Essential Services	01/07/2016	30/06/2017	100	24/01/2017 - Both Volunteer Brigades have reviewed or established new bush fire pre-plans for the rural and urban high risk areas.
3.6.1.5 Implement the Strategic Waste Management Plan	4.5 Environmental Health	01/07/2016	30/06/2017	100	08/02/2017 - Strategic Waste Management Plan draft is complete, item to be reported to Council in early 2017.
3.6.1.6 Implement the Climate Change Adaptation and Mitigation Strategy	4.4 Environment	01/07/2016	30/06/2017	75	13/01/2017 - Retrofitting of Darius Wells with Solar underway, planning for future retrofits also underway. Financial benefits are being evaluated.
03.6.2 Adopt and implement, where required, any State and Federal government policies related to climate change.					
3.6.2.1 Ensure that coastal developments are assessed against the most current version of State Planning Policy 2.6 and any associated guidelines and position statements	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Assessed and undertaken as part of development application process where applicable.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.1.1 Implement the City of Kwinana's Community Infrastructure Plan that identifies the location, nature and anticipated construction date of new community and recreation facilities.					
4.1.1.1 Annually review the Community Infrastructure Plan to ensure it remains relevant and responsive to new communities and where appropriate involves consultation with all sectors of the community	4.3 Community Development	01/07/2016	30/06/2017	75	18/01/2017 - Community meetings have been held in all communities and are ongoing - ideas for community projects have been slow in coming forward but work on developing community networks is continuing.
4.1.1.19 Design and construct Stage 2 of the Wells Beach Foreshore Upgrade (Park and Boating Facility)	1.1 Engineering	01/07/2016	30/06/2018	25	08/02/2017 - Community Needs Assessment to be undertaken by the City Living Directorate.
4.1.1.2 Ensure Developer Contribution Schemes are aligned with the Community Infrastructure Plan	3.1.2 Strategic Planning	01/07/2016	30/06/2017	60	19/01/2017 - The Community Infrastructure Plan was revised in 2015 and advertised along with Amendment 145 to Town Planning Scheme No. 2. Officers are considering submissions received and are due to report back to Council in early 2017.
4.1.1.26 Design and construct a Local Sporting Ground with a Community Sports Building in Bertram	4.3 Community Development	01/07/2016	30/06/2018	50	24/01/2017 - Community consultation on the location of the facility has been finalised, the project will now proceed to tender stage.
4.1.1.27 Design and construct a Local Sporting Ground with a Community Sports Building in Bertram	1.3 Building Assets	01/07/2016	30/06/2017	50	24/01/2017 - Community Consultation completed. Proceed to design stage next quarter.
4.1.1.29 Design and construct a Local Sporting Ground with Pavilion Extension for Wellard / Leda	4.3 Community Development	01/07/2016	30/06/2018	50	18/01/2017 - Community consultation of the design and location of the facility has now been completed, project will proceed to tender stage.
4.1.1.30 Design and construct a Local Sporting Ground with Pavilion Extension for Wellard / Leda	1.3 Building Assets	01/07/2016	30/06/2017	50	13/01/2017 - Community consultation completed, Proceed to design stage next quarter.
4.1.1.31 Design and construct a Local Sporting Ground with a Community Sports Building in Wellard / Leda	1.3 Building Assets	01/07/2016	30/06/2017	0	13/01/2017 - Commencement of this project has been postponed as part of the Community Infrastructure Plan review.
4.1.1.36 Design and construct Stage 1 of the Civic Administration Building Upgrade	1.1 Engineering	01/07/2016	30/06/2017	0	20/01/2017 - This action has been deferred.

Action	Business Unit	Start Date	Finish Date	Status	Comments
4.1.1.4 Work collaboratively with other South Western Metro Local Governments to plan for regional level sporting and recreation infrastructure	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	24/01/2017 - Work on this action has occurred in the form of: - Working on Tramway trail project - Meeting of Club Development Officers to plan for 2017 events - Work with other councils regarding Kidsport applications - Working with other councils for Silver Sport applications
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	4.3 Community Development	01/07/2016	30/06/2017	50	18/01/2017 - Shared use agreement for Wellard West has been received and is currently being reviewed. Discussions on other shared use facilities is continuing.
4.1.1.6 Conduct a feasibility study to include future dog parks in the Community Infrastructure Plan	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - A feasibility report has been created to assess the viability of this action.
4.1.1.7 Conduct a feasibility study for the construction of a Community Garden	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - The Honeywood Residents Association is currently planning for this project.
4.1.1.8 Conduct a feasibility study for the upgrade of Wells Beach Foreshore	4.3 Community Development	01/07/2016	30/06/2018	50	25/01/2017 - Brief for feasibility study has been completed.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.1.2 Continue to improve the standard, and maximise the utility, of existing community and recreation infrastructure through implementation of maintenance and refurbishment programs.					
4.1.2.1 Encourage the refurbishment of existing Council buildings to address energy, water and waste minimisation	4.4 Environment	01/07/2016	30/06/2017	50	25/01/2017 - Work on this action has occurred in the form of: - Installed data logger at Kwinana Adventure park. - Investigated leaks at the Depot and Kwinana Adventure Park. - Completed tender for 100KW Solar Panels at the Darius Wells Building. - Retrofitted 4 public toilet blocks with water efficient toilets.
4.1.2.2 Upgrade the Thomas Oval netball courts	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - Work on this action will commence in 2017.
4.1.2.3 Maintain, implement and review refurbishment programs to improve sporting facilities in Kwinana	1.3 Building Assets	01/07/2016	30/06/2017	75	13/01/2017 - All refurbishment projects are being undertaken in accordance with the Long Term Financial Plan, Community Infrastructure Plan and Asset Management Plans.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.2.1 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	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - This action is ongoing. No significant updates have occurred over the last quarter.
4.2.1.2 Construct the City of Kwinana Adventure Playground	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - Construction of the Adventure Park was completed in September 2016. There are minor issues yet to be resolved, however the Practical Completion was issued on 23 September and the facility was opened for public use on 16 October 2016.
4.2.1.3 Activate The Adventure Playground	4.3 Community Development	01/07/2016	30/06/2017	100	25/01/2017 - The pop up water party was held in early December. A good turn out of 1500-2000 people over the afternoon attended. The Adventure Park is being extremely well utilised and no further or ongoing dedicated activation is required for this facility at this stage or in the foreseeable future.
4.2.1.4 Construct the Skate Park	1.1 Engineering	01/07/2016	30/06/2017	10	13/01/2017 - Tendering for design and construction has been completed. Contract to be awarded in January 2017. Subject to award of contract, project is planned to be completed in July/August 2017.
4.2.1.5 Activate the Skate Park	4.8 Youth Services	01/07/2016	30/06/2017	50	25/01/2017 - An activation strategy has commenced which involves engagement with the Skate Park reference group and the delivery of a skate boarding workshops and events at the Pop Up Skate Park north of the Automotive TAFE.
4.2.1.7 Continue to plan for walk trail connection and promotion	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - Work on this action has occurred in the form of: - Conducted review of Kwinana Loop walk trail. - Reviewed signage and installation costs. - Identified funding sources.

