

# Ordinary Council Meeting

10 May 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](http://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.



## TABLE OF CONTENTS

1	Declaration of Opening:.....	4
2	Prayer:.....	4
3	Apologies/Leave(s) of Absence (previously approved).....	4
4	Public Question Time:.....	5
4.1	Mr Doug Scambler, Orelia .....	5
5	Applications for Leave of Absence:.....	6
6	Declarations of Interest by Members and City Officers:.....	6
7	Community Submissions: .....	6
8	Minutes to be Confirmed: .....	6
8.1	Ordinary Meeting of Council held on 26 April 2017:.....	6
9	Referred Standing / Occasional / Management /Committee Meeting: .....	7
10	Petitions:.....	7
11	Notices of Motion: .....	7
12	Reports – Community .....	7
13	Reports – Economic.....	7
14	Reports – Natural Environment.....	7
15	Reports – Built Infrastructure.....	8
15.1	Application for Additions to an Educational Establishment (Senior School Building) – Lot 680 (170) Bertram Road, Wellard .....	8
16	Reports – Civic Leadership .....	19
16.1	Budget Variations .....	19
16.2	Budget Variation and Creation of Workers Compensation Reserve .....	22
16.3	Statement of Objects and Reasons and Proposed 2017/18 Differential Rates and Minimum Payments .....	26
17	Urgent Business.....	37
18	Councillor Reports .....	37
18.1	Deputy Mayor Peter Feasey .....	37
18.2	Councillor Wendy Cooper .....	37
18.3	Councillor Bob Thompson .....	37
18.4	Councillor Dennis Wood .....	37
19	Response to Previous Questions.....	37
20	Mayoral Announcements (without discussion).....	38
21	Matters Behind Closed Doors .....	39
22	Meeting Closure .....	39

## **Present:**

HER WORSHIP MAYOR C ADAMS  
DEPUTY MAYOR P FEASEY  
CR R ALEXANDER  
CR W COOPER  
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	-	Manager Planning
MR E LAWRENCE	-	Director Corporate and Engineering Services
MISS A MCKENZIE	-	Council Administration Officer

Members of the Press	0
Members of the Public	8

## **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**

Councillor Sandra Lee

### **Leave(s) of Absence (previously approved):**

Councillor Sheila Mills 9 May 2017 to the 16 May 2017 inclusive.

## 4 Public Question Time:

### 4.1 Mr Doug Scambler, Orelia

#### Question1

As a long term resident of this City, for about 61 years, and a committee member of the festival for about 20 years, I have been asked by community people and committee members what is happening about the festival this year?

#### Response

The Mayor advised that the City is currently undergoing a review of many of the Council events and at this stage there will be a report that will be presented to Council, hopefully at the next Ordinary Council Meeting, where Council will decide.

#### Question 2

We have some concerns, now I know that in the past you have cancelled the parade, you have cancelled the fireworks, you have cancelled the concert now what are you going to do? Cancel the festival?

#### Response

The Mayor stated that a report will be presented to Council and we will debate the matter at the Council meeting.

#### Question 3

Why is Council being so secretive? I do not see it being a personal, commercial or staffing issue, I see it as a community issue, why are you keeping it away from the community?

#### Response

The Mayor responded and said that any members of the community are welcome to attend the next Ordinary Council Meeting and are quite welcome to put their case forward. Council have not seen the report and the recommendation but hopefully the report will reflect the review of the events program which has been underway.

#### Question 4

Mr Scambler asked a question in relation to the employment of a staff member.

#### Response

The Mayor referred the question to the Chief Executive Officer.

The Chief Executive Officer advised that it is a matter that she is not at liberty to discuss in a public forum, staff employment matters are confidential and out of respect to the employee, would not discuss the matter.

#### Question 5

I also have to remind Council about being transparent, open and accountable, I have not said anything until this issue, I would have thought there would have been some community involvement before Council goes off to make its decision. Then I would have to ask you what do you have to hide Councillors? And why?

#### Response

The Mayor advised that she is meeting with the Festival Committee and we will be discussing Council events with them.



#### 4 PUBLIC QUESTION TIME

##### Question 6

Does that mean then I can tell people on account of what your intent was that we were told? I know what Council was told but I can not say that as it was in confidence.

##### Response

The Mayor advised that there has not been a decision of Council yet.

## 5 Applications for Leave of Absence:

### COUNCIL DECISION

485

MOVED CR R ALEXANDER

SECONDED CR B THOMPSON

That Councillor Wendy Cooper be granted a leave of absence from 25 May 2017 to 2 June 2017 inclusive.

That Deputy Mayor Peter Feasey be granted a leave of absence from 24 June 2017 to 10 July 2017 inclusive.

CARRIED  
6/0

## 6 Declarations of Interest by Members and City Officers:

Nil

## 7 Community Submissions:

Nil

## 8 Minutes to be Confirmed:

### 8.1 Ordinary Meeting of Council held on 26 April 2017:

### COUNCIL DECISION

486

MOVED CR B THOMPSON

SECONDED CR W COOPER

That the Minutes of the Ordinary Meeting of Council held on 26 April 2017 be confirmed as a true and correct record of the meeting.

CARRIED  
6/0

**9 Referred Standing / Occasional / Management /Committee Meeting:**

Nil

**10 Petitions:**

Nil

**11 Notices of Motion:**

Nil

**12 Reports – Community**

Nil

**13 Reports – Economic**

Nil

**14 Reports – Natural Environment**

Nil

## 15 Reports – Built Infrastructure

### 15.1 Application for Additions to an Educational Establishment (Senior School Building) – Lot 680 (170) Bertram Road, Wellard

#### SUMMARY:

An application has been received seeking planning approval for additions to an existing Educational Establishment. The proposal is for a senior school building on Lot 680 (170) Bertram Road, Wellard (subject site) (Refer Attachment A).

The proposed two storey building will be located in the north eastern corner of the lot and contains classrooms and amenity facilities. At its closest point, the building is setback 2.4m from the primary street boundary and 7.2m from the side boundary.

The property is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Development' under the City's Town Planning Scheme No.2 (TPS2).

The application was presented before Council for its determination at Council's Ordinary Meeting held on 26 April 2017. At this meeting, Council resolved to grant delegated authority to the Manager Planning to determine an amended application in relation to the Educational Establishment. Council noted that the officer recommendation was amended given the question in relation to the land administration matters of the crown reserve through the land and the extent of the application. Council determined that it was appropriate for the Manager Planning to deal with the item under delegation so it would not delay the applicant.

In respect to the administration matter of the crown reserve (Lot 300), the applicant has since submitted an amended plan to the City showing the proposed application entirely within the confines of Lot 680 (Attachment B). City Officers are now satisfied that the amended application no longer includes proposed development over the crown reserve and can be determined.

It was also brought to the attention of City Officers on the day prior to Council's Meeting held on 26 April 2017 that the adjoining landowner to the west (Lot 670 Bertram Road) did not receive a copy of the letter sent by City Officers advertising the development application. It appears that the details in the City's Authority System (where a mail merge was created) was not accurate.

To ensure fair procedure, the adjoining property owners were given an opportunity to review the application and provide a submission if they wished on the application. Subsequently, a submission has been received from the adjoining property owner arguing that the application should be refused. Full details of the submission and City Officer response are listed in the attached Schedule of Submission (Attachment H). A summary of some key points is also made later in this Report.

As a result of the submission, an additional approval condition and footnote are recommended as an additional point to Council's resolution.

City officers have assessed the proposal on its merits against the requirements of TPS2 and the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. The proposal is considered acceptable and consistent with proper and orderly planning for the locality.



**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

**OFFICER RECOMMENDATION:**

1. That Council approves the additions to the Educational Establishment (Senior School Building) proposed on Lot 680 (170) Bertram Road, Wellard subject to the following conditions and advice notes:
2. CONDITIONS:
  - 2.1 The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
  - 2.2 All existing and proposed trafficked routes and vehicle parking areas within the subject lot being sealed and drained to comply with City of Kwinana Trafficable Area Specifications to the satisfaction of the City of Kwinana.
  - 2.3 Landscaping areas, vehicle parking spaces, accessways and all other details as provided on the development plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
  - 2.4 A detailed Landscaping Plan which outlines the proposed species and densities of plants to be used at the time of planting together with the anticipated height of each plant at maturity, spacing of each species and location of existing vegetation, the use of mature/advanced species between the existing security fence and the Bertram road boundary/verge, and the proposed reticulation layout is required to be submitted to the City of Kwinana for approval prior to lodgement of a building permit. The landscaping plan shall be implemented to the satisfaction of the City within 60 days of the practical completion of construction.
  - 2.5 All vehicle parking to be accommodated within the boundaries of the subject lot.
  - 2.6 Lots 5 & 680 Bertram Road are to be amalgamated into a single lot prior to the lodgement of a building permit.
  - 2.7 Stormwater drainage from roofed and paved areas to be contained and disposed of on-site.
  - 2.8 The applicant shall implement dust control measures for the duration of site works and construction works and for the ongoing operations of the site to the satisfaction of the City of Kwinana.
  - 2.9 The development being connected to a reticulated deep sewer to the satisfaction of the Water Corporation.
  - 2.10 The development shall ensure it achieves an adequate separation from the highest known groundwater level to the satisfaction of the City of Kwinana.
  - 2.11 This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

**3. ADVICE NOTES:**

- 3.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
  - 3.2 Should the applicant be aggrieved by the decision or any condition imposed, then a right of review may be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
  - 3.3 The applicant is further advised that this conditional development approval is not a building permit giving authority to commence construction. Prior to any building work commencing on site, a Building Permit must be issued and penalties apply for failing to adhere to this requirement.
  - 3.4 The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health (Miscellaneous Provisions) Act 1911 and Regulations, and the National Construction Code.
  - 3.5 The applicant is advised to submit a Form 1 & 2 to the City's Environmental Health Department for the construction of a public building.
  - 3.6 As the site has been identified as being located within a "High to Moderate" acid sulphate soils risk area, prior to the commencement of site works the applicant is advised to liaise with the Department of Environment Regulation in regards to the appropriate Acid Sulphate Soils management measures to be implemented (if any) in respect to this development.
4. Approval of this application should not be construed as support towards the Masterplan submitted by the applicant for the school for Lot 680. City Officers will discuss further with the owner of Lot 680 the City's longer term planning for this locality with a view to achieving the objectives of documents such as the Bollard Bullrush Landscape Masterplan and the need for future road connections through the landholding.

**DISCUSSION:**

**Land Status**

Metropolitan Region Scheme:

City of Kwinana Town Planning Scheme No. 2:

Urban

Development Zone

**Proposal**

An application has been received seeking planning approval for a senior school building extension on Lot 680 (170) Bertram Road, Wellard. The proposed building is two storeys and contains a number of classrooms and amenities (refer Attachments B-F)

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

The site is currently occupied by the Kings College. The school has operated on the property since the early 1990's. The property was previously zoned 'Rural A' under TPS2 and 'Rural' under the MRS. The site was included in the MRS amendment to rezone land on the eastern side of Bollard Bulrush Swamp. The lot is now zoned 'Urban' under the MRS and 'Development' under the TPS.

The proposal is an extension to the existing 'Educational Establishment' use approved on the site.

The application was presented to Council for its determination at Council's ordinary Meeting held on 26 April 2017.

At this meeting, Council resolved to grant delegated authority to the Manager Planning to determine an amended application in relation to the educational establishment. Council noted that the officer recommendation was amended given the question in relation to the land administration matters of the crown reserve through the land and the extent of the application. Council determined that it was appropriate for the Manager Planning to deal with the item under delegation so it would not delay the applicant.

In respect to the land administration matter, the application for the senior school building included a portion of crown reserve (Lot 300) on which built form was to be made. It was brought to City Officers' attention prior to Council's April Meeting that the application form did not include the signature of the State Government, being the owner of that portion of crown land. This omission raised the question of the legal validity of the application and it was not considered appropriate for Council to make a determination on the application.

The applicant has however since submitted an amended plan to the City showing the proposed application entirely within the confines of Lot 680 (Attachments B-F). City Officers are now satisfied that the amended application no longer includes proposed development over the crown reserve and can be determined.

**Town Planning Scheme No 2**

Clause 6.17.2.1 of TPS2 provides that the City is not to approve an application for planning approval within the Development Zone unless there is an adopted Local Structure Plan (LSP). Clause 6.17.2.2 further provides that notwithstanding Clause 6.17.2.1, the City may consider an application in respect of a development before a structure plan has been prepared and/or adopted provided that the City has regard to certain considerations, namely:

- a) The desirability from a planning point of view of having a Structure Plan in place before development, use or subdivision occurs; and
- b) Whether the owner's liability for the proportion of land or development can be fulfilled pursuant to Clause 6.16.5.5;
- c) The interests of orderly and proper planning, and preservation of the amenities of the locality in the short, medium and long term.



**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

It is noted that provisions in relation to LSPs are now made in the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. Under Clause 15(a)(i) of the Deemed Provisions, a structure plan may be prepared in respect of the subject lot as it is part of a zone identified in TPS2 as an area suitable for urban development and also is identified in TPS2 as an area requiring an LSP to be prepared before any future subdivision or development is undertaken. However, Clause 15 does not require an LSP to be prepared prior to approval of development or subdivision in an area zoned as suitable for urban development. Clause 27(2) of the Deemed Provisions further provides that an application for development approval in an area referred to in Clause 15 as being an area for which a structure plan may be prepared, but for which no structure plan has been approved by the Western Australian Planning Commission (WAPC), may nonetheless be approved if the decision maker is satisfied that:

- a) The proposed development or subdivision does not conflict with the principles of orderly and proper planning; and
- b) The proposed development or subdivision would not prejudice the overall development potential of the area.

While both TPS2 and the Deemed Provisions allow development to take place, the provision in Clause 27 (2) of the Deemed provisions would prevail by virtue of Section 257B of the Planning and Development Act 2005 (PD Act), which provides for deemed provisions to prevail in the event of any inconsistency with another provision of the Scheme.

In respect to the proposed development in the context of the Deemed Provisions, the proposed senior school building is not seen to conflict with the principles of orderly and proper planning as it represents an extension to, and the continuation of a previously approved land use. The continued use of the subject site as a school has the ability to be approved under the development zone and additionally could be reflected in any potential LSP submitted for the land. In addition the approval of the senior school building in its proposed location is not seen to prejudice the overall development potential of the area. This is based on a full assessment of the application and recent meetings with the Department of Planning about its intent for local structure plans in the locality.

A LSP has not been submitted or approved for the subject site as it is an existing school site and the land owner is not intending to discontinue the current use. Nonetheless, City Officers have been in contact with the landowner regarding the future development of the site and potential for the lodgement of a Structure Plan at a later date separate from the development application process. This is because the school site is surrounded by future residential development and it is important that the planning for Lot 680 complements and takes account of adjoining uses.

**Masterplan**

A Masterplan for Lot 680 Bertram Road was submitted to accompany this application. The Masterplan sets out the landowner's intentions for the property in the future (Refer Attachment G). Whilst the Masterplan does not have any statutory effect or status, it provides the City with an understanding as to how the land owner intends to develop the overall site.

### 15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD

In regard to the Masterplan provided with this application, City Officers intend to engage further with the landowner to discuss the merits of the Masterplan and its proposals. Any determination under this application should not be construed as support or objection towards the Masterplan. City Officers will discuss further with the owner of Lot 680 the intent of the City's longer term planning for this locality with a view to achieving the objectives of documents such as the Bollard Bullrush Landscape Masterplan and to provide for future roads between the wetland and private development.

A point has been included in the recommended resolution to this effect.

#### Parking

The applicant has confirmed that after construction of the building, a total of 70 staff and 870 students are anticipated to attend the school.

Table 3 of TPS2 prescribes parking requirements for various land uses. The following requirements apply to 'Kindergartens, Primary Schools, Secondary Schools':

- 1 bay to each person employed or 4 parking spaces, whichever is the greater.
- 1 bay to each member of teaching staff
- 1 bay to each member of teaching staff plus 1 bay to each rostered canteen worker.

There are currently 70 sealed and marked car bays provided on site. An additional 22 unmarked car parking bays are provided on compacted limestone base and gravel for over flow parking across the site.

The current parking arrangement complies with the number of car parks required for the total number of staff to be employed.

#### Setbacks

The setback of the building varies as the building features a curved façade and is angled away from the side boundary. At its closest point the building is setback 2.4m from the Primary Street boundary, being Bertram Road. The majority of the building is setback at 9.5m. The building is setback 7.2m from the north western side boundary at its closest point.