Action	Business Unit	Start Date	Finish Date	Status	Comments
4.2.1.8 Conduct a feasibility study for the provision of a Camping area in parkland	4.4 Environment	01/07/2016	30/06/2017	75	25/01/2017 - This project will commence in 2017.
04.2.2 Implement the City's Parks for People Plan to provide the community with functional, accessible and practical open parks and play spaces for a diverse range of users.					
4.2.2.1 Implement the various Parks and Streetscapes maintenance schedules as set out in the Depot Works Program to ensure a proactive approach to maintenance	1.7 Depot	01/07/2016	30/06/2017	50	25/01/2017 - All parks and streetscapes have been fertilised and received a Wetting Agent application. Renovation works on all sportsgrounds were completed by mid October.
4.2.2.2 Implement the Parks Inspection and Continuous Improvement System	1.7 Depot	01/07/2016	30/06/2017	30	25/01/2017 - Inspections and reporting by Technical Officer Parks are on target.
4.2.2.3 Ensure parks have adequate facilities to meet community needs	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - Work on this action has occurred in the form of: - Finalising Parks for People strategy review. - Installation of new playground equipment at Price Regent Park. - Harry McGuigan Park reopening and equipment upgrade. - Skottowe Park upgrade.
4.2.2.4 Continue to activate Kwinana Beach	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - This action is ongoing.
04.3.1 Lobby for the provision of Federal and State government services to Kwinana, including an increased police presence and improvements to the frequency and routes for public transport.					
4.3.1.1 Identify gaps, monitor service levels and advocate to Government to ensure the community is adequately serviced by government agencies	4.3 Community Development	01/07/2016	30/06/2017	50	25/01/2017 - On going liaison occurs when required - current issues include reduced resources to the youth sector resulting in on the ground funding cuts to youth services and programmes.
4.3.1.2 Ensure that local issues like improvements to public transport, police services and other government services are highlighted to the State Government whenever practical	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.3.2 Liaise with health service providers to identify community needs and ensure that planning for the City takes account of the need.					
4.3.2.1 Explore Active Transport initiatives	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - Finalised Consultants brief to provide advice regarding Cycle and Walking transport plan for the City.
4.3.2.2 Implement and annually review the City's Public Health Plan	4.5 Environmental Health	01/07/2016	30/06/2017	50	20/01/2017 - This action is ongoing.
4.3.2.3 Lobby for increased local health services in the City	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - The City now has a generous quota of health services (doctors, dentists, physiotherapists and chiropractors). The City will continue to lobby if specialist service opportunities are present.
04.3.3 Support partnerships with service providers and the community to provide health and lifestyle education.					
4.3.3.1 Meet regularly as a partner for various health projects linked to the local Aboriginal community	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - The City continues to host and attend several Health Forums.
4.3.3.2 Continue to facilitate the Kwinana Health Action Group	4.1 Healthy Lifestyles	01/07/2016	30/06/2017	50	25/01/2017 - This action is ongoing.
04.3.4 Advocate for improvements to the provision of underground power, broadband and mobile coverage across the community.					
4.3.4.1 Continue to lobby providers for improved telecommunication services and facilities in Kwinana, keep abreast of opportunities to influence planning (action name continued in software)	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - The NBN rollout is now underway in Kwinana.
4.3.4.2 Lobby for the enhancement of power services to underground power	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - New developments now have underground power.
04.4.1 Undertake a review the City's Local Planning Strategy, Town Planning Scheme and sub-strategies to ensure that all development is sustainable.					
4.4.1.1 Review the Local Planning Strategy	3.1.2 Strategic Planning	01/07/2016	30/06/2017	25	19/01/2017 - The draft Local Planning Strategy (LPS) was advertised for 'pre-consultation' during 2015. The draft LPS has been modified in response to submissions received during the advertising and a report prepared for Council's consideration to formally adopt the draft LPS, and to then seek Western Australian Planning Commission consent to formally advertise.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.4.2 Encourage and promote the design of places of activity and enjoyment.					
4.4.2.1 Review the Liveable Neighbourhood Framework.	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Undertaken and implemented as part of local structure planning, subdivision and development application processes.
04.4.3 Develop and implement a Parking Strategy for the City that specifically addresses the City Centre and train station precincts.					
4.4.3.1 Prepare a Parking Strategy that considers parking needs and provision at key activity centres with the City Centre as a key priority	3.1.2 Strategic Planning	01/07/2016	30/06/2017	10	19/01/2017 - Preliminary work on parking in the City Centre has been undertaken, however this project as a whole has been deferred until FY 2017/18.
04.4.4 Seek to provide a variety of housing choices in the City as part of the development of the Local Planning Strategy.					
4.4.4.1 Implement the Local Housing Strategy	3.1.2 Strategic Planning	01/07/2016	30/06/2017	0	19/01/2017 - This action has been deferred and work will commence in FY 2017/18.
4.4.4.3 Encourage Department of Housing/Landcorp to develop vacant government owned land	2.4 Economic Development	01/07/2016	30/06/2017	50	25/01/2017 - This action is ongoing.
4.4.4.4 Manage and maintain City of Kwinana Aged Persons Accommodation	4.3 Community Development	01/07/2016	30/06/2017	100	18/01/2017 - Continue to maintain the City's Aged Care Facilities
04.4.6 Ensure that an appropriate density of development is achieved that accommodates projected population growth and is balanced against community expectations.					
4.4.6.1 Conduct consultation as part of the preparation of the Local Planning Strategy to review the community views regarding appropriate densities of development	3.1.2 Strategic Planning	01/07/2016	30/06/2017	100	19/01/2017 - The draft Local Planning Strategy (LPS) was advertised for 'pre-consultation' during 2015. The draft LPS has been modified in response to submissions received during the advertising and a report prepared for Council's consideration to formally adopt the draft LPS, and to then seek Western Australian Planning Commission consent to formally advertise. It is noted that further community consultation will occur following Western Australian Planning Commission consent to advertise.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.4.7 Take a proactive and strategic approach to planning for significant infrastructure needed for the future such as major road networks, waste disposal/recycling facilities.					
4.4.7.3 Implement the State Waste Plan and develop a strategic direction for the future of waste services in the City of Kwinana	4.5 Environmental Health	01/07/2016	30/06/2017	100	20/01/2017 - New developments now have underground power.
04.4.8 Ensure that the City has significant input on planning and strategic growth decisions at the Regional and State level.					
4.4.8.1 Provide advice and comments on Regional and Strategic issue papers in relation to the social impacts of a changing community such as FIFO work and multicultural immigration	4.3 Community Development	01/07/2016	30/06/2017	50	18/01/2017 - Actioned as and when appropriate - currently input being provided into the development of the strategic direction for Public Libraries in WA.
4.4.8.2 Make detailed submissions to State Government Planning Strategies and engage with the Department of Planning or other Government Authorities to promote the City's interests	3.1.2 Strategic Planning	01/07/2016	30/06/2017	100	19/01/2017 - City officers are continuing to monitor Strategic State Government Plans and Policies and provide comment when applicable.
04.4.9 Engage with developers on infrastructure and sustainability issues.					
4.4.9.1 Regularly engage with developers to communicate the City's priorities as part of new development	3.1.2 Strategic Planning	01/07/2016	30/06/2017	100	19/01/2017 - Recurring and one-off meetings with developers are held as a matter of course by Officers.
04.5.1 Promote a clean City by ensuring that public areas and streetscapes are developed and maintained to a high standard.					
4.5.1.1 Remove rubbish from the City as part of the parks and reserves maintenance programs	1.7 Depot	01/07/2016	30/06/2017	50	13/01/2017 - All scheduled litter collection was completed in the City Centre, urban and rural areas throughout the months of October, November and December.
4.6.1.6 Implement a routine traffic survey program to identify locations throughout the City where routine traffic surveys will be carried out on a scheduled basis	1.1 Engineering	01/07/2016	30/06/2017	100	19/01/2017 - Traffic survey work has been undertaken as per the program on an ongoing basis.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.5.2 Develop and implement a Landscape and Streetscape Strategy.					
4.5.2.1 Review every two years the existing landscape maintenance agreements held with Main Roads Western Australia.	1.7 Depot	01/07/2016	30/06/2017	10	13/01/2017 - Review of the Landscape Maintenance agreements was planned for November but did not occur. A review of the agreements will be undertaken by the end of February 2017
4.5.2.2 Develop a business case and proposal for a street tree database describing the species, size, age, location (GIS).	1.7 Depot	01/07/2016	30/06/2017	10	08/02/2017 - A working group is currently progressing the use of an Asset Management Module to store tree data captured from the tree audit due to commence in the 2017/18 financial year.
4.5.2.3 Implement the actions of the Landscaping Strategy for the City of Kwinana	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - Design is 60% complete for street tree planting for Johnson Road and selected streets in the KIA. Planting will occur near the beginning of winter when weather conditions are desirable.
04.5.3 Implement the strategies outlined in the City of Kwinana's Graffiti Management Plan.					
4.5.3.1 Monitor and administer the Mobile Graffiti Reporting System	1.7 Depot	01/07/2016	30/06/2017	50	12/01/2017 - There were further delays in the implementation of the new Graffiti Tough Pads but by the end of December all 3 are functioning properly and data collected is able to be wirelessly uploaded at the Works Depot to the CoK server. Online reporting of data to WA Police has re-commenced.
04.5.4 Encourage the maintenance of verges and enforce the upkeep of private properties to reflect a high level of community pride in the area.					
4.5.4.1 Actively apply the City's local laws related to the maintenance and upkeep of private properties to prevent nuisance	4.5 Environmental Health	01/07/2016	30/06/2017	75	08/02/2017 - This action is ongoing.
04.5.5 Develop and implement urban design guidelines to achieve a good standard of built form in the City.					
4.5.5.2 Complete the Residential Development Policy and Guidelines	3.1.1 Statutory Planning	01/07/2016	30/06/2017	75	19/01/2017 - Review of documentation currently being undertaken with a view to present possible modifications to Council in April 2017.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.6.1 Construct and maintain a safe system of roads that will account for future traffic volumes with an emphasis on improved design of intersections and traffic calming.					
4.6.1.1 Implement an inspection of rural road verges for encroaching vegetation and update annual pruning program	1.7 Depot	01/07/2016	30/06/2017	100	18/01/2017 - Rural inspection completed and costing is complete for new budget.
4.6.1.2 Develop and implement a Road Shouldering Program	1.7 Depot	01/07/2016	30/06/2017	50	17/01/2017 - Inspections completed starting works late January
4.6.1.3 Implement an annual inspection of high priority roads and identify any maintenance tasks	1.7 Depot	01/07/2016	30/06/2017	50	17/01/2017 - Inspections completed and identified maintenance tasks completed for the quarter
4.6.1.4 Implement the Depot Annual Maintenance Works Program	1.7 Depot	01/07/2016	30/06/2017	50	14/01/2017 - Works completed in the past quarter include: dry reserve mowing, Fire breaks, Turf renovations, sand sifting, fertilising and wetta soiling, Marri park drains, weed control of handstands and footpaths and road side litter collection
4.6.1.5 Implement the 10 year road resurfacing and road rehabilitation programs	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - The road resurfacing program has been used in development of 2017/18 capital budget submission. It is not possible to fully implement the plan due to funding restrictions. Program has been revised to take into account funding constraints.
04.6.2 Construct and maintain a network of footpaths and cycle routes that enable residents to get where they need to go safely and easily.					
4.6.2.1 Coordinate the repairs of high priority defects identified from the 2015 footpath audit	1.7 Depot	01/07/2016	30/06/2017	60	14/01/2017 - Footpaths repairs are ongoing with remaining defects to be completed in the next three months
4.6.2.2 Implement the footpath, trails and cycleways forward works program	1.1 Engineering	01/07/2016	30/06/2017	50	19/01/2017 - Projects included in the 2016-17 capital projects budget have either been completed or are programmed to be completed before the end of the financial year. PIDs, concept plans and budget cost estimates have been prepared for projects that will be submitted for 2017-18 budget.

Action	Business Unit	Start Date	Finish Date	Status	Comments
04.6.3 Advocate for continuous improvement of the State's public transport networks with increased frequency of bus services throughout the City and increased parking capacity at the train station.					
4.6.3.1 Carry out annual inspection of Bus Shelters and identify any maintenance tasks	1.7 Depot	01/07/2016	30/06/2017	0	14/01/2017 - An inspection of bus shelters is planned for Feb/March 2017
4.6.3.2 Coordinate installation of Bus shelters/Facilities in conjunction with Public Transport Authority	1.1 Engineering	01/07/2016	30/06/2017	100	10/01/2017 - Hardstands have been installed at 3 x locations, shelters have been ordered and should be installed by end of february 2017.
4.6.3.3 Lobby for the continual improvement of public transport in the City	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing and occurs when needed.

Action	Business Unit	Start Date	Finish Date	Status	Comments
05.1.1 Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision.					
5.1.1.1 Undertake biennial review of the City's Strategic Community Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	50	13/01/2017 - The City has almost completed the extensive community engagement required to review the Strategic Community Plan. This project is tracking well and is due for completion 30 June 2017.
5.1.1.2 Undertake a full review of the City's Corporate Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	0	13/01/2017 - The annual review of the Corporate Business Plan will commence in detail once the draft Strategic Community Plan has been created. This project will commence 1 March 2017.
5.1.1.3 Ensure the Corporate Plan and Strategic Community Plan are integrated into the Long Term Financial Plan, Workforce Plan and Asset Management Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	50	30/01/2017 - The most recent Corporate Business Plan is reflective of the City's Long Term Financial Plan and Workforce Plan. The Asset Management Plans are currently being worked on to increase their integration into the Plan for the Future.
5.1.1.4 Demonstrate achievements against the City's Plan for the Future in the Annual Report	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	30/01/2017 - The Annual Report was endorsed by Council and achievements were documented.
5.1.1.5 Conduct a biennial Community Perception Survey and utilise the results to inform the regular review of the Corporate Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	13/01/2017 - The community perception survey was completed last financial year, the results are being used to inform future planning at the City.
5.1.1.6 Complete the Strategy Integration Project	2.1 Governance and Civic Services	01/07/2016	30/06/2017	25	13/01/2017 - Initial mapping has taken place and a register has been created to indicate key relationships between strategically important documents. The project group is currently working through the register.

Action	Business Unit	Start Date	Finish Date	Status	Comments
05.1.2 Councillors enthusiastically represent the community, participate in activities and events, advocate the community's vision, encourage stakeholder involvement.					
5.1.2.1 Host key stakeholder functions throughout the year	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	<p>30/01/2017 - A stakeholder function was held on the 11 November. This event was to thank local volunteers from the local seniors groups for all of their hard work in the local community. This event was attended by 26 members of the local associations and hosted by the Mayor and Councillors. The Mayor did a speech which included information on what changes are being made to the City and also had a question and answer session for the attendees.</p> <p>On the 17 November a stakeholder function was held for the Arts and festival fair volunteers. 40 people attended this event. This was hosted by the Mayor and Councillors. The Mayor did a speech which included information on what changes are being made to the City and also had a question and answer session for the attendees.</p> <p>A Christmas Function was held on Friday 2 December to thank volunteers from all of the local volunteer groups. This was attended by 92 volunteers and the evening had a singing duo performing. The Mayor and Councillors hosted the event and the Mayor did a short welcome speech and lit the Christmas tree outside the Darius Wells venue. Gifts were given to all attendees and a two course hot buffet dinner was served.</p>
5.1.2.2 Develop relationships and work with both sides of Government, minority parties and relevant government agencies	5.2 Elected Members	01/07/2016	30/06/2017	100	20/01/2017 - Briefings to stakeholders in relation to the Indian Ocean Gateway are ongoing.
5.1.2.3 Facilitate Council Meetings in alternate locations to encourage community attendance	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	19/01/2017 - Council Meetings are now conducted at various locations throughout Kwinana.

Action	Business Unit	Start Date	Finish Date	Status	Comments
05.1.3 Develop, implement and review communication and marketing strategies to aid the achievement of objectives, ensure the community are informed and engaged.					
5.1.3.2 Establish a Community Communications Plan and review biennially	2.2 Marketing and Communications	01/07/2016	30/06/2017	60	13/01/2017 - Communications Plan has been drafted and will be internally distributed this month for comment. Following this the strategy will be put to Council for formal adoption.
05.1.4 Pursue continual improvement in Council facilities and services.					
5.1.4.1 Implement the findings of the Depot operations review	5.1 Executive	01/07/2016	30/06/2018	50	19/01/2017 - Consultant's report received. Implementation will commence in the new year.
5.1.4.2 Create and implement a Local Law Renewal Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2018	100	20/01/2017 - This action is ongoing.
05.1.5 Actively participate in regional planning, partnerships and projects in order to deliver better outcomes for the Kwinana community.					
5.1.5.1 Continue to support the South West Group and the National Growth Areas Alliance	5.1 Executive	01/07/2016	30/06/2017	100	30/01/2017 - The City has continued to support the South West Group in its lobbying program, briefing key political parties in the lead up to the March State election and in continuing research, workshop and conference activities. The City remains a member of the National Growth Areas Alliance.
05.1.6 Retain Quality Accreditation and participate in relevant benchmarking opportunities.					
5.1.6.1 Review ISO 9001 accreditation and consider the Business Excellence Framework	2.3 Human Resources	01/07/2016	30/06/2017	90	16/02/2017 - The City has successfully undertaken ISO 2008 and transition to ISO 2015 audit. Continual updating and reviewing of ISO 2015 required.
5.1.6.2 Complete a compliance audit return each year	2.1 Governance and Civic Services	01/07/2016	30/06/2017	25	30/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
05.1.7 Lead the City through the organisation wide Transformation Program.					
5.1.7.1 Implement the Transformation Program	5.1 Executive	01/07/2016	30/06/2017	100	18/01/2017 - Multiple projects are currently underway and the content of the Transformation Program Blueprint has been reviewed and endorsed by the Transformation Team and is awaiting formatting. Projects have also been added to the City's corporate planning software to enable highlight reports to the Transformation Team.
05.2.1 Undertake community visioning processes to ensure that the Strategic Community Plan is aligned to community aspirations.					
5.2.1.1 Undertake community visioning processes to formulate the new strategic community plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	90	13/01/2017 - This action is almost complete. The City undertook the following to complete the community visioning process required in the review of the Strategic Community Plan: - Online Survey - Visioning Workshops - Visioning Stall at community events and markets
05.2.2 Develop strong relationships with stakeholders and encourage open feedback on priority areas for the City of Kwinana.					
5.2.2.1 Undertake community consultation before significant new services are implemented	5.1 Executive	01/07/2016	30/06/2017	100	18/01/2017 - The new Community Engagement Policy has been developed and adopted by Council and a work procedure has been developed to assist with the implementation across the organisation. This is now being rolled out across the organisation and is being embedded into documents such as the Council report template and is required to be considered in all projects.
05.2.3 Conduct an annual review of the City's Corporate Plan					
5.2.3.1 Oversee the annual review of the City's Corporate Plan and provide direction to staff on Council's areas of priority	2.1 Governance and Civic Services	01/07/2016	30/06/2017	0	13/01/2017 - The annual review of the Corporate Business Plan will commence in detail once the draft Strategic Community Plan has been created. This project will commence 1 March 2017.

Action	Business Unit	Start Date	Finish Date	Status	Comments
06.1.1 Develop, implement and continuously review the City's Long Term Financial Plan.					
6.1.1.3 Prepare the Annual Budget for adoption	1.5 Finance	01/07/2016	30/06/2017	10	30/01/2017 - Submissions required for issue to officers in first week of January prepared.
6.1.1.4 Ensure that the City of Kwinana articulates its debt strategy within the Long Term Financial Plan	1.5 Finance	01/07/2016	30/06/2017	100	30/01/2017 - The Long Term Financial Plan 2016 - 2035 adopted by Council on 28 September 2016.
06.1.2 Implement sound revenue and expenditure policies, seek additional revenue sources and optimise financial management systems.					
6.1.2.1 Continue to ensure Fair Value Accounting in liaison with the Department of Local Government and in AASB13.	1.5 Finance	01/07/2016	30/06/2017	100	30/01/2017 - Fair value of Plant, Furniture & Equipment as at 30 June 2016 completed and included in 2016 Financial Report.
6.1.2.3 Undertake Financial Management Review of the appropriateness and effectiveness of the financial management systems and procedures in accordance with Local Government (Financial Management) Reg	1.5 Finance	01/07/2016	30/06/2017	0	30/01/2017 - This action will commence later in the financial year.
6.1.2.4 Distribute debtor invoices electronically to improve processing and customer service	1.5 Finance	01/07/2016	30/06/2017	0	30/01/2017 - This project will progress early in 2017.
06.1.3 Ensure 'value for money' in purchasing and tendering.					
6.1.3.1 Create a Procurement Strategy	1.2 Contracts and Procurement	01/07/2016	30/06/2017	10	13/01/2017 - Organisational Procurement Strategy is in the early stages of investigation. The Strategy will consider and develop a long term plan that ensures the timely supply of goods and/or services that are critical to the organisation's ability to meet its core business objectives.

Action	Business Unit	Start Date	Finish Date	Status	Comments
06.1.4 Monitor the City's rating system to ensure it is responsive to the cost of living and provides flexibility and fairness for all.					
6.1.4.1 Implement new software to automate the fortnightly and weekly direct debit payment options	1.5 Finance	01/07/2016	30/06/2017	90	30/01/2017 - This action is ongoing.
6.1.4.2 Review the process to change the method of rating for residential land use properties within current rating of UV to GRV	1.5 Finance	01/07/2016	30/06/2017	10	11/01/2017 - Initial stages of review.
6.1.4.3 Commence investigation of properties with a commercial or industrial land use within current rating of UV	1.5 Finance	01/02/2016	30/06/2017	10	20/01/2017 - Initial stages of review.
6.1.4.3 Commence investigation of properties with a commercial or industrial land use within current rating of UV	1.5 Finance	01/07/2016	30/06/2017	10	11/01/2017 - Initial stages of review.
6.1.4.4 Conduct a land use audit for the City of Kwinana	1.5 Finance	01/07/2016	30/06/2018	0	11/01/2017 - Awaiting completion of land data project.
06.1.5 Maximise external funding of infrastructure projects.					
6.1.5.1 Make applications to funding bodies to maximise external funding for the City's projects	5.1 Executive	01/07/2016	30/06/2017	100	19/01/2017 - This is an ongoing action.
06.2.1 Lobby to increase the level of State, Federal and Corporate funds for projects of local and regional significance to assist with sustainable infrastructure and program development in the City.					
6.2.1.1 Continue to develop State and Federal Governments partnerships to facilitate local services and projects	5.1 Executive	01/07/2016	30/06/2017	50	19/01/2017 - On going liaison with relevant agencies.
06.3.1 Develop the City's Land Asset Management Plan and acquire, manage and dispose of Council land assets on the basis of the adopted recommendations.					
6.3.1.1 Finalise the Land Asset Retention and Disposal Strategy	2.4 Economic Development	01/07/2016	30/06/2017	50	30/01/2017 - This action is ongoing.
6.3.1.2 Implement the Land Asset Retention and Disposal Strategy	2.4 Economic Development	01/07/2016	30/06/2017	50	30/01/2017 - City staff have reviewed the previous work completed and determined that many of the identified properties would take significant amounts of work to make "sale ready".