The subject lot slopes up towards Bertram Road. The proposed building will have a finished floor level consistent with the existing buildings at the front of the site (hall and church). The front façade of the building has a total height of 7.0m. The height of the building from natural ground level however, is approximately 6m. The total height of the rear portion of the building is 8.1m.

TPS2 does not prescribe any setbacks for the Development Zone and as such there are no applicable standards. In this regard however, the building design is seen to positively contribute to the amenity of the area. The design reduces the impact of building bulk to the street and adjoining property and as such the proposed setbacks are considered acceptable.

City Officers have also considered the setback in relation to future development on the adjoining property, Lot 670 Bertram Road and the likelihood that residential development will occur on this property. At present, the Local Structure Plan for this property is being considered by the Western Australian Planning Commission (WAPC) and no decision as to how the interface on the boundary would occur has yet been made by the WAPC.

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

Different options may apply with either a road at the boundary or possibly rear fences to the boundary. Under either scenario, City Officers consider the proposed setback of the senior school building as being sufficient. This is because the setback for the school meets the required setback of 6 metres otherwise required for privacy for residential development under the R Codes.

Amalgamation

The building is currently proposed over two separate lots (Lots 680 and Lot 5). A condition has been added for the lots to be amalgamated prior to the lodgement of the Building Permit.

Advertising

The proposal was initially advertised to the adjoining properties to the west and to five residential properties on the northern side of Bertram Road which face the development. The proposal was advertised from 20 February 2017 to 6 March 2017. No comments were received during this time.

On the day prior to the ordinary Council Meeting held on the 26 April 2017, it was brought to the City's attention that the owner of the neighbouring property to the west had not received an advertising letter from the City. The landowner has subsequently been provided with the opportunity to make a submission which was received on 4 May 2017. The landowner is objecting to the application for a number of reasons. Full details of the submission and the response of City Officers are detailed in Attachment H.

The main issues raised by the submitter and the City Officer response are as follows:

Validity of the Application

The submitter comments that the application was not signed by the State Government of Western Australia, being the owners of Lot 300 (Unallocated Crown Land). There are existing buildings, access roads and parking areas within Lot 300 and the validity of all existing development and building approvals issued by the City on Lot 300 is questionable. The City should request that all existing buildings, uses, etc. on Lot 300 form part of the application to enable the approval of these unauthorised buildings and an appropriate commensurate assessment of the fuller application should occur.

City Officer Response

An amended development application has been received which excludes Lot 300 and City Officers are satisfied that the application can now be determined. City Officers do not consider that previous approvals over Lot 680 and Lot 300 should affect this application and in any event, the City does not determine the form of the application. The applicant has only applied for approval of secondary school building extension.



**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

**Referral of the application to government agencies and the inclusion of additional development conditions**

The submitter considers that the application should have been referred to the Environmental Protection Authority (EPA), Department of Water (DoW), Department of Fire and Emergency Services (DFES) and Department of Parks and Wildlife (DPAW) for various reasons relating to proximity to wetland, groundwater, water management and fire.

**City Officer Response**

The proposed development is for a senior school building located at the very northern section of Lot 680 which is within an area which already contains development. City Officers do not consider that referral to these agencies is required as the impacts of this development do not merit their referral. For instance, the wetland is approximately 280m from the proposed building and the development of the additional senior school building does not impact on the wetland.

City Officers have however noted the submitters reference to adequate separation to groundwater and the potential for acid sulphate soils and have added an additional condition to address groundwater separation, and, a footnote to the recommendation for approval requiring that acid sulphate soils be considered at the building permit stage.

**Masterplan for Kings College**

The submitter comments that Masterplan for King's College lodged as supporting information with the application is inconsistent with the future use of the surrounding land, does not illustrate the location of a 3,000 seat auditorium, relies on vehicle access from the adjoining properties and is proposed over land that is not identified as a school site under the planning framework. The submitter argues that approval of the application would be a tacit acceptance of the Master Plan.

**City Officer Response**

As noted previously, the Masterplan does not have any statutory effect or status. Any determination under this application should not be construed as support or objection towards the Masterplan. City Officers will discuss further with the owner of Lot 680 how the City's longer term planning for this locality will be achieved to meet the intent of documents such as the Bollard Bullrush Landscape Masterplan and the need for future road connections.

**Conclusion**

City officers have assessed the development on its merits and consider the proposal to be consistent with the existing development on the site.

**LEGAL/POLICY IMPLICATIONS:**

For the purpose of Councillors considering a financial or impartiality interest only, the landowner is El Shaddai Kwinana Christian Fellowship INC and the applicant is Lantern Creative Pty Ltd.

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

**FINANCIAL/BUDGET IMPLICATIONS:**

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

**ASSET MANAGEMENT IMPLICATIONS:**

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

**ENVIRONMENTAL IMPLICATIONS:**

There are two trees proposed to be removed in the proposed location of the building.  
There are no other environmental impacts.

**STRATEGIC/SOCIAL IMPLICATIONS:**

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

**COMMUNITY ENGAGEMENT:**

The proposal was advertised to the adjoining property to the west and to five residential properties on the northern side of Bertram Road which face the development. The proposal was advertised from 20 February 2017 to 6 March 2017. No comments were received during this time.

Prior to the ordinary Council Meeting held on the 26 April 2017, it was brought to the City's attention that the owner of Lot 670 Bertram Road had not received a letter advertising the application from the City. Subsequently, City Officers referred the application to the neighbouring property owner to review the application and provide comment. A submission against the proposal was received on 4 May 2017.

**RISK IMPLICATIONS:**

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

Risk Event	Applicant lodges right of review to the State Administrative Tribunal
Risk Theme	Failure to fulfil statutory or compliance requirements

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Accept - do nothing, accept its full impact
Response to risk treatment required/in place	No risk treatment required
Rating (after treatment)	Moderate

**COUNCIL DECISION**

486

**MOVED CR P FEASEY**

**SECONDED CR B THOMPSON**

1. That Council approves the additions to the Educational Establishment (Senior School Building) proposed on Lot 680 (170) Bertram Road, Wellard subject to the following conditions and advice notes:
2. **CONDITIONS:**
  - 2.1 The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
  - 2.2 All existing and proposed trafficked routes and vehicle parking areas within the subject lot being sealed and drained to comply with City of Kwinana Trafficable Area Specifications to the satisfaction of the City of Kwinana.
  - 2.3 Landscaping areas, vehicle parking spaces, accessways and all other details as provided on the development plans are to be installed prior to occupying the proposed development and maintained thereafter by the owner/occupier to the satisfaction of the City of Kwinana.
  - 2.4 A detailed Landscaping Plan which outlines the proposed species and densities of plants to be used at the time of planting together with the anticipated height of each plant at maturity, spacing of each species and location of existing vegetation, the use of mature/advanced species between the existing security fence and the Bertram road boundary/verge, and the proposed reticulation layout is required to be submitted to the City of Kwinana for approval prior to lodgement of a building permit. The landscaping plan shall be implemented to the satisfaction of the City within 60 days of the practical completion of construction.
  - 2.5 All vehicle parking to be accommodated within the boundaries of the subject lot.
  - 2.6 Lots 5 & 680 Bertram Road are to be amalgamated into a single lot prior to occupancy of the Senior School Building.

**15.1 APPLICATION FOR ADDITIONS TO AN EDUCATIONAL ESTABLISHMENT (SENIOR SCHOOL BUILDING) – LOT 680 (170) BERTRAM ROAD, WELLARD**

- 2.7 Stormwater drainage from roofed and paved areas to be contained and disposed of on-site.
  - 2.8 The applicant shall implement dust control measures for the duration of site works and construction works and for the ongoing operations of the site to the satisfaction of the City of Kwinana.
  - 2.9 The development being connected to a reticulated deep sewer to the satisfaction of the Water Corporation.
  - 2.10 The development shall ensure it achieves an adequate separation from the highest known groundwater level to the satisfaction of the City of Kwinana.
  - 2.11 This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
3. **ADVICE NOTES:**
- 3.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
  - 3.2 Should the applicant be aggrieved by the decision or any condition imposed, then a right of review may be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
  - 3.3 The applicant is further advised that this conditional development approval is not a building permit giving authority to commence construction. Prior to any building work commencing on site, a Building Permit must be issued and penalties apply for failing to adhere to this requirement.
  - 3.4 The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to, the Environmental Protection Act 1986 and Regulations, Health (Miscellaneous Provisions) Act 1911 and Regulations, and the National Construction Code.
  - 3.5 The applicant is advised to submit a Form 1 & 2 to the City's Environmental Health Department for the construction of a public building.
  - 3.6 As the site has been identified as being located within a "High to Moderate" acid sulphate soils risk area, prior to the commencement of site works the applicant is advised to liaise with the Department of Environment Regulation in regards to the appropriate Acid Sulphate Soils management measures to be implemented (if any) in respect to this development.
4. Approval of this application should not be construed as support towards the Masterplan submitted by the applicant for the school for Lot 680. City Officers will discuss further with the owner of Lot 680 the City's longer term planning for this locality with a view to achieving the objectives of documents such as the Bollard Bullrush Landscape Masterplan and the need for future road connections through the landholding.

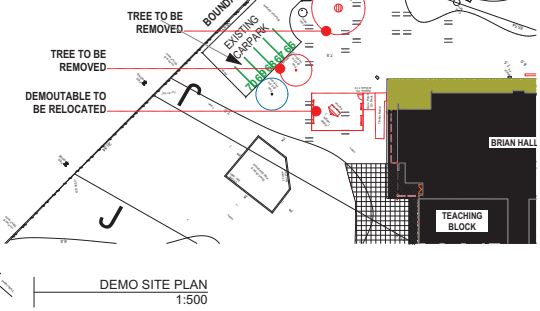
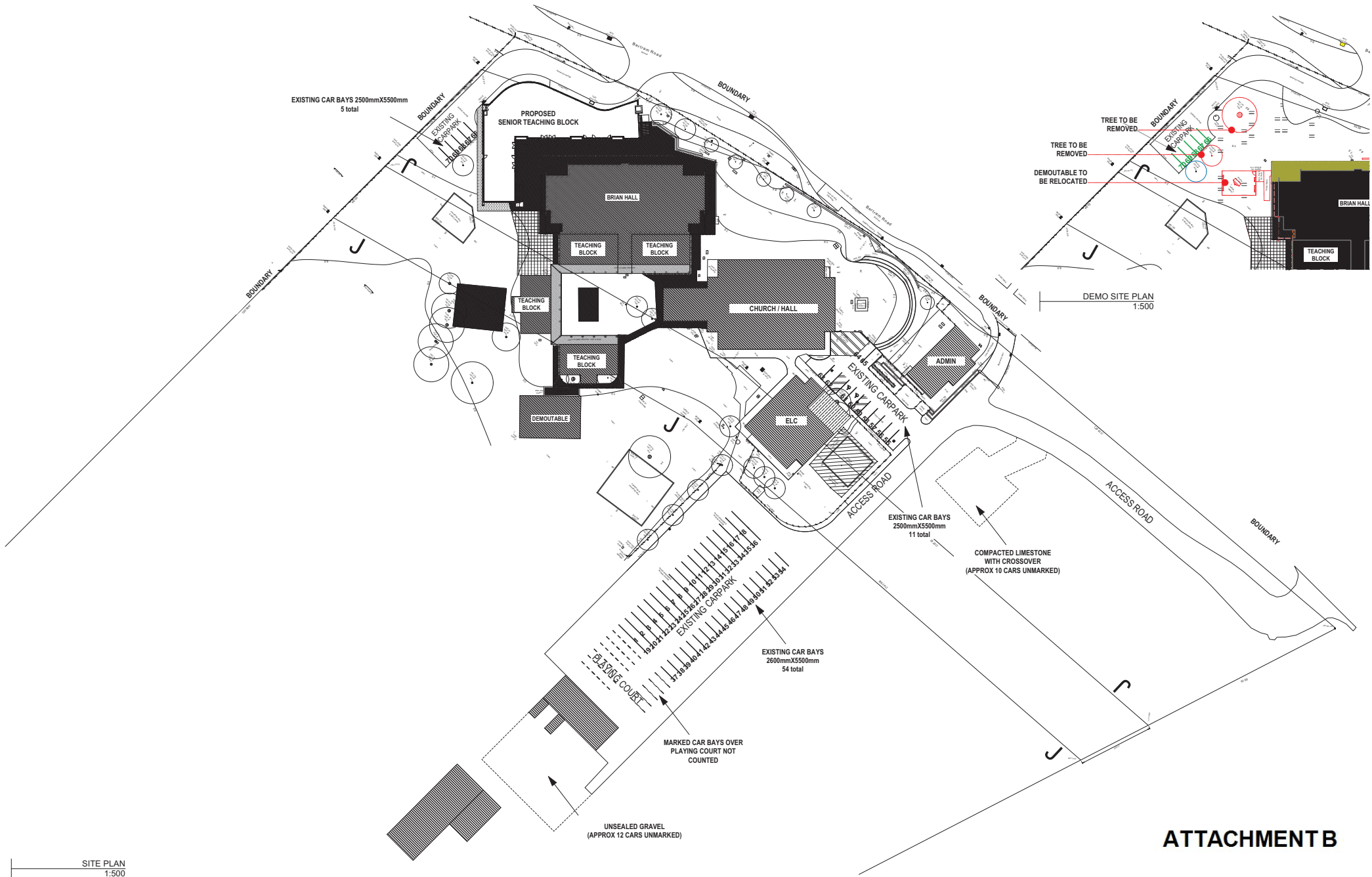
CARRIED  
6/0

NOTE – That the officer recommendation has been amended at condition 2.6 to state 'prior to occupancy' rather than 'prior to the lodgement of a building permit'









ATTACHMENT B

**LANTERN**  
CREATIVE  
pty ltd

Address: 20 / 35 South Terrace Fremantle Western Australia 6160 Australia  
P: +61 8 9435 8775 | E: info@lanterncreative.com.au |  
W: http://www.lanterncreative.com.au/

**GENERAL NOTES**

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT ARCHITECT AND INSTRUCTION ISSUED.

2. ALL INFORMATION OF MATERIALS TO BE IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS & RELEVANT S.A.A. CODES & STANDARDS INCLUDING AMENDMENTS.

3. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.

4. DO NOT SCALE DRAWINGS.

5. THIS DESIGN IS COPYRIGHT & SHALL NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

6. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH STRUCTURAL DETAILS & DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT AND INSTRUCTION ISSUED.