Action	Business Unit	Start Date	Finish Date	Status	Comments
06.3.2 Review lease systems and property management processes.					
6.3.2.1 Annually review the lease management Policy and procedures	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	13/01/2017 - Specifically reviewed and revised was the leasing policy of community facilities. Also, lease management procedures were reviewed in the form of revising leasing work instructions.
06.4.1 Continue to manage and develop good working relationships with stakeholders to achieve improved and beneficial outcomes for the community.					
6.4.1.1 Continue to pursue mutually beneficial corporate sponsorship opportunities and grant funding opportunities	5.1 Executive	01/07/2016	30/06/2017	50	19/01/2017 - Grants and sponsorship applications currently being prepared for the 2017 events programme.
6.4.1.2 Continue to engage with stakeholders to encourage economic development in Kwinana	2.4 Economic Development	01/07/2016	30/06/2017	50	18/01/2017 - Economic Development/Marketing and the Rockingham/Kwinana Chamber of Commerce are working together to host a Business Breakfast at the Darius Wells of 14 February 2017 to promote the outer harbour.
06.4.2 Maximise efficiencies by actively promoting resource sharing with Local Governments.					
6.4.2.1 Continue to actively seek resource sharing opportunities with the other organisations	5.1 Executive	01/07/2016	30/06/2017	100	18/01/2017 - Resource sharing opportunities in the areas of Emergency Services, Environment, Community Development and Environmental Health are continuing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
06.5.1 Ensure internal organisational policies and procedures are aligned to the achievement of the community and corporate vision.					
6.5.1.1 Ensure that reports to Council require consideration of the implications for the Strategic Community Plan and Corporate Plan	2.1 Governance and Civic Services	01/07/2016	30/06/2017	100	16/01/2017 - All Council Reports include consideration of implications for the Strategic Community Plan and Corporate Business Plan.
6.5.1.2 Ensure all actions of the Plan for the Future are included in the Long Term Financial Plan and annual budgets	1.5 Finance	01/07/2016	30/06/2017	100	30/01/2017 - Long Term Financial Plan 2016 - 2035 adopted by Council 28 September 2016.
6.5.1.3 Engineering design cost estimates to be revised and updated annually	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - Engineering design cost estimates and unit rates have been revised to reflect the current and most up to date annual supply tender rates.
6.5.1.4 Conduct a financial systems review to improve efficiencies and ensure the automation of financial reporting	1.5 Finance	01/07/2016	30/06/2017	0	30/01/2017 - Awaiting ICT Software Strategy to be completed with recommendations.
6.5.1.5 Review the establishment of an internal audit services for consideration by Council for inclusion in the City's Workforce Plan and Long Term Financial Plan	5.1 Executive	01/07/2016	30/06/2017	100	13/12/2016 - Council endorsed the feasibility report in relation to including an internal audit function into the Audit Committee Charter. In 2017, further work is required to ensure the implementation occurs.
07.1.1 Workforce Planning					
7.1.1.1 Review and implement the Workforce Plan on an annual basis ensuring outcomes are included into the Long Term Financial Plan	2.3 Human Resources	01/07/2016	30/06/2017	50	30/01/2017 - Annual review to commence in February with the view to complete the Workforce Plan by April.
07.1.2 Retention of current staff					
7.1.2.1 Implement the Retention Strategy	2.3 Human Resources	01/07/2016	30/06/2017	70	13/01/2017 - Retention strategy written and forms part of the Staff Values Strategy/Action Plan for implementation.
7.1.2.3 Explore promoting greater work flexibility for all employees	2.3 Human Resources	01/07/2016	30/06/2017	60	13/01/2017 - EBA negotiated and implemented. Vacancy advertisements (including via social media) include the City's flexibility.

Action	Business Unit	Start Date	Finish Date	Status	Comments
07.1.3 Attraction, selection recruitment of future staff					
7.1.3.1 Continue to monitor market trends in remuneration and conditions and offer packages that are competitive for negotiated salary positions	2.3 Human Resources	01/07/2016	30/06/2017	80	13/01/2017 - Task for HR team to collate data on a weekly basis. (Predominately senior/management positions)
07.1.4 Feedback Systems					
7.1.4.1 Measure employee satisfaction through employee surveys and incorporate results into supporting strategies and plans	2.3 Human Resources	01/07/2016	30/06/2017	80	13/01/2017 - Ongoing process of Exit interviews. Information assessed and placed in action plan/strategies (eg. Retention Strategy, Staff Values Strategy)
7.1.4.2 Review and improve employee exit processes to ensure major issues are identified and used to facilitate improvements within the organisation	2.3 Human Resources	01/07/2016	30/06/2017	80	30/01/2017 - Exit interview information applied to appropriate City Strategies.
07.1.5 Safe Work					
7.1.5.1 Maintain and improve OSH policies and procedures	2.3 Human Resources	01/07/2016	30/06/2017	25	19/01/2017 - The following items are currently in progress: - Confined space management - Lock out tag out - Permit to work - Contractor management system - Sharps and bodily fluids management - Working alone - Hazardous substance management
7.1.5.2 Continue to implement an ongoing monitoring and treatment program for any City assets that may contain asbestos	1.3 Building Assets	01/07/2016	30/06/2017	100	13/01/2017 - Asbestos treatment is being carried out in accordance with the Asbestos Management Plan, risk rating and Long Term Financial Plan.
07.2.1 A workforce that meets current and future skills need					
7.2.1.1 On an annual basis conduct a Training Needs Analysis (TNA)	2.3 Human Resources	01/07/2016	30/06/2017	25	30/01/2017 - Expectation is that by next reporting quarter this action will be progressed further.

Action	Business Unit	Start Date	Finish Date	Status	Comments
07.2.2 Succession Planning					
7.2.2.1 Prepare individual career development plans for staff and implement career succession plans	2.3 Human Resources	01/07/2016	30/06/2017	25	<p>16/02/2017 - 50% of Departments have had their base Training Matrix completed to date. Next steps are to have a one on one meeting with area Managers to consult with them over the base and what they may wish to include for individuals.</p> <p>The base matrix will report on what internal and external training is undertaken and importantly what Development courses have been agreed to within annual staff performance review.</p>
07.3.1 Culture Appreciation & Staff Values.					
7.3.1.1 Continue to embed the organisational values that drive the development of the desired organisational culture needed to implement the Transformation Program	5.1 Executive	01/07/2016	30/06/2017	100	18/01/2017 - A second round of "Living Our Values" workshops was held and a report prepared for the Executive with recommendations for action provided.
07.4.1 Integrated Performance Management					
7.4.1.1 Review and update staff appraisals to link Strategic and Corporate Actions and KPIs with individual work plans and performance	2.1 Governance and Civic Services	01/07/2016	30/06/2017	70	13/01/2017 - This has almost been achieved through the Team Business Planning process. When assigning actions to staff, Managers should consider the actions highlighted in performance reviews.
07.5.2 Innovative Management					
7.5.2.1 Actively promote programs within the current reward and recognition guidelines	2.3 Human Resources	01/07/2016	30/06/2017	80	13/01/2017 - Constantly reviewing the process of promoting - use of newsletter, intranet, inductions etc.
07.6.1 Systems development					
7.6.1.1 Develop the eLearning component of Civica	2.3 Human Resources	01/07/2016	30/06/2018	10	30/01/2017 - Currently scheduling a meeting with other Local Governments (who have developed their own eLearning systems) to ascertain how this was achieved.

Action	Business Unit	Start Date	Finish Date	Status	Comments
08.1.1 Improve the long term sustainability of City of Kwinana plant, facilities and infrastructure through detailed planning and design prior to construction.					
8.1.1.1 Conduct an analysis of the appropriate software system for the recording of plant and fleet servicing and repairs history	1.7 Depot	01/07/2016	30/06/2017	50	30/01/2017 - The Depot Review is being conducted by external consultants and will provide recommendation for this software application. Draft will be submitted to the Executive Team by end of January 2017.
8.1.1.2 Annually review the 20 Year Civil Works Program	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - Civil infrastructure forward works program has been reviewed as per agreed timeframes.
8.1.1.3 Ensure energy, water and waste minimisation strategies are considered when planning, designing and constructing new City buildings	4.4 Environment	01/07/2016	30/06/2017	75	13/01/2017 - Water metering program will be utilised to identify water leaks and trends. Solar installation program will also be continued.

Action	Business Unit	Start Date	Finish Date	Status	Comments
08.1.2 In the City's Long Term Financial Plan account for the cost of construction, operation, maintenance and refurbishment of the City's assets, plant purchases and replacements.					
8.1.2.1 Implement Asset Management Plans for all of the City's Civil Infrastructure	1.1 Engineering	01/07/2016	30/06/2017	25	30/01/2017 - Additional work, identified during the asset management plans review, is required to be completed in order to improve implementation of asset management plans. This additional work will be planned to be implemented on a staged basis during the next few months.
8.1.2.2 Review Asset Management Plans for all of the City's Civil Infrastructure	1.1 Engineering	01/07/2016	30/06/2017	75	30/01/2017 - Review of the asset management plans for roads and drainage has been completed. Review of the public lighting asset management plan is currently in progress and will be completed during the next 2-3 weeks.
8.1.2.3 Review the Depot plant for maximum utilisation in consultation with the Finance Team	1.7 Depot	01/07/2016	30/06/2017	50	30/01/2017 - Plant Utilisation reports for December have been reviewed with low utilisation for small loader and kubota tractor requiring further investigation to determine low usage
8.1.2.4 Review and update the 20 Year Depot Long Term Financial Plan prior to the Capital Budget process	2.4 Economic Development	01/07/2016	30/06/2017	100	30/01/2017 - Current Depot Long Term Financial Plan is correct as per Parks & Reserves Asset Management Plan 2016 review (Completed Nov 2016).
8.1.2.5 Review and update the Depot 10 Year replacement program for plant and equipment prior to the Capital Budget process	1.7 Depot	01/07/2016	30/06/2017	70	17/01/2017 - Pending the amended acquisition categories to the HR vehicle Policy approval by Executive Team.

Action	Business Unit	Start Date	Finish Date	Status	Comments
08.1.3 Review and continue to implement the Asset Management Strategy.					
8.1.3.1 Implement the actions set out within the Parks and Reserves Asset Management Plan	1.7 Depot	01/07/2016	30/06/2017	50	30/01/2017 - Parks & Reserves Asset Management Plan 2016 revision completed November 2016 with current actions on target.
8.1.3.2 Implement GIS mapping for Public Health services	4.5 Environmental Health	01/07/2016	30/06/2017	100	30/01/2017 - Waste & recycling layers attached to GIS completed.
8.1.3.3 Develop a business case and proposal for a street tree database describing the species, size, age, location (GIS).	1.7 Depot	01/07/2016	30/06/2017	25	30/01/2017 - Investigation and planning has commenced in partnership with Manager Environment with intention to pick-up data in 2017/18 budget year.
8.1.3.4 Review and update the Parks and Reserves Asset Management Plan annually	1.7 Depot	01/07/2016	30/06/2017	100	13/01/2017 - Parks & Reserves Asset Management Plan 2016 revision distributed to Asset Management Cross Functional Team 22/11/16.
8.1.3.5 Implement GIS mapping for drainage, bores, street lighting, footpaths, roads & bus shelters	1.1 Engineering	01/07/2016	30/06/2018	50	19/01/2017 - GIS mapping of available data has been progressing on an ongoing basis and work will continue to progress as data becomes available.
8.1.3.6 Establish, implement and engage service and maintenance schedules at the Recquatic to comply with WA Health Department regulations and equipment compliance	4.7 Recquatic	01/07/2016	30/06/2017	50	30/01/2017 - Scope of works has been developed and the request for quotation process has been initiated with procurement team.
08.1.4 Ensure land developments and associated infrastructure are designed and constructed in accordance with the City's specifications.					
8.1.4.1 Develop Landscape Construction Specifications for Developer Guidelines	1.1 Engineering	01/07/2016	30/06/2017	100	13/01/2017 - This action is ongoing. No significant updates have occurred over the last quarter.
8.1.4.2 Engineering standards and specifications will be reviewed and updated as changes and new information becomes available from Australian Standards and other relevant authorities	1.1 Engineering	01/07/2016	30/06/2017	100	10/01/2017 - Currently under review to incorporate lessons learnt from recent project reviews.

Action	Business Unit	Start Date	Finish Date	Status	Comments
08.1.5 Optimise the use of Council owned buildings through good site selection for new facilities, ensuring facility design and fit out meets community needs.					
8.1.5.1 Lead the regular review of the Community Infrastructure Plan, ensure active engagement with the community regarding facility design and program development	4.3 Community Development	01/07/2016	30/06/2017	75	18/01/2017 - Community consultation undertaken for the construction of the Bertram Oval ablution facilities and extension of Wellard Oval Pavilion. Consultation about to start on the demolition of Chisham Oval ablution facilities - facilities past their economic life.
08.1.6 Oversee the asset management and maintenance of Council buildings.					
8.1.6.1 Maintain and implement the Asset Management Plan for City buildings	1.3 Building Assets	01/07/2016	30/06/2017	75	30/01/2017 - Asset Management plan updated and ready for endorsement.
09.1.1 Encourage waste minimisation, recovery and recycling as well as ensure appropriate disposal and reuse.					
9.1.1.1 Implement the recommendations of the Southern Metropolitan Regional Council's Strategic Waste Management Plan 2015-2020	4.5 Environmental Health	01/07/2016	30/06/2017	50	08/02/2017 - State Waste plans goals have been included in the City's draft Strategic Waste Management Plan and contract specifications for waste contract renewals are due on 1 July upon awarding contract.
9.1.1.2 Implement the Garage Sale Trail program	4.5 Environmental Health	01/07/2016	30/06/2017	100	20/01/2017 - 46 residents registered with Garage Sale Trail to hold a garage sale on 22 Oct 2016.
9.1.1.3 Complete the Waste project from the Transformation Program	4.5 Environmental Health	01/07/2016	30/06/2017	75	30/01/2017 - Strategic Waste Management Plan when adopted by Council January 2017 will complete this task.

[illegible]

Action	Business Unit	Start Date	Finish Date	Status	Comments
09.3.1 Provide Emergency Services in line with stakeholder expectations to ensure a safer community					
9.3.1.1 Ensure Local Emergency Management Plans are reviewed and maintained	1.6 Essential Services	01/07/2016	30/06/2017	95	30/01/2017 - Working with Local Emergency Management Committee Chairperson and Manager of Essential Services. The Local Emergency Arrangements have been reviewed and changes to the State Emergency Management Committee policies and guidelines have been updated/incorporated. Preliminary works has begun of reviewing the Emergency Recovery Plan with the Local Emergency Management Committee Chair.
9.3.1.2 Investigate the necessity and legislative requirements of the Community Services and Emergency Relief Reserve	1.6 Essential Services	01/07/2016	30/06/2017	20	13/01/2017 - Only the work completed in the Business Continuity Plan and the Local Emergency Management Arrangements have been addressed.
9.3.1.3 Map and rate bushfire hazards	1.6 Essential Services	01/07/2016	30/06/2017	40	30/01/2017 - Locations identified as high Risk or high Fuel Loads have had mitigation works completed in the last quarter.
9.3.1.4 Update and maintain the City's firebreak plans in conjunction with Fire Management Plans	1.6 Essential Services	01/07/2016	30/06/2017	100	30/01/2017 - The City of Kwinana works program on City land has been assessed and updated and implemented by the works department. Fire break inspections plans have also been reviewed and all properties were inspected by the City Assist Fire Control Officers and the Community Emergency Services Coordinator for compliance with about a 1.8 % non- compliant rate with notices issued.
9.3.1.5 Identify, develop and review suitable programs for the Kwinana community addressing such areas as AWARE, Bushfire Ready Action Groups, smoke alarms, programmed fuel reduction burning, fire per	1.6 Essential Services	01/07/2016	30/06/2017	90	30/01/2017 - The Volunteer Bush Fire Brigades completed pre-summer safety/prevention advise at Community Street Meets with Career and Volunteer Fire & Rescue . These locations were at Wellard (Homestead Ridge), Windsor Hills (Orelia), Wandi (RUI Exercise) and the Kwinana Fair.

Action	Business Unit	Start Date	Finish Date	Status	Comments
9.3.1.6 Assist in the preparation of plans and procedures for managing hazards on unallocated Crown Land/unmanaged Reserves	1.6 Essential Services	01/07/2016	30/06/2017	100	30/01/2017 - Fuel load assessments have been completed with Department of Fire and Emergency Services (DFES).
09.4.1 Use the latest technology and partner with other agencies to provide quality services, collections and programmes that meet the needs of the community.					
9.4.1.1 Further develop and implement the Library Local History Plan	4.6 Library	01/07/2016	30/06/2017	100	20/01/2017 - This action is ongoing.
9.4.1.2 Further develop and implement the Library Youth Services Strategic Plan and the provision of literacy and youth programs	4.6 Library	01/07/2016	30/06/2017	50	30/01/2017 - Programs provided over the last quarter were: <ul style="list-style-type: none"> - 18 storytimes with 339 students - 19 rhymetime sessions with 236 babies - 100 Sing with me bags delivered - 470 Kindy bags delivered to 4 schools - 177 Pre primary bags delivered to 3 schools - 68 Toy library members - 10 teen club sessions with 117 attendees - 54 tutorials on Your Tutor service - 2 parenting sessions with 11 parents attending - 3 Reading club with 9 participants
9.4.1.3 Further develop and implement the Library E-Services Strategic Plan	4.6 Library	01/07/2016	30/06/2017	50	30/01/2017 - Work on this action has occurred in the form of: <ul style="list-style-type: none"> - 12 e-resources sessions held - Replaced/upgraded CBA reporting module - Re-instigated re-encoding to new data standard through workroom PCs - Re-configuration of Returns Desk
9.4.1.4 Review and implement the Library Collection Development Guidelines	4.6 Library	01/07/2016	30/06/2017	65	20/01/2017 - Full review yet to commence, desktop review has been completed and Manager Library Services to make changes prior to full review.
9.4.1.5 Further develop and implement the Library Adult Services Plan and the provision of literacy and lifelong learning programs and potential grant funding	4.6 Library	01/07/2016	30/06/2017	65	20/01/2017 - This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
09.5.1 Champion a positive work culture that leads, values and supports its people and to develop a strong team culture within the organisation to provide dynamic.					
9.5.1.1 Review the Customer Service Charter	2.6 Customer Services	01/07/2016	30/06/2017	20	
9.5.1.3 Review the CRM system to ensure better reporting	2.6 Customer Services	01/07/2016	30/06/2017	10	
9.5.1.4 Advance the use of new technology such as online lodgement of planning and building applications (eServices)	2.6 Customer Services	01/07/2016	30/06/2018	50	10/02/2017 - Building applications online complete, issues with payment options to be reviewed.
9.5.1.5 Enable eServices for dog and cat registrations.	2.6 Customer Services	01/07/2016	30/06/2017	50	10/02/2017 - Online renewals complete for dogs and cats. Testing has commenced for new animal registrations.
9.5.1.6 Create a Knowledge Base to enable City Officers to provide a higher level of customer service to the community	2.6 Customer Services	01/07/2016	30/06/2017	5	
9.5.1.6 Implement Call Centre Technology to improve customer service within the City	2.6 Customer Services	01/07/2016	30/06/2017	10	

Action	Business Unit	Start Date	Finish Date	Status	Comments
09.6.1 Engage, support, resource and inspire educators to work collaboratively with families to ensure each child reaches their full potential.					
9.6.1.1 Achieve a National Quality Framework (NQF) compliance for Family Day Care	4.1 Family Day Care	01/07/2016	30/06/2017	100	30/01/2017 - Educator Support Officers are working hard to ensure all educators are working within the National Quality Standards and compliance, Fact sheets have been distributed around compliance issues in November.
9.6.1.3 Provide services to support access to FDC for Aboriginal parents	4.1 Family Day Care	01/07/2016	30/06/2017	100	30/01/2017 - Aboriginal Play Group is running well with new parents enrolled, this service is providing a much needed resource to the local community.
9.6.1.4 Monitor the new funding model for the FDC Service and examine the most cost effective provision of corporate services	4.1 Family Day Care	01/07/2016	30/06/2017	100	30/01/2017 - The new educator and Family Levies are working well ensuring the service is receiving enough income to cover expenses.
9.6.1.5 Review service policies with input from educators, staff and families	4.1 Family Day Care	01/07/2016	30/06/2017	80	30/01/2017 - The new service policies are almost complete.
9.6.1.6 Review all the systems and processes used to provide in-home care	4.1 Family Day Care	01/07/2016	30/06/2017	80	30/01/2017 - The processes for In Home Care are continuing to be improved and reviewed to ensure the highest quality.