REV	DESCRIPTION	DATE	NAME	CHK BY
B	UCA NOTE REMOVED	01/09/17	LS	CM
A	ISSUED FOR DA	15/12/16	LS	CM

**LEGEND**

AS - AUSTRALIAN STANDARDS  
CFC - COMPRESSED FIBRE CEMENT SHEET  
CH - COAT HOOK  
CL - CENTER LINE  
CS - CLOAK STOP  
DWG - DRAWING  
EF - EXHAUST FAN  
EQ - EQUAL DISTANCE  
FW - FLOOR WASTE  
GR - GLASS FACED RENDER  
MR - MIRROR

NOM - NOMINAL  
PB - FLUSH PLASTERBOARD  
PTD - PAPER TOWEL DISPENSER  
RWP - RAIN WATER PIPE  
SD - SOAP DISPENSER  
SE - STRUCTURAL ENGINEER  
TRH - TOWEL ROLL HOLDER  
TYP - TYPICAL  
US - UNDER SIDE  
W - WASHING MACHINE  
WC - WATER CLOSET  
WT - WASH TROUGH  
SHR - SHOWER

**LEGEND**

BRICKWORK  
INSULATION AS SPECIFIED  
CONCRETE

PROJECT NAME:  
**TKK - NEW SENIOR BUILDING**

CLIENT:  
**THE KING'S COLLEGE**

170 BERTRAM ROAD WELLARD WESTERN AUSTRALIA 6170 AUSTRALIA  
WELLARD, 6170  
P: (08) 9411 4100 | E: Tarryn.F@thekingscollege.wa.edu.au

SITE:  
170 BERTRAM ROAD WELLARD WESTERN AUSTRALIA 6170 AUSTRALIA

DRAWING TITLE:  
**SITE PLAN**

REVISION NO:  
B

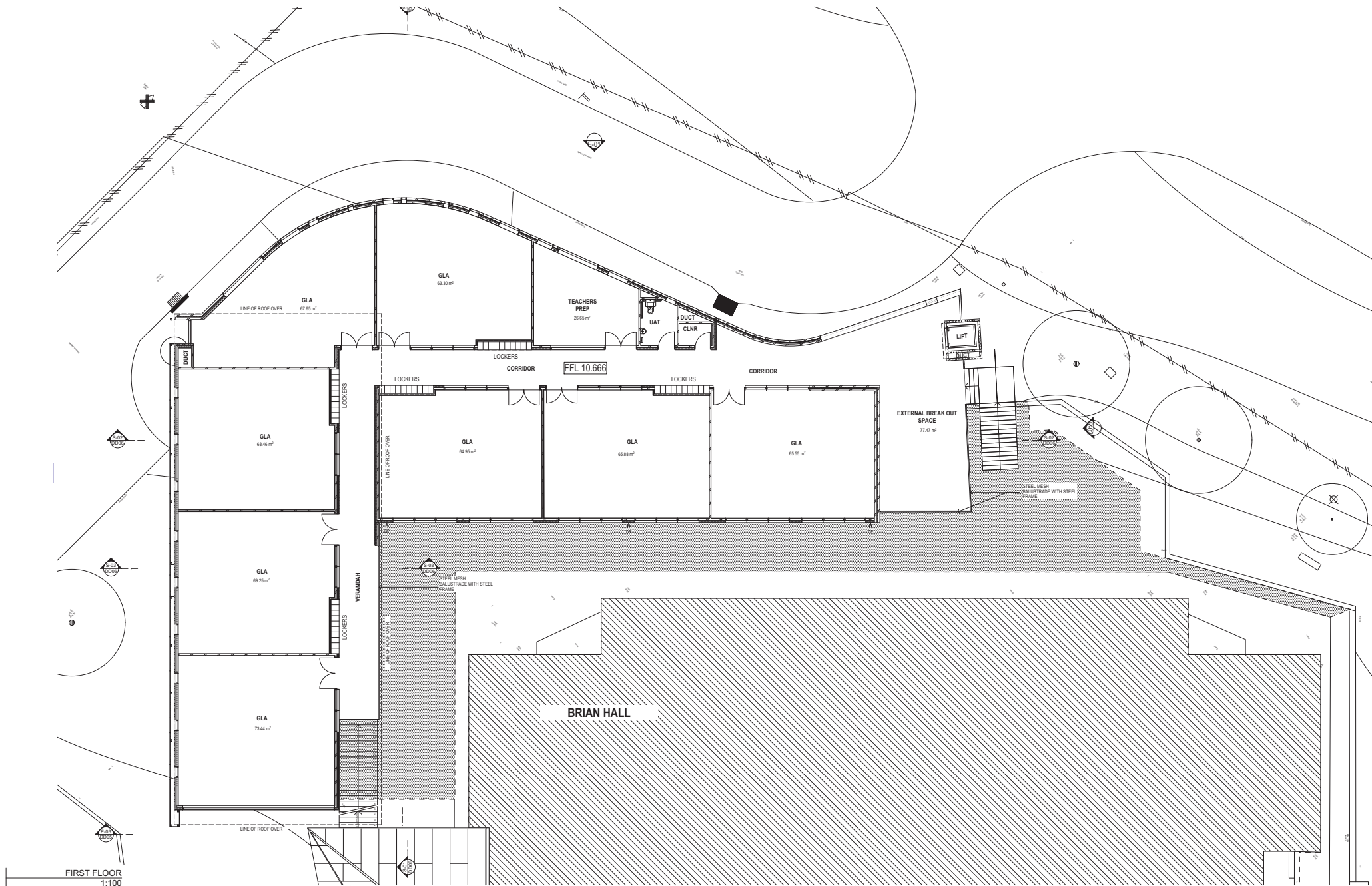
DRAWING NO:  
DD01

DRAWN BY:  
LS

CHECKED BY:  
CM

PROJECT NO:  
166

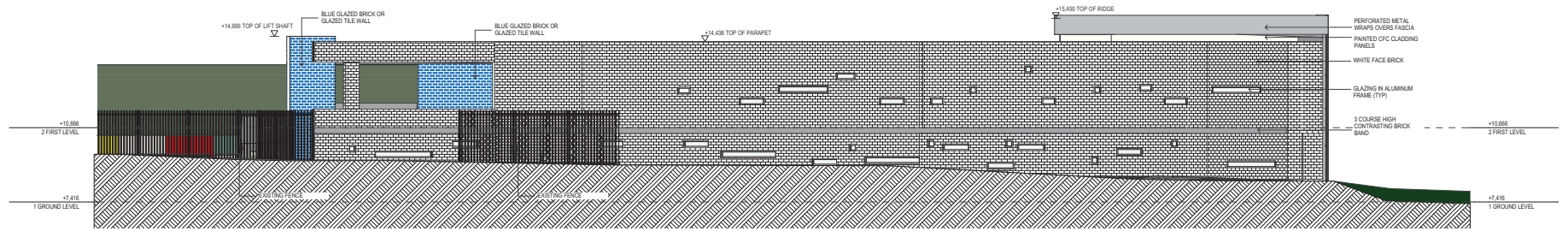




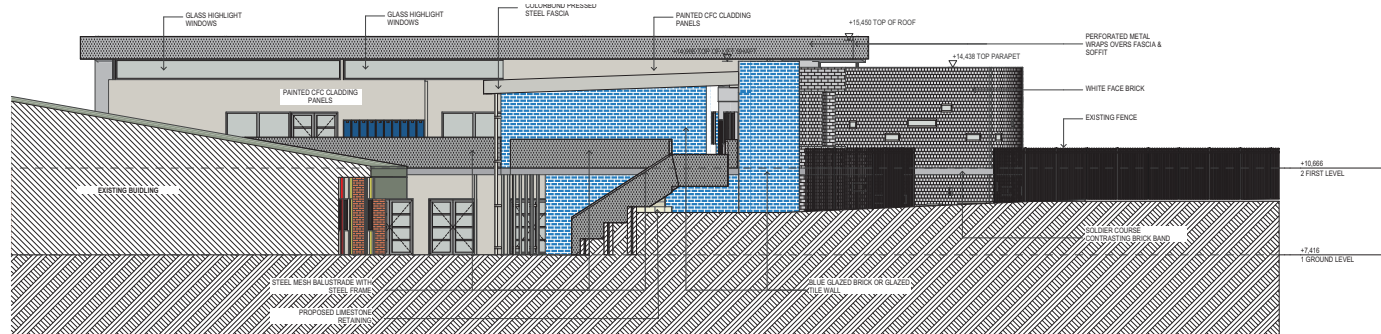
REV NO	DESCRIPTION	DATE	NAME	CHK BY
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A	ISSUED FOR DA	15/12/16	LS	CM



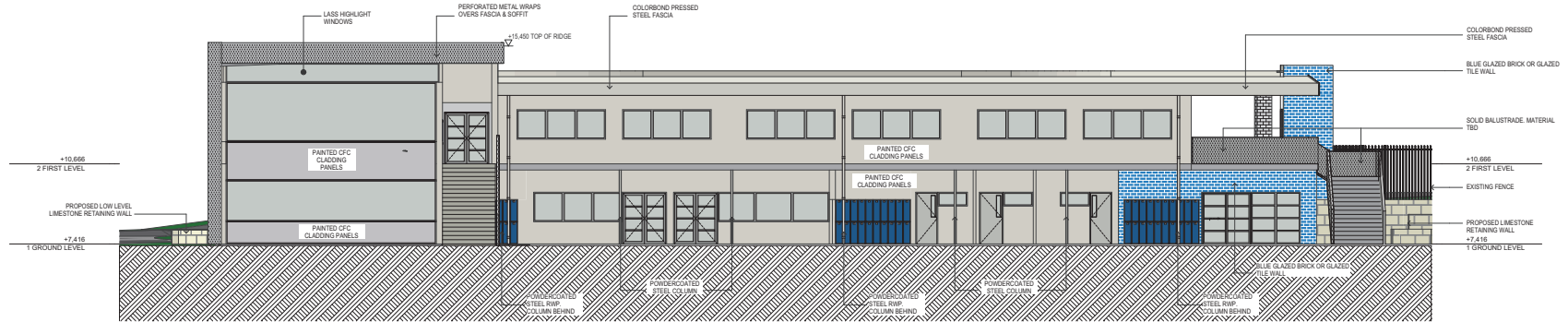




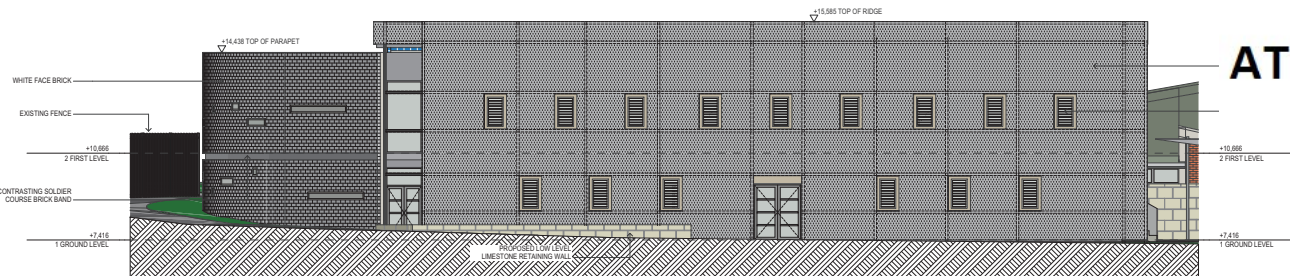
E-01 NORTH ELEVATION  
1:100



E-02 EAST ELEVATION  
1:100



E-03 SOUTH ELEVATION  
1:100



E-04 WEST ELEVATION  
1:100

## ATTACHMENT E

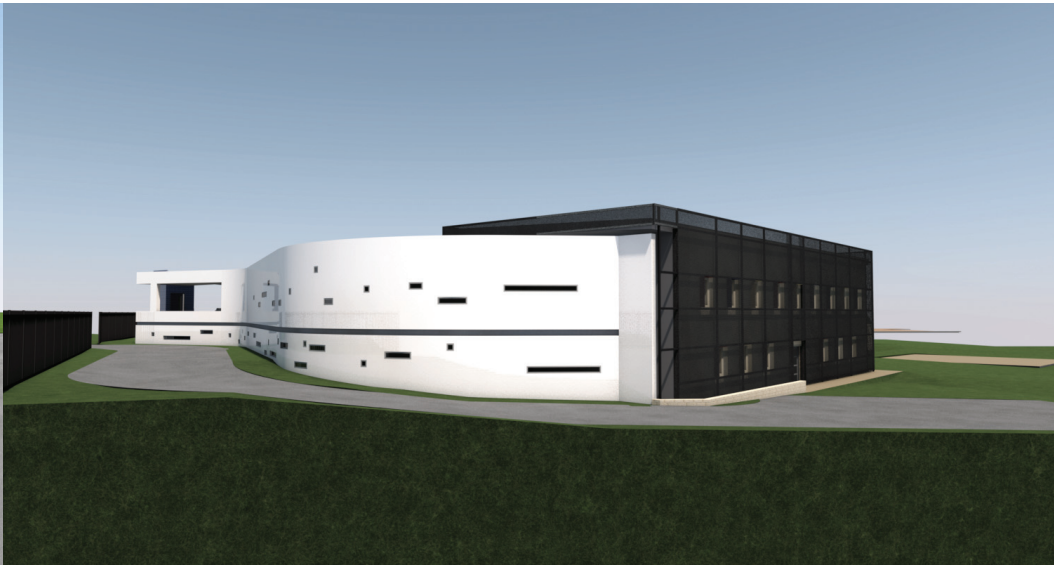
### GENERAL NOTES

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6. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL NOTATIONS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE SUPERINTENDENT ARCHITECT AND INSTRUCTION DROUGHT.

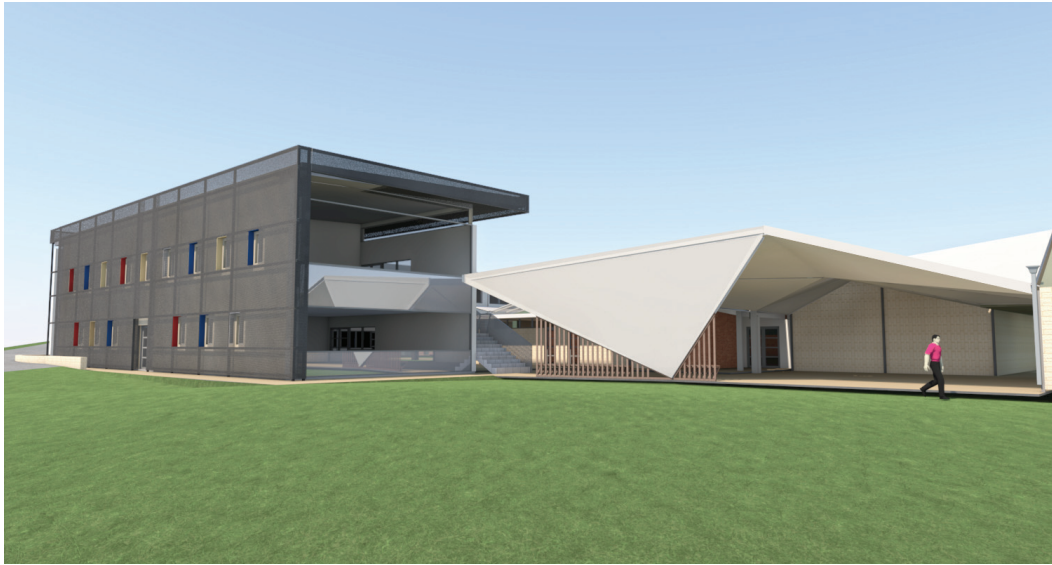
REV	DESCRIPTION	DATE	BY	CHECK BY
A	ISSUED FOR DA	15/12/16	LS	CM



VIEW FROM BERTRAM ROAD LOOKING WEST



VIEW FROM BERTRAM RD LOOKING EAST



VIEW LOOKING NORTH EAST



NEW COURTYARD

REV	NO	DESCRIPTION	DATE	BY	CHECKED BY
A	1	ISSUED FOR DA	15/12/16	LS	CM

THE KING'S COLLEGE

# MASTERPLAN

ISSUE	DATE
A	FEBURARY 2015
B	NOVEMBER 2016

 **ANTERN**  
CREATIVE  
pty ltd

**ATTACHMENT G**



“go up the mountain,  
and bring wood,  
and **build** the house;  
and I will take pleasure in it,  
and I will be glorified,  
says the Lord”

Haggi 1:8

This Master Plan has been prepared by Lantern Creative in collaboration with The King's College.

We wish to acknowledge the key stakeholders, their encouragement and contributions.

November 2016

## A MESSAGE FROM THE PRINCIPAL

---



For nearly 30 years, The King's College has guided students to develop strong academic foundations, a passion for learning and a commitment to doing life as a vital member of the wider community. The King's College has evolved from its humble beginnings in 1986, when it was established by Pastors Gerry and Maureen McCoy at Sloan's Cottage, a National Trust building in Leda.

The school then moved to a building in Medina in 1987, where facilities were shared with Freeway Church. In 1991, The King's College moved to its present location in Wellard. The property the school is now on spans twenty six acres, providing ample room for school growth.

A walk back through time shows that The King's College has embraced changing times, while still retaining its fundamental Christian values. As we continue to grow, the challenge for us as a school community is to provide relevant learning environments for the future. This Master Plan provides an important foundation through which the College can provide quality educational opportunities and facilities – a unique environment where every student has the opportunity to realise their God-given potential, passions and purpose in life.

The King's College is grounded in active, faith-based Christian values and is dedicated to the holistic development of every student. Our proud heritage and partnership with Freeway Church, work together to continue the strong commitment we have to providing quality Christian education in the wider communities of Kwinana and Perth. Together, let us continue to build on what has already been achieved by those who have gone before us, to provide the best possible opportunities for all our students, both present and future.

Mr. Aaron Guppy  
Principal



# CONTENTS

PURPOSE + PROCESS	01
PROJECTED GROWTH	03
CURRICULUM + EMERGING TRENDS	05
EXISTING CONDITIONS	07
THEMES	11
PROGRAM	13
IMPORTANCE OF DESIGN	17
ARCHITECTURAL DESIGN STRATEGIES	19
LANDSCAPE DESIGN STRATEGIES	21
CIRCULATION SOLUTIONS	23
EXTERNAL SPACES	25
LAND OWNERSHIP	27
IMPLEMENTATION STAGES	29
FUTURE FACILITIES	31
FINANCE + MAINTENANCE	35

# PURPOSE + PROCESS

A Master Plan is a visionary document that synthesises many diverse considerations with a strategic and structured approach. It provides insight to the challenges faced by time and growth; identifying current priorities and projected changes in educational curriculum, required facilities, funding and governing policies. Implemented in a timeline of deliverable stages, it is a long term investment to establish a design program for consistency, without inhibiting the flexibility of future creative design.