Action	Business Unit	Start Date	Finish Date	Status	Comments
10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City.					
10.1.1.2 Review infrastructure costs for DCA's	3.1.2 Strategic Planning	01/07/2016	30/06/2017	75	19/01/2017 - This on-going action is approximately 75% complete. Community infrastructure costs were reviewed in 2015 and preparation is underway for the late 2016 / early 2017 review. Standard infrastructure costs for DCA1 is approximately 90% complete. Standard infrastructure costs for DCAs 2-7 is approximately 90% complete.
10.1.1.3 Undertake regular reviews of the City's Developer Contribution Schemes in accordance with State Planning Policy 3.6 and the City's Scheme	3.1.2 Strategic Planning	01/07/2016	30/06/2017	50	19/01/2017 - All of the City's Development Contribution Plans are under review at present through Amendments 100A, 132 and 145 to Town Planning Scheme No. 2. These amendments are in various stages of completion.
10.1.1.4 Complete the review of the Local Planning Strategy	3.1.2 Strategic Planning	01/07/2016	30/06/2017	25	19/01/2017 - The draft Local Planning Strategy (LPS) was advertised for 'pre-consultation' during 2015. The draft LPS has been modified in response to submissions received during the advertising and a report prepared for Council's consideration to formally adopt the draft LPS, and to then seek Western Australian Planning Commission consent to formally advertise.
10.1.1.4 Review the Residential Development Guidelines	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Review of documentation currently being undertaken with a view to present possible modifications to Council in April 2017.
10.1.1.5 Complete the Land Data Project	3.1.1 Statutory Planning	01/07/2016	30/06/2017	100	19/01/2017 - Project team to determine appropriate land data at next team meeting scheduled for early February 2017.

Action	Business Unit	Start Date	Finish Date	Status	Comments
10.2.1 Deliver high quality services to internal and external customers in the assessment of applications and inspection of buildings.					
10.2.1.1 Ensure Building Compliance across the City	3.2 Building Services	01/07/2016	30/06/2017	50	13/01/2017 - This is a continual action
10.2.1.2 Review and ensure efficient Building processes	3.2 Building Services	01/07/2016	30/06/2017	50	13/01/2017 - Online submissions didn't have the patronage we expected due to building company structure and limited access to make financial payments. Online submissions will be updated from 1st February 2017 to allow a payment within 48hrs to accommodate this and permit the submission of verge permits in conjunction with a building application.
10.2.1.3 Complete a desktop review of City Buildings for function and use	3.2 Building Services	01/07/2016	30/06/2017	0	13/01/2017 - This action is ongoing
10.2.1.4 Review existing City Buildings and incidental structures for compliance	3.2 Building Services	01/07/2016	30/06/2017	0	13/01/2017 - Action is ongoing
10.3.1 Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment.					
10.3.1.1 Review processes in place to guarantee health compliance at all events annually	4.5 Environmental Health	01/07/2016	30/06/2017	75	20/01/2017 - This action is ongoing.
10.3.1.2 Carry out all scheduled inspections	4.5 Environmental Health	01/07/2016	30/06/2017	45	20/01/2017 - This action is ongoing.
10.3.1.3 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	4.5 Environmental Health	01/07/2016	30/06/2017	50	20/01/2017 - This action is ongoing.
10.3.1.4 Prepare a Risk and Hazard Management Plan that considers the City's asbestos risk program, known contaminated sites, exclusion zones, rapid response and safety	4.5 Environmental Health	01/07/2016	30/06/2018	75	30/01/2017 - A draft contaminated sites strategic draft plan has been completed, further review is required before reporting to Council.

Action	Business Unit	Start Date	Finish Date	Status	Comments
11.1.1 Lead the development and management of the City's contractual arrangements.					
11.1.1.1 Implement a software system for Local Suppliers	1.2 Contracts and Procurement	01/07/2016	30/06/2017	10	13/01/2017 - Funds have been allocated in the Long Term Financial Plan for 2017/2018 to investigate options and implement a software system for Local Suppliers.
11.1.1.2 Implement the centralised procurement function	1.2 Contracts and Procurement	01/07/2016	30/06/2017	100	30/01/2017 - This action was completed in June 2016, Request for Formal Quotations are centralised to the Contracts and Procurement Team. Operational leasing arrangements and Consultancy engagement is also centralised to the Contracts and Procurement Team.
11.1.1.3 Implement and monitor a service level agreement to ensure a timely tender process	1.2 Contracts and Procurement	01/07/2016	30/06/2017	40	13/01/2017 - Tender Service Level Agreement dates are being tracked and monitored against tender agreed critical dates.
11.1.1.4 Provide training and workshops to increase the level of active contract management by staff	1.2 Contracts and Procurement	01/07/2016	30/06/2017	80	13/01/2017 - Contract Management training is scheduled for 8 February 2017 (training provider Chartered Institute of Procurement and Supply). Contract Management training will be provided internally (Contracts and Procurement Team) and externally as required.
11.2.1.1 Create a Procurement Strategy	1.2 Contracts and Procurement	01/07/2016	30/06/2017	10	13/01/2017 - Organisational Procurement Strategy is in the early stages of investigation. The Strategy will consider and develop a long term plan that ensures the timely supply of goods and/or services that are critical to the organisation's ability to meet its core business objectives.
11.2.1.2 Provide training and continuously develop the Online Requisition enhancement throughout the whole organisation	1.2 Contracts and Procurement	01/07/2016	30/06/2017	100	13/01/2017 - New staff training and refresher training provided on an ongoing basis. Online requisition enhancements continually reviewed and implemented.

Action	Business Unit	Start Date	Finish Date	Status	Comments
11.3.1 Working in close partnership with suppliers, enable better utilisation of computer technology and systems to optimise operational efficiency and business value.					
11.3.1.1 Review ICT customer service and conduct a customer survey annually	1.4 ICT	01/07/2016	30/06/2017	0	30/01/2017 - This action has been deferred until later in the financial year.
11.3.1.2 Increase business value from the 'Authority' system by maintaining staff knowledge of the system and enhancements	1.4 ICT	01/07/2016	30/06/2017	100	30/01/2017 - The ICT team has been expanding on the online applications and e-services which will include animals.
11.3.1.3 Improve the Geographical Information System (GIS)	1.4 ICT	01/07/2016	30/06/2017	100	16/01/2017 - Updated the GIS map server to the latest release.
11.3.1.4 Utilise ICT equipment to improve Mobile Computing and Work from Home options	1.4 ICT	01/07/2016	30/06/2017	100	08/02/2017 - Replacing existing mobile hardware to allow better functionality.
11.3.1.5 Investigate opportunities for improved internal and external customer service arising from advances in technology, social media, mobility and cloud computing	1.4 ICT	01/07/2016	30/06/2017	100	16/01/2017 - Testing online animals so that residents will be able to re-register their cats and dogs.
11.3.1.6 Complete a 3 year IT Strategy that will facilitate achievement of the Transformation Program and an IT Disaster Recovery Plan for inclusion in the Long Term Financial Plan	1.4 ICT	01/07/2016	30/06/2017	100	30/01/2017 - An IT Strategic Plan and Disaster Recovery Plan has been completed.
11.3.1.7 Develop the new helpdesk system	1.4 ICT	01/07/2016	30/06/2017	100	30/01/2017 - This project is complete. Currently awaiting a release that will allow stop the clock to keep track of Service Level Agreements.
11.3.1.8 Complete the Authority Renewal project.	1.4 ICT	01/07/2016	30/06/2017	50	30/01/2017 - This project is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
11.4.1 To provide a modern, compliant, secure and accessible records management service and facilitate staff training in records systems, processes and responsibilities.					
11.4.1.1 Develop the TRIM document management system, promote its use throughout the organisation and integrate it with the City's other systems	2.5 Records	01/07/2016	30/06/2017	75	30/01/2017 - Work has been undertaken to enable seamless integration between Authority and TRIM in the areas of Building Applications and Planning Applications. This has required a deviation from the City's usual processes. This will be ongoing and will be revisited when the records system is upgraded.
11.4.1.2 Review the Recordkeeping Plan.	2.5 Records	01/07/2016	30/06/2017	100	30/01/2017 - The Record Keeping Plan was approved the State Records Commission on 9 December 2016 for the maximum period of 5 years. The City's self evaluation highlighted areas where improvement could and should be made and the team will be undertaking projects in line with these observations over the 5 year period.
11.4.1.4 Ensure Business Continuity and Disaster Recovery Plans / Procedures remain current to comply with relevant legislation	2.5 Records	01/07/2016	30/06/2017	100	30/01/2017 - These issues were addressed as part of the update of the Record Keeping Plan and are now compliant and will be amended as changes are required.

City Risk Register

Attachment B



Risk Themes	Risk Event/ Description	Risk Effect/ Impact	Risk Assessment Context	Consequence	Likelihood	Rating (before treatment)	Risk treatments in place	Rating (after treatment)	Risk treatments required/Response	Risk owner	Risk Status	Comments
Misconduct	Intentional activities in excess of authority granted to an employee, which circumvent endorsed policies, procedures or delegated authority.	Reputation	Operational	Moderate	Possible	Moderate	Reduce - mitigate risk	Low	Public Interest Disclosure (PID) Process Review	Manager Human Resources	Open	PID Officers have updated their training in readiness for a review of the process at the City
Business and community disruption	Failure to adequately prepare and respond to events that cause disruption to the local community and / or normal Town business activities. The event may result in damage to	Reputation	Operational	Moderate	Unlikely	Moderate	Reduce - mitigate risk	Moderate	Investigate ability to enforce actions on land owned by Government Agencies	Manager Essential Services	Open	The Manager of Essential services will create a document explaining what legislation can be enforceable on land owned by government agencies, which includes any actions in accordance with the Local Government Act 1995 cannot be enforced on state land. Other state legislation the City is authorised to deal with may allow certain actions to be carried out on state land. A list of legislation will be compiled through the regulatory cross function team.
Inadequate environmental management	Inadequate prevention, identification, enforcement and management of environmental issues.	Environment	Operational	Major	Possible	Moderate	Reduce - mitigate risk	Low	Confirm Contract Conditions with lessee's to ensure landfill operations and Development Application approval conditions are covered.	Compliance Officer and Governance	Open	Lessee is required to ensure operations are in accordance with State Government agencies and Development Application approval conditions.
									Develop Contaminated Sites Management Plan	Manager Environment and Manager Environmental Health		Plan has been received, three sub plans being developed for priority sites.
Errors omissions delays	Errors, omissions or delays in operational activities as a result of unintentional errors or failure to follow due process. This excludes process failures caused by inadequate / incomplete procedural documentation - refer "Inadequate Document Management Processes".	Service Delivery	Operational	Moderate	Possible	Moderate	Reduce - mitigate risk	Moderate	Review Integrated Planning Documents	Integrated Planning and Special Projects Officer	Open	The City's annual integrated planning review is 50% complete with extensive community engagement that is required to review the Strategic Community Plan almost at completion.
									Review current Tender Process	Manager Procurement and Tenders		A number of tender process review recommendations have been implemented with the remainder to be completed by December 2016.
External theft and fraud	Loss of funds, assets, data or unauthorised access, (whether attempts or successful) by external parties, through any means (including electronic)	People/Health	Project	Minor	Likely	Moderate	Reduce - mitigate risk	Low	Improve Security around the City	Manager Essential Services	Open	City Centre CCTV project completed and awaiting final sign off. Wellard CCTV RFQ submitted. Meetings held with Bertram Community Centre to assist with improved security practices and WAPOL business beat package (tool to assist security needs) distributed to outstations. Patrol activity in areas of concern, i.e. Adventure Park, Darius Wells and City Centre area. Revised security work instructions for contract officers to provide a better service.
Inadequate safety and security practices	Non-compliance with the Occupation Safety and Health Act, associated regulations and standards. It is also the inability to ensure the physical security requirements of staff, contractors and visitors.	People/Health	Operational	Major	Likely	High	Reduce - mitigate risk	Moderate	Review Working Alone procedures for staff (Working Group created) Review outcomes from LGIS Safety Audit Review and implement relevant actions	Health, Safety and Injury Management Officer	Open	Prepared and to be distributed to Occupational Safety and Health Committee for review. The LGIS safety audit actions have been transferred to new OSH Corrective Action process in Authority to ensure the actions are implemented in a timely manner.
Failure to fulfil statutory regulations or compliance requirements	Failure to correctly identify, interpret, assess, respond and communicate laws and regulations as a result of an inadequate compliance framework. This could result in fines, penalties, litigation or increase scrutiny from regulators or agencies. This includes, new or proposed regulatory and legislative changes, in addition to the failure to maintain updated legal documentation (internal and public domain) to reflect changes.	Compliance	Operational	Major	Unlikely	Moderate	Reduce - mitigate risk	Low	Compliance Project (calendar integration)	Acting Director City Strategy	Open	The governance team are working through the integration project and are testing Governance processes and implementing changes as required before the project is rolled out to other teams.
									Review the process for document reviews (internal control)	Acting Director City Strategy		Internal control is an organisation wide responsibility. Governance and Management Systems cross functional team have put in place processes for document reviews
Providing inaccurate advice/ information	Incomplete, inadequate or inaccuracies in advisory activities to customers or internal staff. This could be caused by using unqualified, or inexperienced staff, however it does not include instances relating to Misconduct.	Compliance	Operational	Major	Unlikely	Moderate	Reduce - mitigate risk	Low	Review 'Work Instruction' requirements from a front counter perspective and identify any gaps	Customer Service Coordinator	Open	Customer Services work instructions are updated regularly and gaps identified as per the Quality Management System.
									Implement the 'Knowledge Base' Project	Customer Service Coordinator		This action is progressing as part of the Transformation Program PROJ61 (June 2018). Template, FAQ/Fact Sheets in TRIM CUST03. The project has commenced as part of Customer Service team BAU with additional tasks, actions and KPI's in the new business plan.
Ineffective employment practices	Failure to effectively manage and lead human resources (full/part time, casuals, temporary and volunteers). This includes not having an effective Human Resources Framework in addition to not having appropriately qualified or experienced people in the right roles or not having sufficient staff numbers to achieve objectives.	People/Health	Operational	Moderate	Unlikely	Moderate	Reduce - mitigate risk	Low	Performance Development Framework Project	Manager Human Resources	Open	Project tracking - 100% of policies(i.e. some of the products of the project) reviewed and developed
									Review funding requirements for future training (Training Needs Assessment)	Coordinator Training		Training budget has been allocated for 2016/2017. The Staff Development Review and Individual Training Plans will identify future training needs and therefor budget. Currently developing Individual training plans on a department by department basis.
									Review Staff Development Review Design for outside workers	Manager Human Resources		Staff Development Review form for Depot has been updated for current review process. After review period will re-assess effectiveness.

Failure of IT or systems and infrastructure	Instability, degradation of performance, or other failure of IT Systems, Infrastructure, Communication or Utility causing the inability to continue business activities and provide services to the community. This may or may not result in IT Disaster Recovery Plans being invoked	Service Delivery	Project	Moderate	Likely	High	Reduce - mitigate risk	Moderate	Develop specific Key Indicators for IT system performance measurement (dependent on managed services with Civica)	ICT Coordinator	Open	Pending the outcome of the IT strategic plan key indicators for performance will be developed and measured.
									Provide Executive Team with update on Business Technology projects	Manager ICT and Customer Service		The Executive team receives regular ongoing updates on projects from the Business Technology Stream.
Inadequate engagement practices	Failure to maintain effective working relationships with the Community (including Local Media), Stakeholders, Key Private Sector Companies, Government Agencies and / or Elected Members. This invariably includes activities where communication, feedback and / or consultation is required and where it is in the best interests to do so	Service Delivery	Operational	Moderate	Possible	Moderate	Reduce - mitigate risk	Low	Develop Community Engagement Strategy (inc. Legislative Requirements)	Director City Living	Open	Community Engagement Policy has been reviewed and adopted by Council. Calendar of programs, events and activities is continually being updated and communicated to the community using a variety of strategies. Implementation of the Policy is ongoing with all teams being trained on how to apply the templates and resources that have been developed to support the program.
									Review existing Style Guide.	Manager Marketing and Communication		Current Brand Style Guide to be reviewed in Q3 2016/2017. Discussions have taken place to design an appropriate review method.
									Review Customer Service Charter	Coordinator Customer Service		This action will be reviewed in early 2017.
									Develop an annual Calendar of events including City of Kwinana and Local Community Group events	Manager Community Development		Calendar and principles and rationale underpinning the events has been developed, including marketing strategy.
Inadequate Document Management Processes	Failure to adequately capture, store, archive, retrieve, provision and / or disposal of documentation. Issues - Workflow Management (TRIM) - Decision is made by individuals not centralised; track the storing of emails; searches thru TRIM can identify and return sensitive data: Nomenclature on TRIM documents.	Service Delivery	Operational	Minor	Likely	Moderate	Reduce - mitigate risk	Low	Provide records training, support and cyclic monthly audits.	Coordinator Records	Open	Records have developed a suite of training to specifically meet the needs of staff. The City Records will audit 6 teams per quarter.
									Review current report for overdue records and determine whether further controls are required	Coordinator Records		As of Monday 9 January 2017 the Records team will be monitoring the results of these reports to ascertain the level of departmental use of this tool and the value of the report, as against the time required to produce and monitor the results. Records are refining reports relating to these issues across the organisation. We have been liaising with other LGs using the same systems to ensure we will be presenting reports created using best practice tools. The reports are being presented to Managers and Directors on the second Monday of each month.
									Review current document management process for planning / building / health approvals (statutory timeframe requirements) for efficiency.	Coordinator Records		This action is reactive to changes in legislation and regulations and will be carried out where applicable. The City is investigating the most efficient way to implement the review to ensure the City remains compliant.
									Investigate above issues and provide a response to Executive Team on outcomes and recommendations	Coordinator Records		The City is upgrading to CM09 early in 2017 and have stipulated to Civica that workflow installation is a must have work item.
Inadequate supplier/contract management	Inadequate management of External Suppliers, Contractors, IT Vendors or Consultants engaged for core operations. This includes issues that arise from the ongoing supply of services or failures in contract management and monitoring processes.	Service Delivery	Operational	Minor	Unlikely	Low	Reduce - mitigate risk	Low	Implement a Tenders / Contracts Module within the City's software system	Manager Procurement and Contracts	Open	The contracts module within the Authority Software has been investigated. The City is awaiting input from the software providers input regarding implementation and setup.
									Review current process for the recording / tracking of contractor performance	Manager Procurement and Contracts		Purchasing procedures have been updated to include officer responsibilities for managing and recording supplier performance.
	Failure or reduction in service of infrastructure assets, plant, equipment or machinery. These include fleet, buildings, roads, playgrounds, boat ramps and all other assets and their associated lifecycle from procurement to maintenance and ultimate disposal.	Service Delivery	Operational	Major	Unlikely	Moderate	Reduce - mitigate risk	Low	Implement Strategic Asset Module	Facilities Manager	Open	The organisation currently has a process in place for the Long Term Financial Plan and reviewing the asset management plans. Implementing the Strategic Asset Module has not yet commenced as it requires the completion of other processes before the module is implemented and whether the City will commits to the Authority renewal project.
									Ensure the alignment of infrastructure assists between Financial and other Asset Management Systems	Manager Engineering Services		Asset management plans for Roads, Drainage and public lighting have been reviewed in line with the Long Term Financial Plan
									Review the Capital project Funding process (two elements - funding/ongoing maintenance and Performance Manager scope)	Director Corporate and Engineering Services		Preparation for the 2017/18 budget has commenced, the review of the Long Term Financial Plan will address any updates that are identified.
Ineffective management of facilities/venues/events	Failure to effectively manage the day to day operations of facilities, venues and / or events.	Service Delivery	Operational	Moderate		Low	Reduce - mitigate risk	Low	Update Risk Management Plan component of Event applications	Health, Safety and Injury Management Officer	Open	A working group has been established within the community development group.
									Select and Implement a replacement for CLASS and AMLIB	Manager ICT and Customer Services		A RFQ needs to be done. Though may be put on hold awaiting the Software Audit Report being done by Focus Networks.
									Review the internal process (engagement) for Event Notifications	Events Coordinator		A comprehensive Events tool kit has been developed to assist internal staff and community members wishing to hold an event.
Inadequate project/change management	Inadequate analysis, design, delivery and / or status reporting of change initiatives, resulting in additional expenses, time requirements or scope changes.	Service Delivery	Operational	Major	Possible	High	Reduce - mitigate risk	Moderate	No action required at this stage, due to implementation of current Performance Management process. Review Control Adequacy in 4 months	Risk Management Officer	Open	Current controls of managing projects include using Performance Management software to track status and progress of projects.