The process is led by experienced professionals with a wealth of knowledge in facility planning, ensuring informed decisions are made to enable the school to realise the potential of the site. Embodying an understanding of core educational and religious values, the master plan strives to assist each diverse and individual student in achieving their potential excellence, as well as to provide relevant resources for the staff and wider community.

“a long term  
investment  
to establish a  
**design program**  
for consistency”





DEFINE  
THE SCOPE



DISCOVER  
THE OPPORTUNITIES



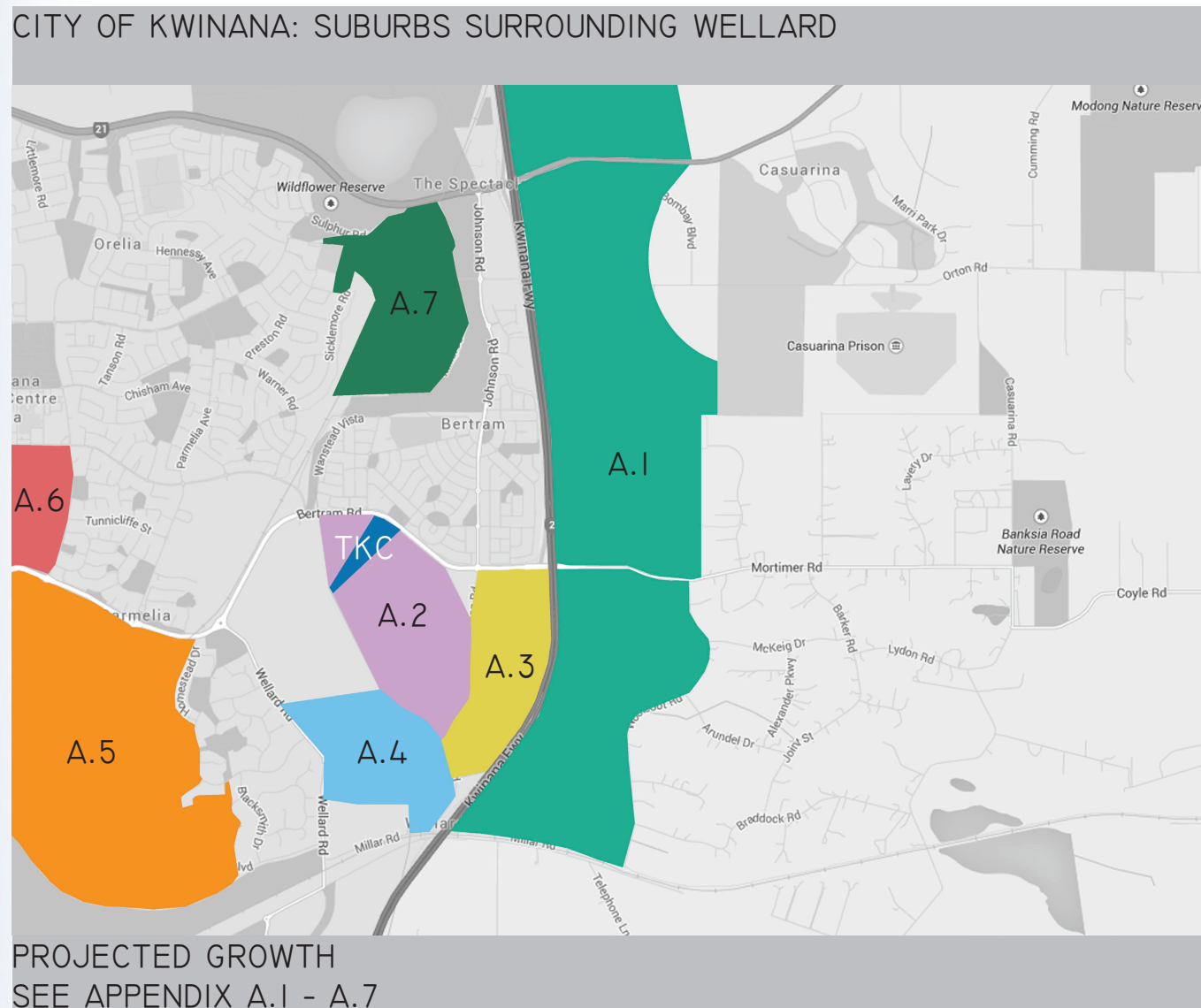
DESIGN  
THE ELEMENTS



DELIVER  
THE VISION



# PROJECTED GROWTH





# CURRICULUM + EMERGING TRENDS

The King's College is an Independent Christian School that follows an authentically Christian practice of education. Embedded values include the acceptance of others and connecting with the community, which are important to develop lifelong friendships, and the foundations for young people to enter society. Developing an effective Master Plan in coordination with the current curriculum and emerging trends provides the support for each diverse individual of The King's College to reach their personal standards of excellence.

Australia is leading the UK and US in student enrolment and in the quality of primary and secondary education. The implementation of effective design that is responsive to changes in the education system, including a growing emphasis on interdisciplinary, flexible and adaptable spaces, is integral to continued educative success. The King's College Master Plan suggests open and dynamic learning environments capable of supporting a variety of teaching pedagogies, and accommodating individual and collective learning of critical thinking, communication, curiosity and creativity. The aim is for students to have a positive schooling experience; emerging with optimistic visions of the future, capabilities to adapt to rapid social and economic change, a commitment to lifelong learning, and skills and knowledge that enable them to participate in society.

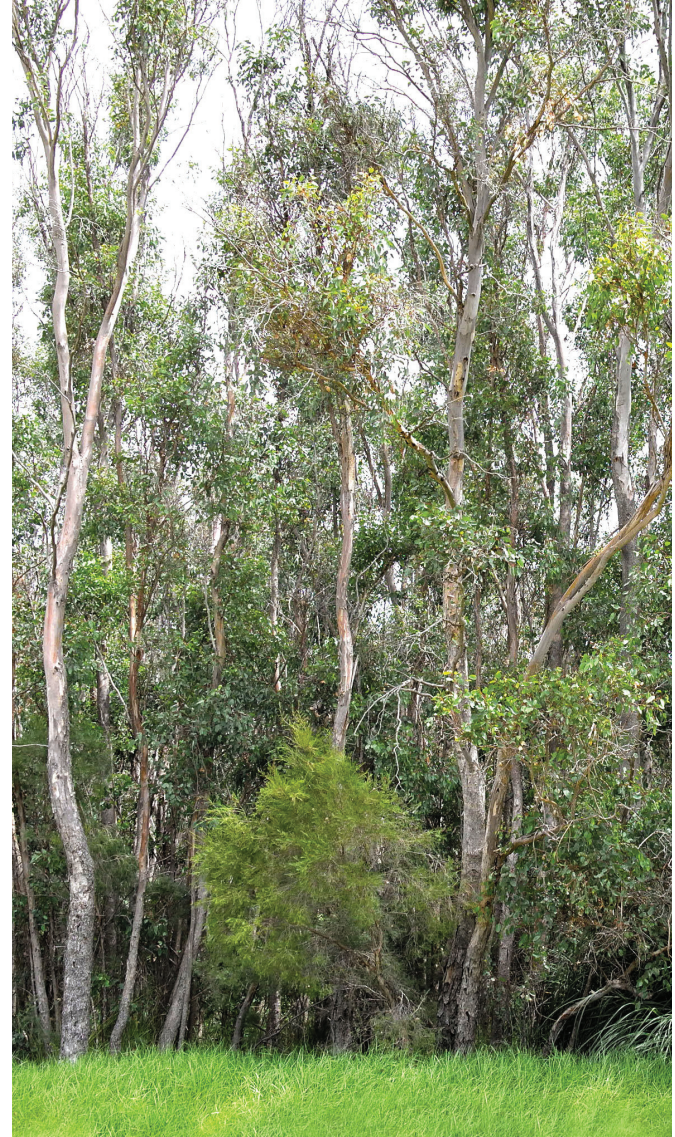
Advancement in technology is a major driver of change, with implications for education and design. Australia is currently behind the UK and US in terms of internet access and the availability of the latest technologies, but with the rapid and continued increase of digital media and social networks, the potential for growth is exponential. For current and future student generations, online information sharing from the trivial, to important ideas is a common lifestyle; this social nature is a key trend that will influence future learning. Access to information technologies invites students to self-learn, as well as collaborate efficiently, creating a collective intelligence. Technology also provides the ability to connect with resources beyond the classroom, creating global awareness, promoting acceptance of other cultures, and access to international experts. In a time with access to vast quantities of information, a critical issue in teaching has become a student's ability to discernibly synthesise this overwhelming incoming knowledge. Due to the changing form and function of research facilities and learning environments, the development of an integrated technology infrastructure plan is integral to design, for fluid upgrading and reducing costs.

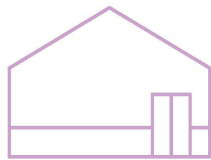






# EXISTING CONDITIONS





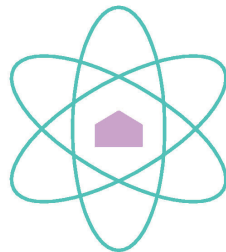
## HISTORY

Heritage identifies places, landscapes and objects as well as their historical context which helps us to connect with the past, create an identity and create a path for the way forward. Heritage plays an important role in helping one understand themselves and their community.

This site is associated with the early settlement of the Wellard area, which attracted a number of settlers to the area during the 1920s and 1930s. The area was a part of the Peel Estate drainage project which involved draining lowland swamps to reveal more fertile soil for farming than the surrounding dry land could provide.

Due to formerly existing as a farm, the site has suffered from some clearing as well as grazing. Vegetation has regenerated in recent years in the central part of the wetland as stock has been less frequently permitted to graze the wetland. There is a dense growth of paperbarks and flooded gums in the wetland area with bulrushes appearing in the very wet areas.

Since its 1986 establishment, by Pastors Gerry and Maureen McCoy, The Kings College has significantly grown from its humble beginning located in an original settler's dwelling named Sloan's Cottage, to its current ample acreage.



## STRUCTURE + FUNCTION

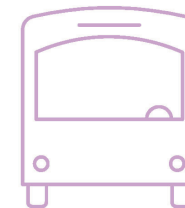
School structure describes the major buildings and the recreational open space uses and functions. They define what goes on within the school and determine where certain activities take place and how people utilise the school grounds. Consideration should be put into creating axes and a building hierarchy and rationale

The King's College current layout adequately serves the school in terms of the space required to cater for the school's current student numbers but will not effectively support a larger or growing student population with the need for increased facilities and infrastructure.

The early learning center was quite disconnected from the other school buildings. Reconnecting it to the rest of the school has taken place through the removal, relocation and renovation of the old shed building into the new administration building.

The auditorium and the buildings which house primary and secondary students are arranged around a small rectangular courtyard. This layout, whilst being intimate and suitable for its current use and capacity, is not conclusive for future cohesive expansion.

In plan the major buildings are not aligned to a particular grid and do not utilise the full potential capacity for the site. The current building stock is internally focused. There exists potential, with the proper enhancement and strengthening of the existing structures, to open up the school and take full advantage of the entire school's site.



## CONNECTIONS

Pedestrian, cyclist and vehicular movement across the school grounds are important components of its effectiveness as a place. Issues such as entrances, circulation and parking arrangements, as well as provision for public transport are key considerations to linking elements within the school and with the wider community. These elements need careful consideration, planning and ongoing review.

There currently exists separate entry and exit points for the school off Bertram Road. The entrance driveway approaches the new administration building directly and will become a clear focus for visitors to the school.

Access for pedestrians and cyclists is not clearly defined at the entry of the school grounds. This creates a confusing and potentially unsafe environment for users.

Pedestrian paths around the school connect each building to one another. The pedestrian circulation around the school grounds has been opened up by the removal of The Shed building. Way finding should be clearly determinable.

Circulation is an important aspect to the character of The King's College and its functions. Student safety and navigation through the school grounds must take priority in future planning.





“enhance  
the existing  
strengths,  
and **discover**  
the potential  
opportunities”



## ARCHITECTURE

The way school buildings are organised in the landscape defines much of how users interact with a site. Buildings are what provides a school with its identity as well as its functionality. Schools are recognisable by landmark buildings which assist in establishing the character, visual environment, orientation and place making of the site.

The King's College is characterised by generally low rise (single storey) buildings which are visually consistent. All buildings are dominated by limestone which occasionally incorporates red brick, and green steel roof sheeting. Although the school speaks the same visual language in terms of building material and form, it doesn't express a language which elevates The King's College to the next level in the market place.

The most recent building to be completed on site is the Bryan Hall building, completed as a part of the BER.

The most dominant building on site is the auditorium, in closest proximity to Bertram Road. Although this is the largest building at The King's College it does not serve well as a landmark building from the street.

The oldest building on site is The Shed which is linked back to its early history as a farm. The removal, renovation and relocation of this building will enhance the school's street presence and act as a proud landmark building, which celebrates the important history of the school's heritage. It will become a building of value that can act to navigate the architectural language for future development at the school.



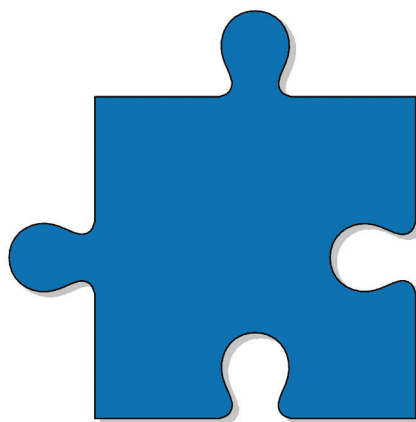
## LANDSCAPE

Landscape plays an important role in helping to create the distinct identity and brand. Trees, vegetation, topography, views and connections to natural areas as well as the urban environment are all vital elements that help create that sense of place and identity for a school.

The King's College sits on approximately 26 acres of land. The school sits below the level of Bertram Road and the grounds slope gently to the south where the wetlands of the Bollard Bulrush Swamp are located, which exists as a part of the Beelie Regional Park.

There are a few trees of various types scattered across the school site, with a few small pockets of garden area. The grounds resultantly feel open and expansive. The hierarchy of space is not clearly defined, but there exists an opportunity to create areas of interest and vitality throughout the landscape. London plane trees have recently been planted along the school grounds' perimeter and entrance driveway.

The landscape creates a memorable setting for the school and consideration should be given to how this can be implemented throughout the school to ensure the site's sense of place and The King's College brand are enhanced and used to full capacity.

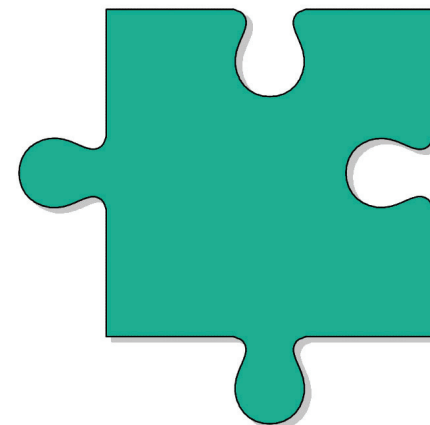


## IDENTITY

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Achieve a coherent design language to strengthen the essence of place and provide a welcoming and memorable experience

Create a sense of unity and integration

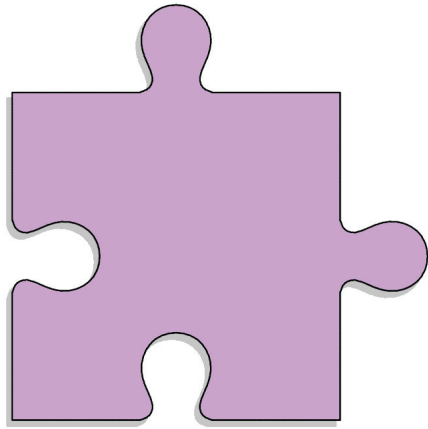


## SUSTAINABILITY

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Embody low maintenance, passive design principles and establish renewable energy sources, in recognition of environmental responsibility

Set a precedent for sustainability in the surrounding community, to promote awareness and meaningful change

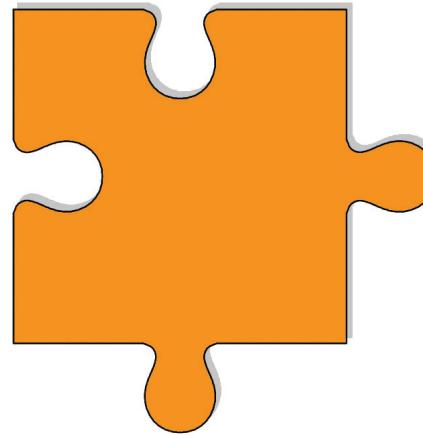


## EDUCATE

---

Provide engaging and stimulating facilities, that encourage curiosity and the advancement of knowledge, to achieve academic and personal excellence

Create spaces that are flexible, and can adapt to present and future educational programs



## ACTIVATE

---

Promote positive social interaction between students, staff and administration for a quality educational experience

Create more visible, open and accessible spaces, with opportunities to connect the school to the local community

Engage mixed-use, cross-disciplinary spaces, bringing together diverse knowledge and ideas

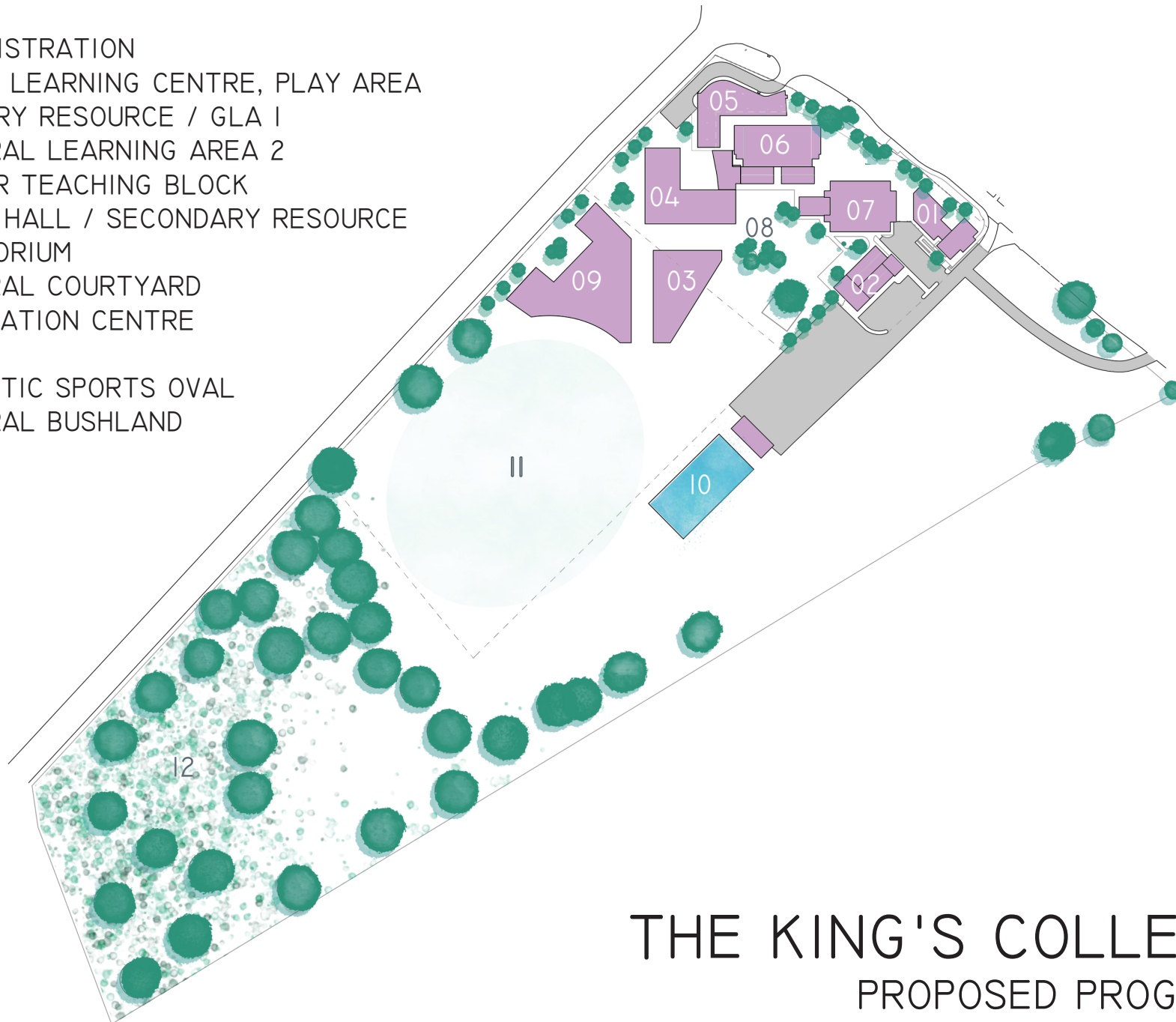
Improve way finding and convenient transport connections

“fundamental principles that **drive change** and guide thoughtful development”

# PROGRAM



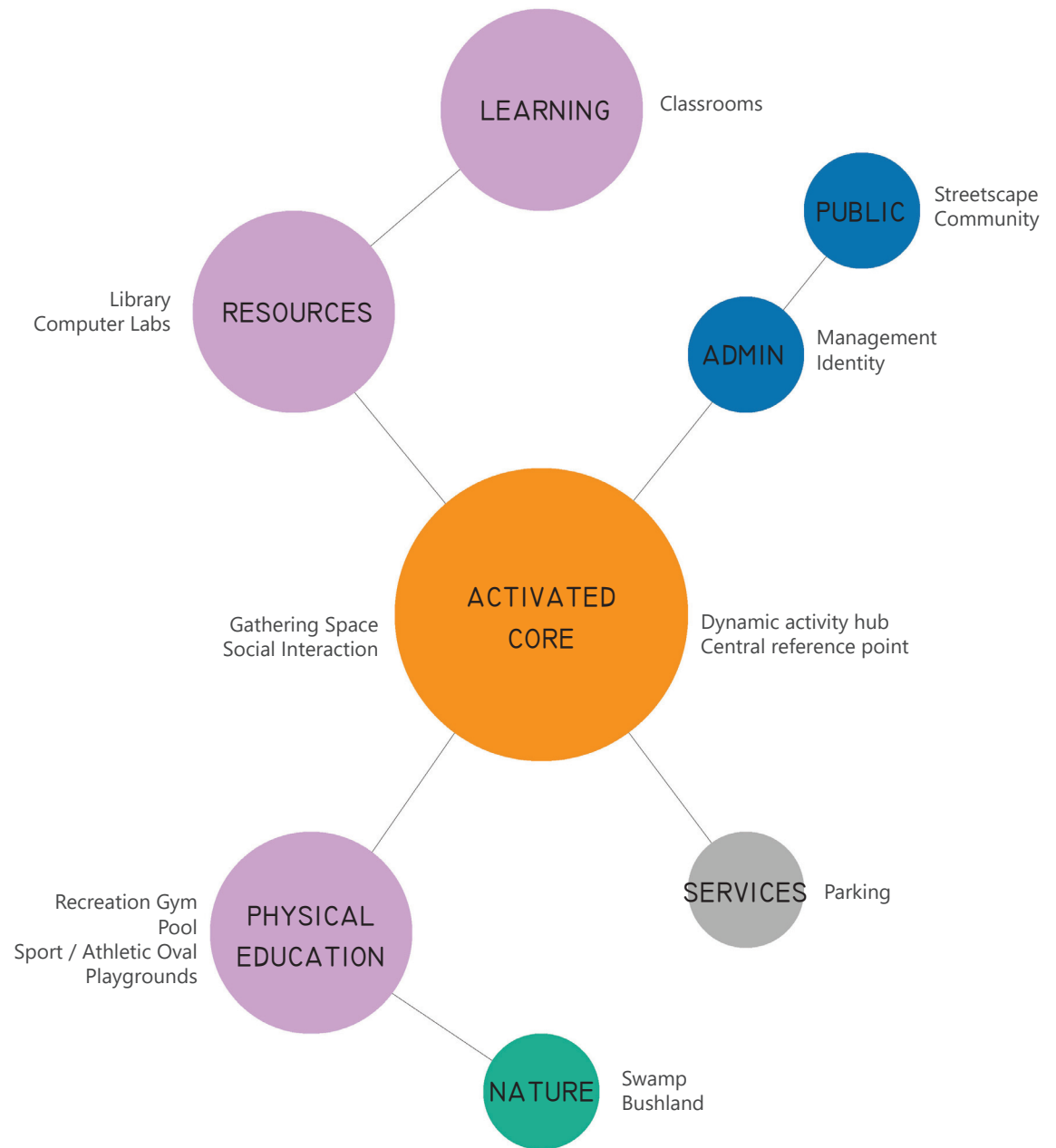
- 01 ADMINISTRATION
- 02 EARLY LEARNING CENTRE, PLAY AREA
- 03 PRIMARY RESOURCE / GLA 1
- 04 GENERAL LEARNING AREA 2
- 05 SENIOR TEACHING BLOCK
- 06 BRIAN HALL / SECONDARY RESOURCE
- 07 AUDITORIUM
- 08 CENTRAL COURTYARD
- 09 RECREATION CENTRE
- 10 POOL
- 11 ATHLETIC SPORTS OVAL
- 12 NATURAL BUSHLAND

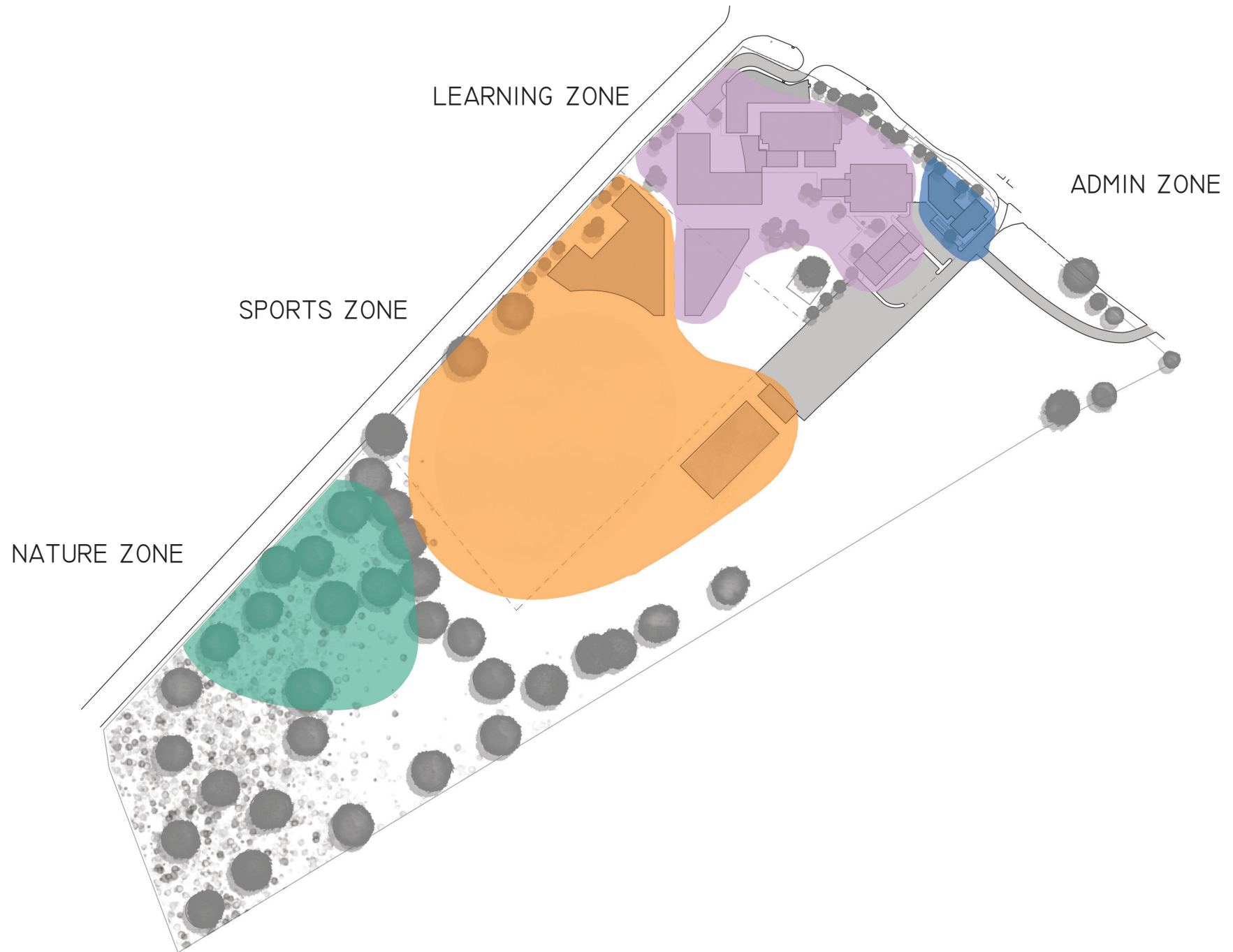


# THE KING'S COLLEGE

## PROPOSED PROGRAM

“strategic site planning and allocation, to meet quantitative space needs, establish an effective circulation network, and encourage the integration of key functional components”





# IMPORTANCE OF DESIGN

## INDIVIDUALITY

Designing and implementing learning experiences that not only achieve common curriculum outcomes but also cater for the learning needs, styles and preferences of their students.

### Function

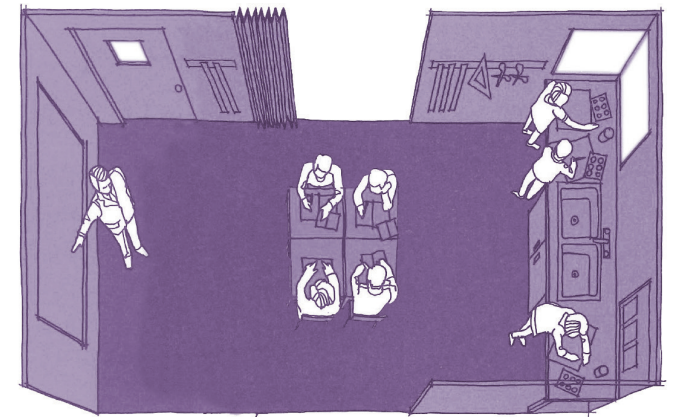
- diversity of available spaces
- adaptable uses
- spaces varying in appearance

### Flexibility

- movable furniture
- size and shape of rooms
- students prefer softer forms to progressively more structured, larger and flexible spaces as they get older

### Choice

- varying learning spaces for choice
- allow for students to have personalised spaces
- create a sense of identity



## ENVIRONMENT

The interior environment is an important consideration when designing spaces for learning. By harnessing the positive aspects of outdoor conditions we can aim to ensure users are comfortable and an environment is created which nurtures the elements required for students to focus and perform.

### Light

- increase natural light
- reduce glare and shadow
- artificial task lighting

### Acoustics

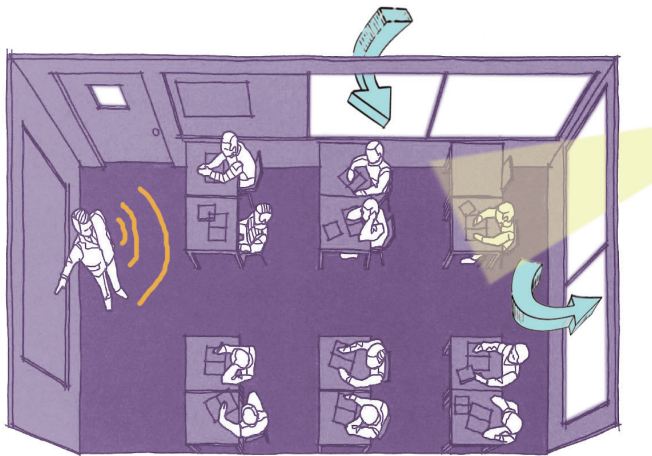
- deflect background noises
- increase focus and listening

### Temperature

- maintained at a comfortable level

### Air Quality

- increasing ventilation and maintaining air movement
- removing humidity and odours



## STIMULATION

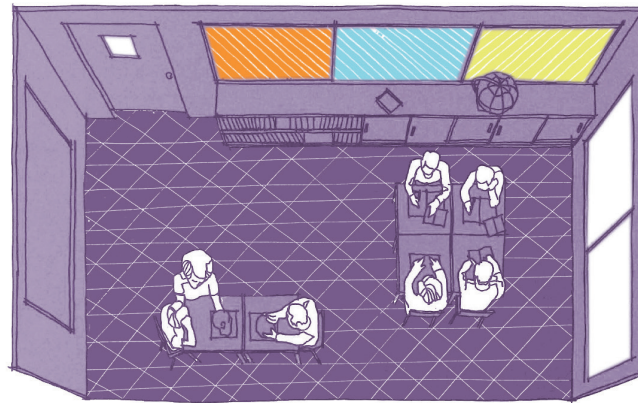
Accompanying the detail of design elements for general needs there is also a need to consider the level of stimulation which is appropriate for given situations. The level of diversity for these elements varies depending on the particular use of the space, and also considers the age requirement of the occupants.