Mayor Carol Adams exited the Council Chambers at 7:19pm due to declaring a financial interest in the item and Deputy Mayor Peter Feasey took the position as Chair.

16.4 Deed of Variation City of Kwinana Waste Supply Agreement

SUMMARY:

This report seeks Council approval to vary the City of Kwinana Waste Supply Agreement by granting an extension to the date by which financial close is to be achieved under the Agreement to 44 months from the Effective Date (December 2013).

OFFICER RECOMMENDATION:

That Council:

1. Approve a variation to the City of Kwinana Waste Supply Agreement and extend the date by which financial close is to be achieved under the Agreement to 44 months from the Effective Date.
2. Authorise the Mayor and Chief Executive Officer to execute the Deed of Variation to the City of Kwinana Waste Supply Agreement on behalf of the City of Kwinana.

DISCUSSION:

In December 2013 Council resolved to enter into the City of Kwinana Waste Supply Agreement with Kwinana WTE Project Co Pty Ltd. The Agreement is for the supply of a specified tonnage of municipal solid waste per annum to the proposed Phoenix Energy facility, to be constructed in Kwinana Beach.

Initially the operational date of the facility was July, 2018, however, due to delays in obtaining financial close by December, 2015 a Deed of Variation was signed by the City and Kwinana WTE Project Co Pty Ltd extending the financial close date to December, 2016.

Phoenix Energy Australia Pty Ltd, on behalf of Kwinana WTE Project Co Pty Ltd, have now requested a further extension of time to achieve financial close. The requested extension is from December, 2016 to a latest date of 31 August, 2017.

They advise that their ability to progress the project through to financial close has been materially impacted by the timing of engagement with the State Government (and the State Government's preferred contracting entity) on the required power offtake arrangements. Concluding these negotiations has now been further delayed by the holding of the State Government election in March, 2017.

As a consequence of the delay in finalising the arrangements Phoenix Energy Australia Pty Ltd formally requests an extension to the date by which financial close is to be achieved under the City of Kwinana Waste Supply Agreement to 44 months from the Effective Date.

It is recommended that the request be granted and a deed of variation be approved, extending the date by which financial close is to be achieved to 44 months from the Effective Date.

16.4 DEED OF VARIATION CITY OF KWINANA WASTE SUPPLY AGREEMENT

LEGAL/POLICY IMPLICATIONS:

The City of Kwinana Waste Supply Agreement enables the City of Kwinana to meet its waste from landfill targets, as prescribed by State Government legislation.

FINANCIAL/BUDGET IMPLICATIONS:

Financial implications resulting from the recommendation to agree to the extension of the financial close date (and thereby delay to the operational date of the facility) are possible additional levies being imposed on the City of Kwinana because of State Government waste from landfill targets not being met by June, 2020.

Alternatively, if the extension is not granted then an alternative waste disposal strategy would need to be employed for the City to meet its waste from landfill targets, and financial implications could result as a consequence of this course of action as well.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications resulting from this report or its recommendation.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications resulting from this report or its recommendation.

However, should the extension not be approved a change in waste disposal methods would occur and this may result in a different emissions profiles.

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
Strategic Community Plan	3.6 "Understand the impacts of climate change and take a risk management approach to addressing these effects in the future planning.	3.6.1; Implement where practicable the recommendations of the Southern Metropolitan Regional Council" Climate Change Risk Assessment Report (2009) and encourage further regional research to address the effects of climate change on emergency, asset and coastal management as well as biodiversity and the economy.

16.4 DEED OF VARIATION CITY OF KWINANA WASTE SUPPLY AGREEMENT

COMMUNITY ENGAGEMENT:

Community engagement activities were not undertaken on this recommendation to extend the date by which financial close must be achieved.

RISK IMPLICATIONS:

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

Risk Event	<ul style="list-style-type: none"> Proposed Kwinana WTE Project Co Pty Ltd facility does not proceed, or is not completed on time.
Risk Theme	<ul style="list-style-type: none"> Business and community disruption. Failure to fulfil statutory or compliance requirements.
Risk Effect/Impact	<ul style="list-style-type: none"> Service delivery - option of waste disposal methods to meet required State Government targets may be subject to change. Financial – Change in waste disposal methods may result in different cost modeling outcomes. Environment - Change in waste disposal methods may result in different emissions profiles.
Risk Assessment Context	<ul style="list-style-type: none"> Under the provisions of the WARR Act the City must provide a domestic waste service to residents.
Consequence	<ul style="list-style-type: none"> Major
Likelihood	<ul style="list-style-type: none"> Possible
Rating (before treatment)	<ul style="list-style-type: none"> High
Risk Treatment in place	<ul style="list-style-type: none"> Share - Share with another party Prepare contingency plans - in event risk occurs, have back up options for waste disposal.
Response to risk treatment required/in place	<ul style="list-style-type: none"> The City to have an additional preferred waste disposal plans in place should the energy from waste option fail. Waste education programme to be rolled out to maximise opportunities for source separation of waste at household level.
Rating (after treatment)	<ul style="list-style-type: none"> Low

16.4 DEED OF VARIATION CITY OF KWINANA WASTE SUPPLY AGREEMENT

COUNCIL DECISION

437

MOVED CR R ALEXANDER

SECONDED CR W COOPER

That Council:

- 1. Approve a variation to the City of Kwinana Waste Supply Agreement and extend the date by which financial close is to be achieved under the Agreement to 44 months from the Effective Date.**
- 2. Authorise the Mayor and Chief Executive Officer to execute the Deed of Variation to the City of Kwinana Waste Supply Agreement on behalf of the City of Kwinana.**

**CARRIED
7/0**

Mayor Carol Adams returned to the Council Chambers at 7:26pm and resumed her position as Chair.

17 Urgent Business

Nil

18 Councillor Reports

18.1 Councillor Ruth Alexander

Councillor Ruth Alexander reported that she had found a bus tour in Kuala Lumpur of the City and a transit orientated development very interesting and she believes that this is what Perth should be looking at in the future.

Councillor Alexander warmly invited all along to the Wellard Community Church Relaunching Celebration on Sunday.

18.2 Councillor Wendy Cooper

Councillor Wendy Cooper reported that she had attended a Community Advisory Committee Meeting.

Councillor Cooper advised that Koorliny Arts Centre has excelled themselves with the production of Chicago.

Councillor Cooper mentioned that she had attended the Rockingham Kwinana Chamber of Commerce Business Breakfast at the Darius Wells Library and Resource Centre.

Councillor Cooper reported that she had attended the Access and Inclusion Working Group Meeting.

Councillor Cooper advised that she had attended the Wandi on Progress Associations Annual General Meeting.

Councillor Cooper mentioned that she had attended the Joint Commissioning Committee Meeting.

Councillor Cooper reported that she had attended the Southern Metropolitan Regional Council (SMRC) Stakeholder Function.

Councillor Cooper advised that she had attended the City of Kwinana New Teachers Afternoon Tea which was very pleasant.

Councillor Cooper mentioned that she had attended the Kwinana Industries Council (KIC) School Based Training Meeting.

18.3 Councillor Sandra Lee

Councillor Sandra Lee reported that she had attended the Rockingham Kwinana Chamber of Commerce Business Breakfast.

18 COUNCILLOR REPORTS

18.4 Councillor Bob Thompson

Councillor Bob Thompson reported that he had attended the Access and Inclusion Working Group Meeting.

Councillor Thompson advised that he had attended the Koorliny Arts Centre production of Chicago which is a really great show.

Councillor Thompson mentioned that on Sunday the Rotary Club have a Swim Marathon at the Kwinana Recquatic.

18.5 Councillor Dennis Wood

Councillor Dennis Wood reported that he had attended a meeting with the Returned and Services League (RSL).

Councillor Wood advised that he had attended the EIP at Alcoa which was very interesting.

Councillor Wood mentioned that he had attended the City of Kwinana New Teachers Afternoon Tea which was very pleasant.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

The Mayor reported that she had attended the Wellard Village Residents Association Meeting and the Wandi Progress Association Annual General Meeting.

The Mayor advised that she had attended the Rockingham Kwinana Chamber of Commerce Business Breakfast with special guest Cameron Edwards whom spoke on the commercial perspective of a new port and what it would mean and do to Fremantle.

The Mayor mentioned that she had attended the Commissioning of the new Peter Carnley Anglican College Principal, Felicity House.

The Mayor reported that she had attended the launch of Brackish Rising which is an arts event that is following the journey of water which was very interesting.

The Mayor advised that she had a meeting with the One Nation Kwinana Candidate Tim Taylor.

The Mayor mentioned that she had attended an Indian Ocean Gateway Briefing which was excellent.

20 MAYORAL ANNOUNCEMENTS (WITHOUT DISCUSSION)

The Mayor reported that she had attended the City of Kwinana New Teachers Afternoon Tea.

The Mayor advised that she was really dismayed about the potential for a live export facility coming to Kwinana from the Western Power sale proceeds from one of the political parties.

21 Matters Behind Closed Doors

Nil

22 Meeting Closure

The Mayor declared the meeting closed 7:42pm.