### Colour

- different ages respond to different colour
- different colour for varying tasks
- certain colour can encourage emotion
- varying colour for internal and external environments

### Texture

- complexity in surfaces
- display surfaces
- soft floor surfaces



There exists a proven relationship between the physical characteristics of learning spaces and educational outcomes. Innovative design assists students and teachers to achieve the best possible results, now and in the future. Teachers are pivotal in a child's development, and it is important to recognise the complex and varied nature of their work. Many pedagogies are engaged across the numerous subject fields, each adapting to individual and collective learning, in a framework aligned with The King's College key initiatives. Carefully designed spaces can provide support for teachers, with the potential to adapt to a growing student population and the evolving curriculum. Quality design encourages student focus, stimulation and interaction, contributing to an engaging, positive learning culture.

To create and implement effective design, professionals with an advanced understanding of the function and experience of space are employed. Tasked with decision making and solving complex problems related to teaching and student learning, they form a thoughtful and consistent design, embodied with the school's values. Extensive data related to mental and physical health in built spaces has been collected since the area of design science emerged in the 1930's. The ongoing collective knowledge has formed design principles, which are generic in nature, but when applied contextually, can enhance the human experience. In understanding the importance of considered design, The King's College has taken a valuable step towards enabling their students to achieve their full potential.



# ARCHITECTURAL DESIGN STRATEGIES

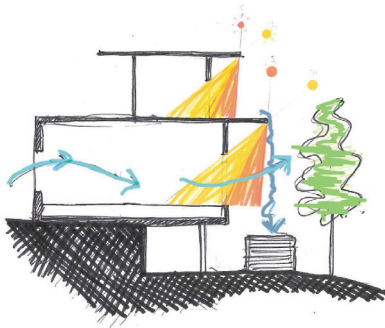
“to create an **architectural language** which gives The King’s College a unity through integrating the existing and new elements, enhancing the school experience through comprehensive design”



## LONGEVITY

The lifespan of a building is enhanced through designing to accommodate for future change and growth. It is important to consider the changing needs of occupants so as to ensure it maintains fully functional and adaptable throughout its lifespan.

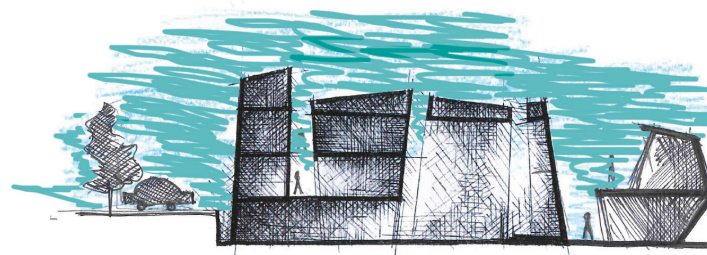
- flexibility
- adaptable spaces
- adaptable lifespan
- sustainable design
- changing curriculum needs (technology)
- carrying capacity



## SUSTAINABILITY

Designing buildings to comply with the principles of social, economic and ecological sustainability. Consideration for ways in which the building or space might adapt physically according to usage patterns of inhabitants and to minimise energy and losses. Long term lifespan is a key component of sustainability.

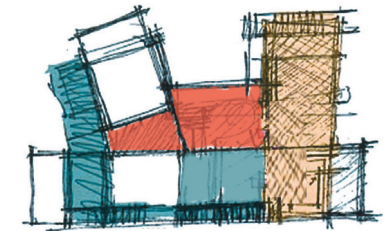
- water saving devices
- energy efficient lighting
- natural lighting
- passive ventilation
- locally available renewable energy
- accommodate for local cultures and climates
- the idea of using less to do more



## BUILDING SCALE/ HEIGHT

How the built environment is perceived by the surrounding community as well as how it is experienced by users at a more intimate human scale should be a consideration during the design process. It is important to create a streetscape which engages with the community on a larger scale as well as connecting with users on an intimate human scale.

- a more visible college from the surrounding community
- a denser, more vibrant network of activated courtyards
- create a change in level to enhance interest
- edge definition and building identity
- vary massing, setbacks and scale of built elements
- create landmark buildings
- massing should be broken up to acknowledge the pedestrian scale and create a pleasant experience
- a building's context should inform its design, with common elements such as massing, scale and proportion



## MATERIALITY

Material selection has the ability to reflect the architectural idea of a place. It can assist with expressing cultural associations and meanings as well as help build a brand and form guidelines for future growth and expansion.

- strong visual identity and architectural language
- express existing qualities worth retaining
- architectural expression through materials
- institute a greater dialogue into the architectural design
- reflect neighboring materials
- new structures should harmonize with existing buildings
- materials to help to visually unify the school
- opportunity to introduce new materials

# LANDSCAPE DESIGN STRATEGIES

“to create a unique visual character for The King’s College which will evolve with the success and growth of the school, have a distinctively **harmonious setting** within the landscape, with inviting edges and places ”

## SIGNAGE, LIGHTING + ART

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Create a sequence of comprehensive signage, lighting and furniture to activate spaces and create a unified identity across The King’s College which allows for easy navigation and creates interest for students, staff and visitors alike.

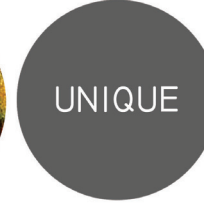
- attractive signage
- installations
- school ground lighting
- clear and obvious locations for signage

## VEGETATION

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Provide more positive and attractive edge treatments to address perimeter streets and to provide stronger connections and linkages between different elements within the school grounds as well as to the surrounding community.

- biodiversity
- fostering conservation of the bushland environment
- provide shade to pathways
- identify areas of habitat and aesthetic significance
- low maintenance
- native landscape preservation and enhancement
- greener place
- strengthening links to natural areas (swamp)
- introducing natives into the school vegetation language





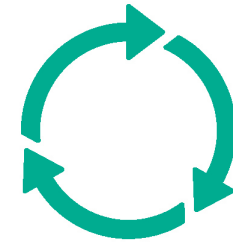
# CIRCULATION SOLUTIONS



## VEHICLE + TRANSPORT

Vehicle zones in schools with reduced speed limits and clear signage should exist as well as ensuring there is a clear separation between car zones and pedestrian/cyclist movement. A clear organisation of space to avoid confusion and to maintain safety.

- directional order
- drop off areas
- close proximity of public transport
- carparking visual impact
- clear separation from pedestrian and cyclist



## WAYFINDING

Wayfinding is an important consideration throughout the design process. How a person orientates themselves and navigates through an area or space is extremely important in successfully using a space.

- visible building entry points
- permeability of ground floor walls both physically and visually
- easy navigation of school grounds for students and visitors
- Porosity at ground level for easier circulation, memorable spaces, and cross-pollination of disciplines
- courtyards provide a strong organising element for a building allowing circulation, landscape, daylighting, and passive cooling opportunities
- create a central reference point to assist in wayfinding

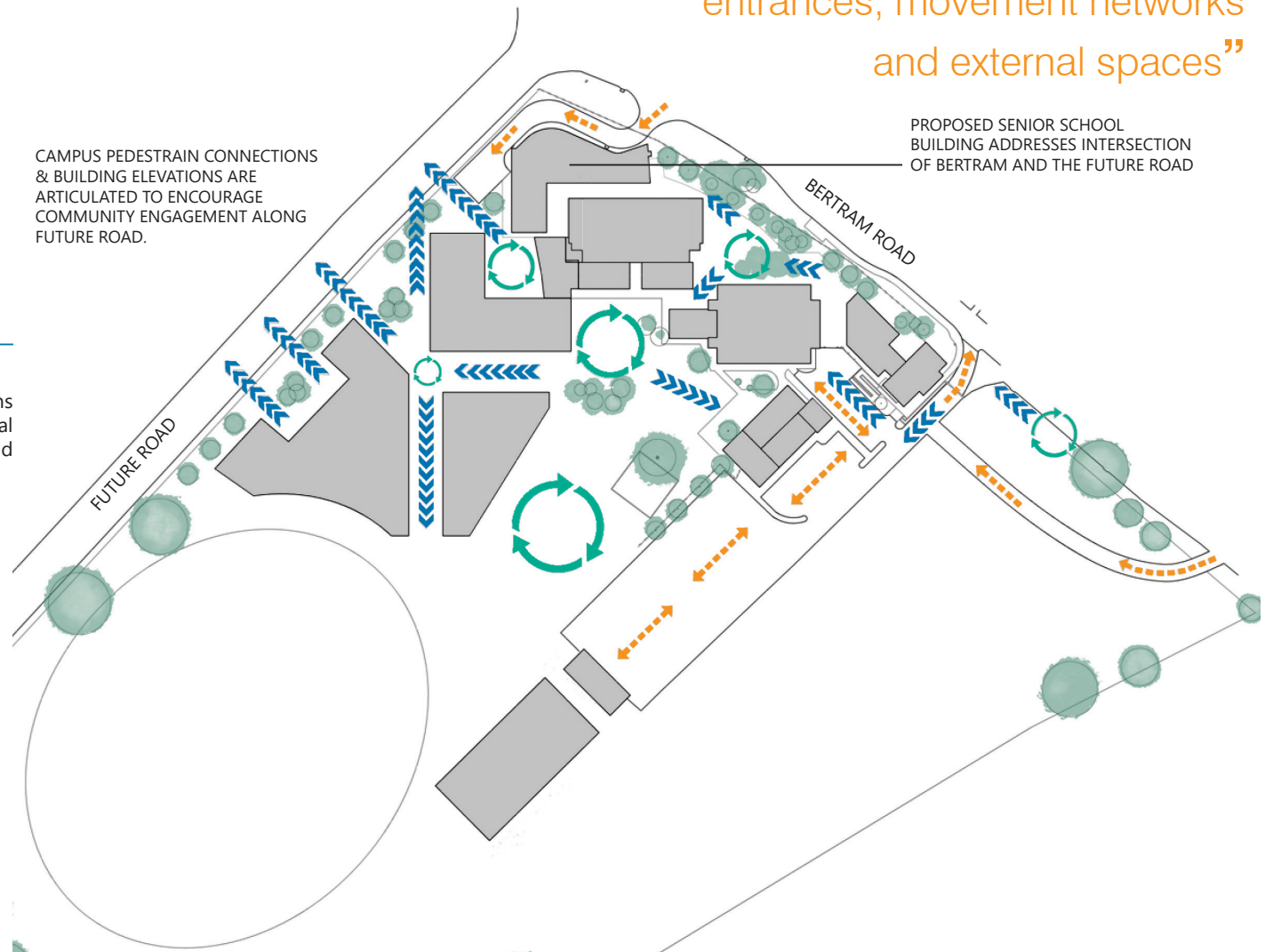
“provide greater clarity and legibility for the school through the establishment and reinforcement of a **clear hierarchy** of gateways, entrances, movement networks and external spaces”



## PEDESTRIAN / COMMUNITY ENGAGEMENT

Creating a safe and legible network of pedestrian connections is considered vital to support sustainable, social and educational interaction, as well as expediting walking times. Pedestrian and cyclist zones should be clearly identifiable.

- orientation of main navigation
- bicycle paths
- bicycle storage
- design a more coherent pedestrian and cycle network



# EXTERNAL SPACES





POTENTIAL EXTERNAL AREA EXAMPLES





# LAND OWNERSHIP

01

**PROPOSED AREA TO BE  
PURCHASE FROM CHURCH**

Negotiations started

02

**AREA CURRENTLY LEASED BY  
SCHOOL FROM CHURCH**

40 year lease. Potentially purchased  
by school in the future.

03

**CHURCH LAND**

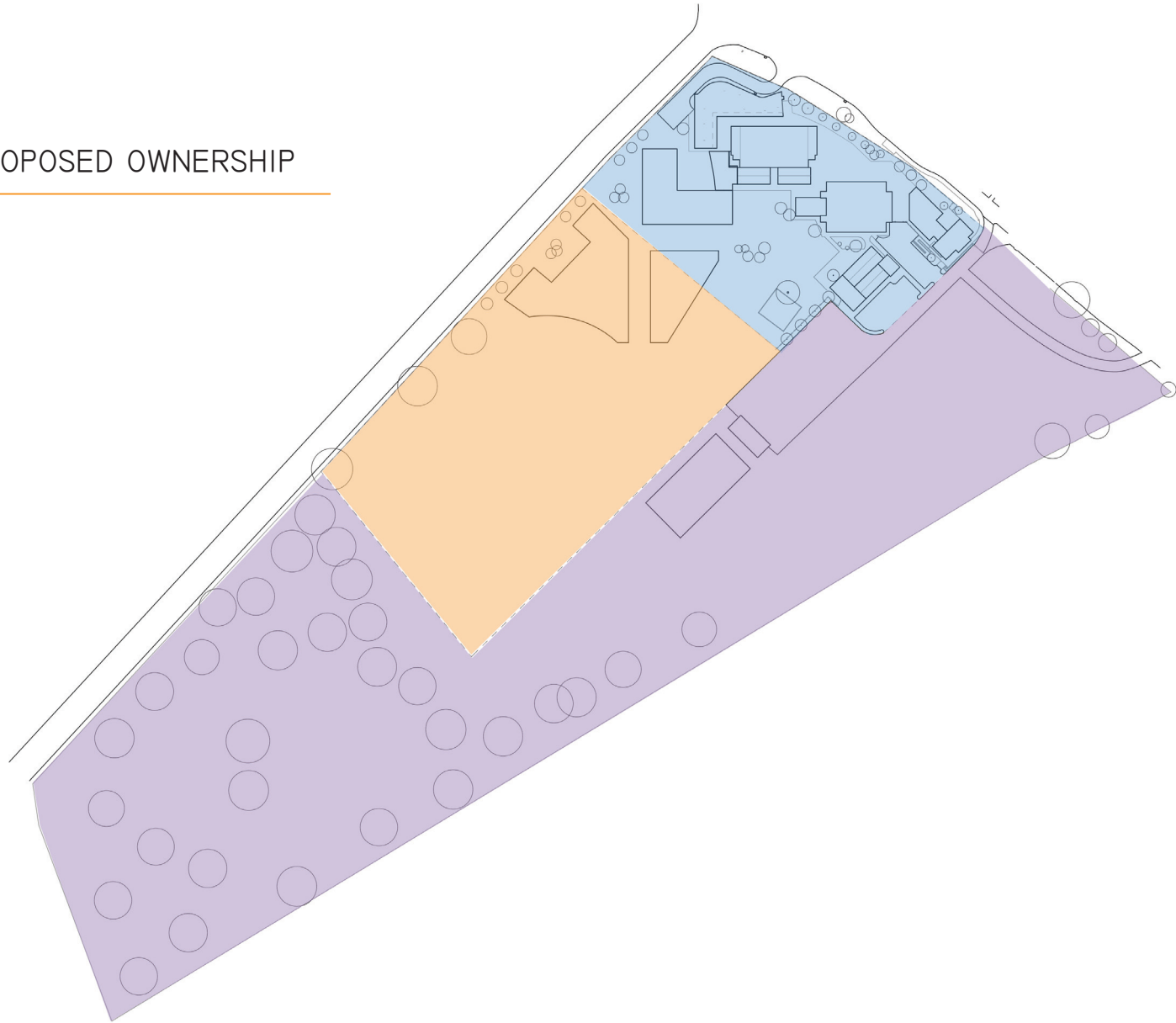
AREA 01

AREA 02

AREA 03

## SITE PLAN WITH PROPOSED OWNERSHIP

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# IMPLEMENTATION STAGES

01

## CURRENT

New Administration  
Completed

02

## 15/16

- Early Learning Centre Pt1  
(Under Construction)
- Under Cover Area  
(Building Application)
- ELC Stage 2

03

## 17/18

- Senior School Building
- Senior School Entry Plaza

STAGE 01

STAGE 02

STAGE 03

STAGE 04

STAGE 05

STAGE 06

# 04

18/19

- General Learning Area 1
- Brian Hall Extension
- Admin Building Extension

# 05

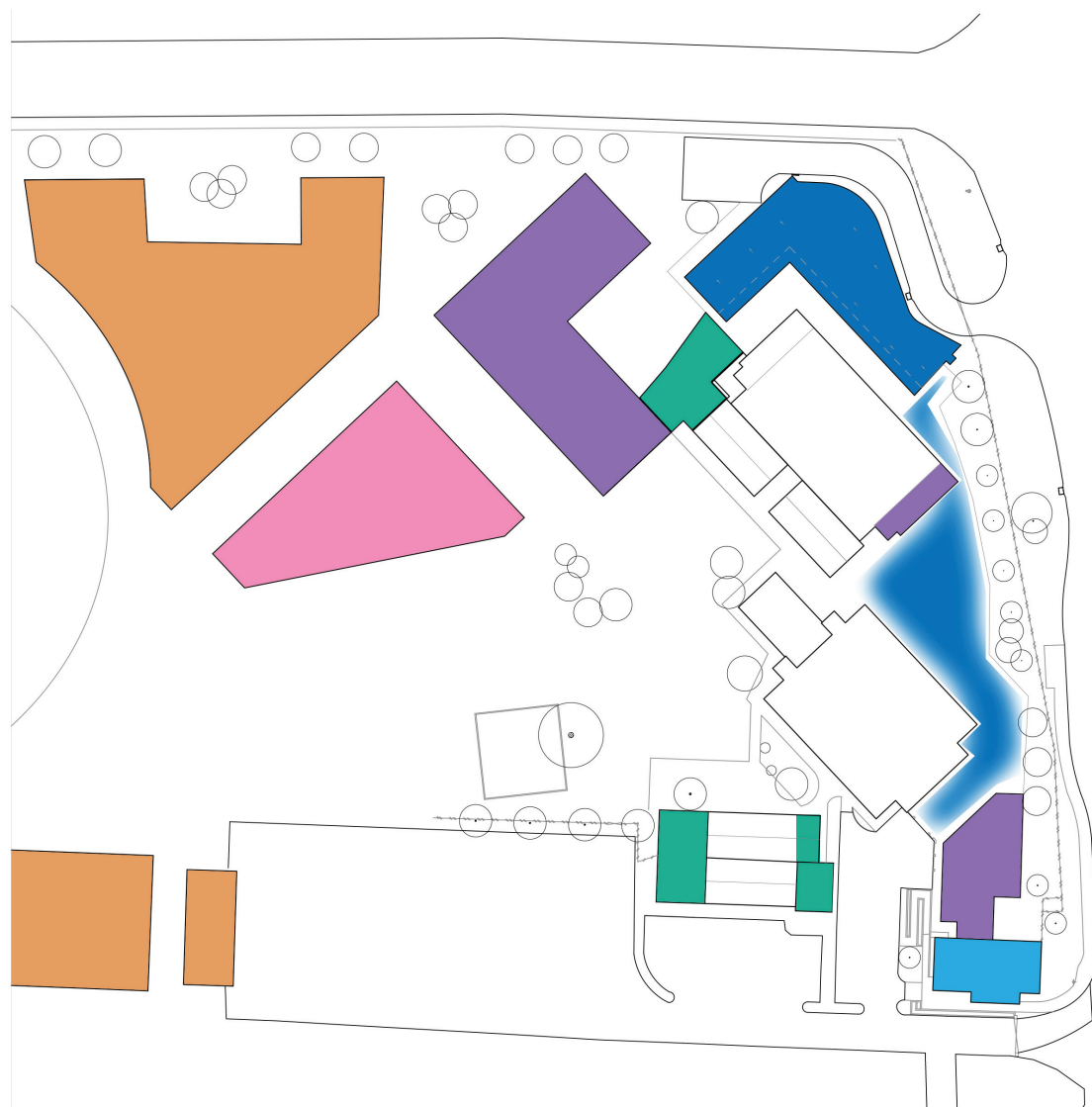
19/20

- Primary Resource Centre /
- General Learning Area 2

# 06

20/21

- Pool + Recreational Centre

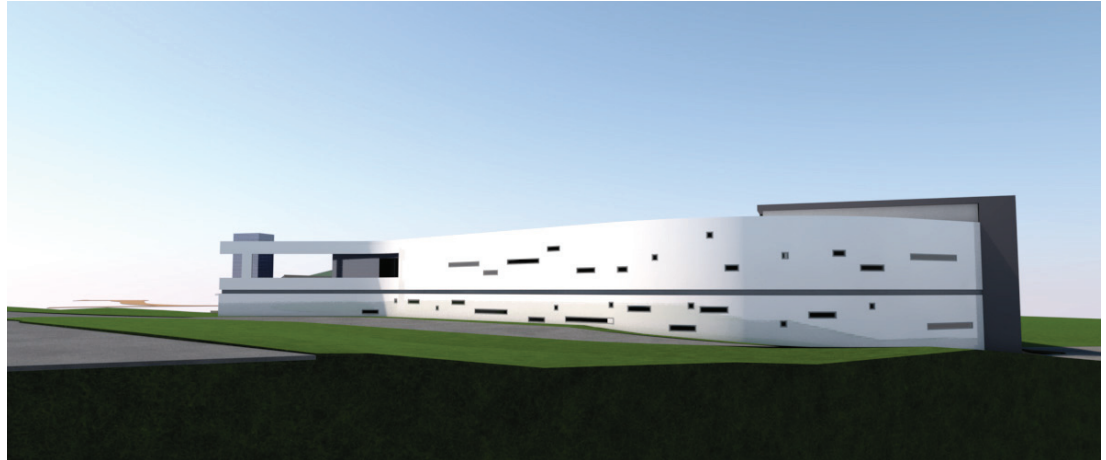




# FUTURE FACILITIES



VIEW FROM BERTRAM ROAD



VIEW FROM BERTRAM ROAD

CONCEPTUAL 3D IMAGES

# SENIOR SCHOOL BUILDING

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VIEW FROM STUDENT COURTYARD



VIEW FROM WEST



VIEW FROM FIRST FLOOR BALCONY



VIEW FROM PROPOSED UNDERCOVER AREA

CONCEPTUAL 3D IMAGES



## RESOURCE CENTRES

The library enables the individual to obtain spiritual, inspirational and recreational activity through accessing books and other media for learning. It should provide a place for supporting the development of information skills and literacy.

The library and resource centre should be designed to act as the 'heart' of the school where collaboration and learning take place. A variety of spaces for a variety of users in the form of areas for teaching and presentation, group work, collaborative spaces, and private study.

With the aim to create two separate library and resource areas for primary and secondary, which will accommodate their learning needs.

## LEARNING SPACES

For young children, care and education can not be separated. The first three years of a child's life are their most formative. Young children learn through play and social experiences with others and learn best when they feel they are in a comfortable nurturing environment.

Early childhood education will not only help children become better communicators at an early age but will also give them learning skills which help them throughout their lives.

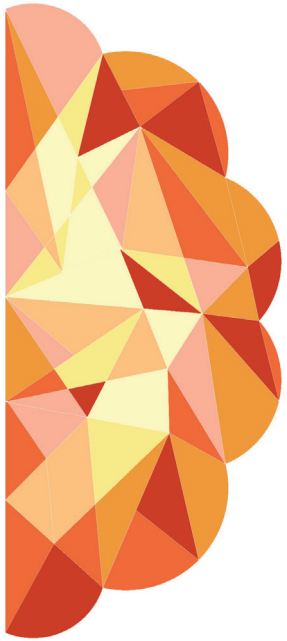
For primary and secondary education, provision should be made for spaces that are flexible and can adapt to the current educational programs as well as be able to cater for changes that are to come in the future. The spaces should be engaging and stimulating to encourage inquisitive minds and growth in learning.

## SCIENCE + TECHNOLOGY

Science teaches children how to engage the critical thinking process through making observations, developing questions whilst evaluating and judging observations, how to process information and come to rules and conclusions about the world.

Technology plays a large and vital role in the instructional delivery systems, and as a means of aiding instruction as well as enhancing the overall learning process. Education is geared towards creating curiosity in the minds of students and technology can aid in the delivery and understanding of key concepts, whilst also keeping students aware and proficient in contemporary technology practices.

There is the opportunity to create specialised science and environment learning centres at the school and locate observation decks towards the Bollard Bulrush Swamp which can incorporate data collection and analysis



## ARTS + HUMANITIES

Arts can help improve motivation, concentration, confidence, and teamwork. The skills children learn in moving, singing, creating and listening can be a serious benefit to children as they progress into more formal learning.

The performing arts aid in improving creativity and confidence of self expression through music and performance. They have the ability to embrace all subject disciplines and social activities and empower pupils with the skills needed to communicate more effectively and confidently in both a personal and professional or academic level.

The visual arts, which include painting, sculpture, photography etc. assist in developing the intelligence, as well as the overall personality of students. They provide a platform for developing meaningful self-expression for all students. Programs and spaces should aim for flexibility and imagination.

These elements within the Arts curriculum provide an opportunity for the school to interact with the community through display or performance.

## HEALTH + PHYSICAL EDUCATION

Physical activity is vital for a child's development and lays the foundation for a healthy and active life. It is as equally important as academic development. Regular physical activity can improve mental health by enhancing one's thinking, learning and judgement skills. These skills learnt during a student's school years should lead to continued interest and good life habits.

Health and physical education is an important part of the curriculum and should be implemented throughout the entire school to cater for all ages and skill level, offering a variety of different sports which facilitate emotional and physical growth whilst boosting team work and increasing an individual's confidence.

Providing a multi-functional facility can encourage the development of students' skills in individual, team and water sports.

Both the sports and aquatics centre have the opportunity to connect with the wider community by conducting school competitions and providing extra curricular activities such as swimming lessons and training.

## EXTRA CURRICULAR

Outdoor play fosters opportunity for creativity, imagination, social connections and learned social behaviour. Incorporating designed playscapes into The King's College will encourage learning and also enrich the visual appearance of the school by creating pockets of soft elements which balance out the hard elements of the built environment.

Providing extra curricular activities such as home economics and manual arts can allow students to develop practical skills useful in later life.

Home economics can allow students to learn food literacy skills and healthy habits for later in life. Taking courses in home economics at school allows students to acquire the necessary decision making, social, and communications skills deemed critical for occupational success.

Manual arts can provide students with the opportunity to develop practical workshop skills by learning the processes involved with designing and making.



# FINANCE + MAINTENANCE

## INCOMING

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Funding assists in improving educational facilities through growth and expansion. Having the means to enhance a school's capacity for learning will contribute to raising the overall level of education. Increased funding at a school can occur through government grants, enrolments, marketing, the church and the wider community.

### Government Grants

- The Capital Grants Program. (see appendix C)

### Marketing

- the potential to increase enrolments
- ability to reach wider community
- build the brand of the school as a quality institution

### Enrolments

- school fees
- catering for a student's full school term (pre-kindy to yr 12)

### Other possible sources of income

- P&C contributions
- Religious contributions
- Donations
- Fund raising
- Sponsorships
- Voluntary contributions
- Community use of school facilities
- Education programs such as concerts and exhibitions

## OUTGOING/ EXPENSES

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- Renovating and new builds
- Staff costs/ salaries
- Maintenance and running costs

## MAINTENANCE

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Sustainable buildings have lower annual costs for water, energy, maintenance, repair and reconfiguration of space for changing needs. Through employing innovative design solutions which incorporate the use of sustainable materials and equipment, the initial cost of a sustainable building can achieve an equal or a cost lower than that of a traditional building.

Sustainable building features can offer economic benefits from longer building lifetimes and improve the marketing opportunities for the school within the local and wider community. The ability to attract new staff and students to the King's College via innovative sustainable elements and facilities will be advantageous to the school's future growth and asset value.

Consideration during design to ensure:

- annual energy cost savings
- annual water cost savings
- lower costs and frequency of maintenance and repair
- greater building longevity



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**SCHEDULE OF SUBMISSIONS**  
**ATTACHMENT H - DA8844 – Proposed Senior School Building**

	Submitter	Overall object / support / neutral	Summary of Submission	City response
1	Rowe Group	Object	<p><u>Assessment of the Application</u></p> <p>1. There is a lack of sufficient supportive information to enable the application to be properly assessed. The Officer report did not identify the tenure, unauthorised uses and Crown Land issues associated with the application. This suggests that the application was not thoroughly reviewed.  The application does not have sufficient supportive information and therefore has not been able to be appropriately assessed. The City of Kwinana should have requested further detailed information given the constraints of the land.</p> <p>2. The tenure and unauthorised uses and Crown Land issues associated with the application were not identified in the Officer report.</p> <p>3. The application does not have sufficient supportive information.</p>	<p>Not Supported. Given that the application was for additions to an existing educational establishment, City Officers consider that sufficient information was provided to enable assessment of the application. City Officers became aware however that the application was not signed by the owner of Lot 300 (the State Government) and that the owner of the adjoining Lot 670 did not receive a copy of the application when it was advertised until shortly prior to Council's Ordinary Meeting. In this regard the amended application does not propose works within Lot 300 and as such there are no land tenure or Crown Land issues.</p>
			<p><u>Council's Delegation Authority</u></p> <p>1. It was inappropriate for the Council to delegate its authority without having first received a report with a full and proper assessment of the application</p> <p>2. It was inappropriate of the Council to delegate its authority without having first received all community consultation on the application.</p>	<p>Not Supported. Council has the authority to determine to delegate decision making powers to its Officers under its Town Planning Scheme.</p> <p>Not Supported. Council has the authority to determine to delegate decision making powers to its Officers under its Town Planning Scheme.</p>
			<p><u>Unauthorised Use of Lot 300 DP 70999 (Crown Land)</u></p> <p>1. There are existing buildings, access roads and parking areas within Lot 300 (Unallocated Crown Land). The validity of all existing development and building approvals issued by the City on Lot 300 is questionable and should be investigated and clarified by the City. The City should request that all existing buildings, uses, etc. on UCL Lot 300 form part of the application to enable the approval of these unauthorised buildings and an appropriate commensurate assessment of the fuller application should occur;</p> <p>2. The current application was not signed by the State Government of Western Australia, being the owners of Lot 300. On review of the Agenda Report it appears that the Application has not been referred to the State Government of Western Australia. As one of the landowners of which the proposed development would rely upon, the State Government of Western Australia should have been consulted.</p>	<p>Noted. City Officers have received an amended development application which excludes any proposed development on Lot 300. City Officers do not consider that previous approvals over Lot 680 and Lot 300 should affect this application.</p> <p>Noted. The development application has been amended to exclude the undercover area located within Lot 300.</p>

**SCHEDULE OF SUBMISSIONS**  
**ATTACHMENT H - DA8844 – Proposed Senior School Building**

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			<p><u>Jandakot Structure Plan (2007)</u></p> <p>1. The subject site is identified on the Jandakot Structure Plan as 'Short-term Urban', with the southern portion identified as 'Open Space/EPP Wetland'. The Structure Plan identifies high school and primary school locations but private school sites are not identified as locations which need to be resolved with the local government through the local structure planning process.</p> <p>The land use designations shown by the Structure Plan are indicative only and are only to guide the more detailed planning, environmental and land capability studies to confirm the land use designation and arrangements. The Structure Plan requires that the final land use outcomes be determined once these investigations are completed at the detailed local structure planning stage.</p>	<p>Not supported</p> <p>1. The Jandakot Structure Plan is a sub regional planning document which provides a framework for future more detailed planning. Private schools are generally not shown on such high level planning documents. In many instances, the locations and need for public schools are changed with more detailed planning for urban areas. The subject site is in an Urban Zone under the Metropolitan Region Scheme and schools, including private schools sit within the Urban Zone.</p>
			<p><u>Referral of Application to Government Agencies and the inclusion of development conditions</u></p> <p>Consider the application should have been referred to the following agencies;</p> <p>1. Environmental Protection Authority (EPA) due to the existence of a Conservation Category Wetland (CCW) located in the southern portion of the subject site. No environmental study of the potential impact of the proposed development has been provided by the applicant and the EPA has not been given the opportunity to comment.</p> <p>2. Department of Water (DoW) – a Local Water Management Strategy (LWMS) and an Urban Water Management Plan (UWMP) are required at the structure plan and subdivision stages. These documents have not been provided by the applicant and the DoW has not been given the opportunity to comment.</p> <p>3. The area is a known 1:100 year flooding area and previous flooding modelling has been undertaken by GHD for the locality. The advice note in the Officer report provides for level lower than the floor level set by flood modelling for the locality.</p> <p>It is inappropriate to provide the developer the choice as to whether they comply with groundwater requirements via an advice note as per the Officer recommendation. In addition, the advice note is unclear and ambiguous with regard to its requirements;</p> <p>- the proposed advice note regarding ground water levels refers to a level lower than the minimum floor levels set by flood modelling in this locality;</p>	<p>Not supported</p> <p>1. The proposed development is located at the very northern section of the lot which is within an area which already contains development. The CCW is located approximately 280m from the proposed building. The property is connected to sewer therefore all effluent will be directed to the main sewer.</p> <p>2. The application is for additions to an existing school site. The City's Development Engineers assessed the application and its impacts on ground water and determined that LWMS and UWMP reports were not required. These reports would be required at the LSP stage and or subdivision stage.</p> <p>3. The City's Development Engineers reviewed the application and confirmed that the GHD Bollard Bullrush investigation into 100 year flood level of Bollard Bullrush Swamp determines a 100 year flood level of 5.62m.</p> <p>As a guide, although the proposed building is not a habitable building, in an urban development scenario a minimum 500mm clearance to a habitable floor area is required, which therefore place a habitable building FFL at 6.12m (500mm above the 5.62m flood level)</p> <p>The existing ground contour level over the location of the proposed building is 7m to the South West corner of the building location, rising to 8m in the North East corner of the building location.</p> <p>The current modelled Maximum Groundwater Level for the</p>



SCHEDULE OF SUBMISSIONS  
ATTACHMENT H - DA8844 – Proposed Senior School Building

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			<p>4. Department of Fire and Emergency Services (DFES) The southern portion of Lot 680 is affected by 'Bushfire Prone Area' by DFES's Map of Bushfire Prone Areas 2016. A Bushfire Hazard Level Assessment has not been provided by the applicant.</p> <p>5. Department of Parks and Wildlife (DPAW) A Wetland Management Plan is required to be provided by the applicant to provide details on the management of impacts of the proposed development on the CCW and its flora and fauna values. DPAW has not been given the opportunity to comment.</p>	<p>location of the building is 5.75m, ranging up to a maximum of 6m.</p> <p>Based on the above proposed building level, and compared to the existing groundwater/flood levels, the building FFL is proposed to be 1.496m above the 100 year flood level for the Bollard Bullrush Swamp and a minimum of 1.6m above the highest groundwater level.</p> <p>On this basis, the proposed building ground floor FFL of 7.616 exceeds standard/typical separation requirements</p> <p>4. Although the southern portion of Lot 680 is shown on the DFES mapping as being within a Bushfire Prone area, the proposed building is located outside of this area. The application was therefore not referred to DFES nor a Bushfire Hazard Level Assessment required.</p> <p>5. The CCW is located approximately 280m from the proposed building. The City's Environment team reviewed the application and did not require the submission of a Wetland Management Plan as the proposed development does not impact on the function of the wetland or its buffer areas. On this advice the application was not referred to DPAW.</p>
			<p><u>Insufficient Technical Information Submitted with the Application</u></p> <p>1. Traffic Impact Assessment Report – required to detail additional parking and increase in vehicles as a result of this development.</p> <p>2. The application was not supported by sufficient technical information including environmental, geotechnical, urban water management, traffic and fire planning information.</p>	<p>Not Supported</p> <p>1. The City's Engineering Department considered the application and is satisfied that the parking on site is adequate for the proposed staff numbers. In addition, the City's Engineers did not determine that a Traffic Impact Assessment report was required for the development.</p> <p>2. The requirement for environmental, urban water management, traffic and fire planning information are discussed above. The requirement for a geotechnical report and site classification will be required to be submitted and assessed at the building permit stage.</p>

SCHEDULE OF SUBMISSIONS  
ATTACHMENT H - DA8844 – Proposed Senior School Building

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			<p><u>Potential Impacts of the Proposed Building</u></p> <p>1. The Scheme does not specify setbacks for the 'Development' Zone but requires that setbacks be consistent with Clause 6.3.2. The proposal is considered to be inconsistent with Clause 6.3.2 as the proposed building may potentially impact on the privacy of adjoining properties due to its height (8m) and 7m setback from the western lot boundary.</p> <p>2. The proposal has the potential to result noise impacts on the adjoining properties. No noise preventative measures have been proposed as part of this application.</p> <p>3. Proposed Building has an excessive building bulk and the building treatment will be detriment to the streetscape and the surrounding area.</p>	<p>Not Supported</p> <p>The Residential Design Codes of Western Australia (R-Codes (albeit this property being Development Zone) requires a second storey be setback a minimum of 6m for major openings to habitable rooms other than bedroom and studies (which require a 4.5m setback). The proposed building is setback 7.2m from the north western boundary. As there are no setbacks prescribed under the Scheme, the most appropriate setback is that of a Residential zone (as the proposed building will adjoin a residential area) the proposed senior school building is setback in accordance with the privacy requirements of the R-Codes.</p> <p>The development is required to comply with the EPA Noise Regulations.</p> <p>The setback of the building varies as the building features a curved façade and is angled away from the side boundary. At its closest point the building is setback 2.4m from the Primary Street boundary, being Bertram Road. The majority of the building is setback at 9.5m. The building is setback 7.2m from the north western side boundary at its closest point. City officers consider that the design of the building reduces the impact of building bulk to the street and adjoining property.</p>
			<p><u>Parking requirements</u></p> <p>1. Clause 7.1 of TPS 2 requires car parking to be provided in accordance with the car parking requirements contained in Table 3. Table 3 of TPS 2 specifies the following parking requirements for 'Kindergarten, Primary Schools, Secondary Schools'. 1 to each person employed or 4 spaces, whichever is the greater. 1 to each member of teaching staff. 1 to each member of teaching staff plus 1 to each rostered canteen worker.</p> <p>2. In relation to car parking, the City's Agenda Report states: There are currently 70 sealed and marked car bays provided on site. An additional 22 unmarked car parking bays are provided on compacted limestone base and gravel for over flow parking across the site. The current parking arrangement complies with the number of car parks required for the total number of staff to be employed. No breakdown of the number of new staff (whether these be teaching staff, other employees or canteen staff) has been provided by the Applicant. It is also unclear how the City has calculated the parking requirements based on the information contained in the City's Agenda Report. Clarification as to how the car parking requirement has been calculated should be provided by the Applicant.</p>	<p>1. Noted.</p> <p>2. The applicant submitted that the proposed development would result in a total of 70 staff. In accordance with the Scheme requirements, adequate parking is being provided. An additional 22 unmarked car parking bays are provided on compacted limestone base and gravel for over flow parking across the site. A condition has been imposed requiring that all existing and proposed trafficked routes and vehicle parking areas within the subject lot being sealed and drained to comply with City of Kwinana Trafficable Area Specifications. Information regarding staffing numbers was provided by the Applicant to the City for its assessment of the application. In this regard, the City used the staff numbers provided by the Applicant to determine the number of car parking bays required for the development.</p>

SCHEDULE OF SUBMISSIONS  
ATTACHMENT H - DA8844 – Proposed Senior School Building

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			3. It should be noted that there are existing parking problems on site and the approval of the development will exacerbate those existing problems.	3. The City's Development Engineers confirmed that they are not aware of any parking issues within the school.
			<p><u>Master Plan</u></p> <p>1. The Draft Master Plan for King's College lodged as supporting information with the application is inconsistent with the future use of the surrounding land, does not illustrate the location of a 3,000 seat auditorium, relies on vehicle access from the adjoining properties and is proposed over land that is not identified as a school site under the planning framework.</p> <p>The Draft Master Plan is inconsistent with the future use of the surrounding land. The subject site and the surrounding properties are zoned 'Development' under the provisions of TPS 2. Clause 6.15.1 of TPS 2 states the following in relation to the purpose of the 'Development' Zone:</p> <p><i>The purpose of the Development Zone is to provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances. In considering applications for development and changes to residential density codings in areas near existing and proposed future railway stations the Council will have due regard to the desirability of higher residential densities, transit related development and good pedestrian and vehicular access to stations in order to promote public transport usage.</i></p> <p>The Draft Master Plan does not discuss or analyse any land past the boundaries of the subject site. As a result the Draft Master Plan does not adequately plan for the future use of the subject site in the context of the surrounding area.</p> <p>It is important to note that the subject site has not been previously or currently is identified as a school site within the planning framework. In addition, the Freeway Church in its submission to the City on another Structure Plan for Lots 500 and 501 Bertram Road stated that its plan was to construct a 3,000 seat auditorium at the subject site. The Draft Master Plan does not make any reference to this development. Construction of a 3,000 seat auditorium at the southern portion of the subject site will have significant parking, traffic and noise implications on the surrounding area. This has been acknowledged by the Freeway Church in the submission made in relation to the proposed Local Structure Plan for the adjoining properties at Lots 500 and 5001 Bertram Road, Wellard. In its submission, the Freeway Church stated:</p> <p><i>The long term plan for the Freeway Church has been to build a 3,000 seat auditorium. Future developers need to take into consideration the increased traffic and noise from the operations of both the Freeway Church and the King's College.</i></p> <p>In addition it may raise environmental implications on the adjoining wetland. This scale of development will be incompatible with the surrounding area. T As a result, the City must give consideration to the future use of the subject site and the surrounding area.</p> <p>Whilst the Draft Master Plan does provide some information about the future staging of</p>	<p>Not Supported</p> <p>The Draft Master Plan was submitted by the applicant to inform this application for the proposed senior school building and has no statutory status. City Officers are not assessing the Masterplan and intend to engage further with the landowner to discuss how the City's long term planning objectives can be achieved for the locality and landholding.</p> <p>The resolution clarifies that the Draft Master Plan has not been considered as part of this development application.</p>

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ATTACHMENT H - DA8844 – Proposed Senior School Building

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			<p>expansion of King's College and land use, it does not address the matters contained under Clause 16(1)(c) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ('the Regulations'). Clause 16(1)(c) of Schedule 2 of the Regulations requires that Structure Plans address the following matters, as a minimum:</p> <ul style="list-style-type: none"> <li><i>i. the key attributes and constraints of the area covered by the plan including the natural environment, landform and the topography of the area;</i></li> <li><i>ii. the planning context for the area covered by the plan and the neighbourhood and region within which the area is located;</i></li> <li><i>iii. any major land uses, zoning or reserves proposed by the plan;</i></li> <li><i>iv. estimates of the future number of lots in the area covered by the plan and the extent to which the plan provides for dwellings, retail floor space or other land uses;</i></li> <li><i>v. the population impacts that are expected to result from the implementation of the plan;</i></li> <li><i>vi. the extent to which the plan provides for the coordination of key transport and other infrastructure;</i></li> <li><i>vii. the proposed staging of the subdivision or development covered by the plan.</i></li> </ul> <p>Furthermore, the Draft Master Plan identifies the southern portion of the subject site for a sporting oval associated with the existing school. The City of Kwinana - Draft Local Planning Policy 3: Bollard Bulrush East Landscape Masterplan ('Draft Policy') identifies the southern portion of the subject site as a buffer area around the existing wetland. The provision of a sporting oval in a CCW wetland buffer is inconsistent with the EPA Environmental Review and inconsistent with standard practice for avoiding uses and activities that require irrigation, pesticides and fertilisers within these sensitive areas. Therefore the Draft Master Plan is inconsistent with the City of Kwinana - Draft Local Planning Policy 3: Bollard Bulrush East Landscape Masterplan ('Draft Policy'). The 3,000 seat auditorium proposed by the Freeway Church would also be inconsistent with the Draft Policy.</p> <p>The approval of the application would be a tacit acceptance of the Draft Master Plan which is inconsistent with the Draft Policy and which is based on unfounded principles, scant technical information, undemonstrated vehicle access arrangements and does not respond to its broader context. The proposal will have a considerable impact on the development of the surrounding area.</p> <p>The approval of the application would be a tacit acceptance of the Draft Master Plan which is based on unfounded principles, scant technical information, undemonstrated vehicle access arrangements and does not respond to its broader context.</p>	

SCHEDULE OF SUBMISSIONS  
ATTACHMENT H - DA8844 – Proposed Senior School Building

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			In light of the above the proposed development should be refused.	
			<p><u>Inconsistent with the Orderly and Proper Planning for the Site</u></p> <p>The subject site and the adjoining properties are zoned 'Development' under the provisions of TPS 2. Therefore a decision-maker for an application for development approval or subdivision approval is to have due regard to an approved Structure Plan when deciding the application in accordance with Clause 27(1) of Schedule 2 of the Regulations. Clause 27(2) of Schedule 2 of the Regulations required that where no approved Structure Plan exists a decision-maker to be satisfied that:</p> <ul style="list-style-type: none"> <li><i>i. the proposed development or subdivision does not conflict with the principles of orderly and proper planning; and</i></li> <li><i>ii. the proposed development or subdivision would not prejudice the overall development potential of the area.</i></li> </ul> <p>In addition, in considering an application for development approval the local government is to have due regard to Clause 67(b) of Schedule 2 of the Regulations which reads:</p> <p><i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving.</i></p> <p>The proposal is not consistent with Clause 27(2) of Schedule 2 of the Regulations for the following reasons:</p> <ul style="list-style-type: none"> <li>- If this type of incremental expansion to the existing King's College continues it will be a detriment to the future overall development potential for the area. A Structure Plan should be prepared to cover both the subject site and the adjoining properties. This will ensure matters, such as the interface between the existing King's College and future residential development, are resolved through the structure plan process which is the appropriate planning procedure in this instance; and</li> <li>- The proposal will impact on the principles of orderly and proper planning, as discussed in greater detail below.</li> </ul> <p>The Officer report states the following in relation to the proposals compliance with principles of orderly and proper planning:</p> <p><i>In respect to the proposed development in the context of the Deemed Provisions, the proposed senior school building is not seen to conflict with the principles of orderly and proper planning as it represents an extension to, and the continuation of a previously approved land use.</i></p>	<p>Not Supported</p> <p>The proposed building is not seen to conflict with the principles of orderly and proper planning as it represents an extension to, and the continuation of a previously approved land use. The continued use of the subject site as a school has the ability to be approved under the 'Development' Zone and additionally could be reflected in any potential LSP submitted for the land. In addition the approval of the senior school building in its proposed location is not seen to prejudice the overall development potential of the area.</p> <p>A LSP has not been submitted or approved for the subject site as it is an existing school site and the land owner is not intending to discontinue the current land use. Nonetheless, City Officers have been in contact with the landowner regarding the future development of the site and potential for the lodgement of a Structure Plan at a later date separate from the development application process. This is because the school site is surrounded by future residential development and it is important that the planning for Lot 680 complements and takes account of adjoining uses.</p> <p>City Officers have also considered the application in light of recent discussions with the Department of Planning. City Officers formed the view that the application is not prejudicial to residential development on Lot 670 Bertram Road.</p>



**SCHEDULE OF SUBMISSIONS**  
**ATTACHMENT H - DA8844 – Proposed Senior School Building**

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			<p>State Land Services has confirmed that numerous buildings and the use of UCL Lot 300 as a school is unauthorised by the landowner (El Shaddai Christian Fellowship Inc), refer Attachment One – Department of Lands Correspondence. Therefore, the statement included in the report to Council that the proposal is for the continuation of a previously approved land use and thereby consistent with the principles of orderly and proper planning is flawed inaccurate.</p> <p>In addition, the Officer report states:</p> <p><i>A LSP has not been submitted or approved for the subject site as it is an existing school site and the land owner is not intending to discontinue the current use. Nonetheless, City Officers have been in contact with the landowner regarding the future development of the site and potential for the lodgement of a Structure Plan at a later date separate from the development application process.</i></p> <p>The reason the City has approached the landowner of the subject site is because the site is surrounded by future residential development and it is important that the planning for the school site complements the planning for the adjoining properties which is already well underway. A Structure Plan should be prepared before this or any future development at the subject site is supported.</p>	<p>The amended plans provided confirm that the proposed development is contained within Lot 680.</p> <p>As discussed above, the Local Planning Scheme Regulations 2015 allow for consideration of development in lieu of a Local Structure Plan being prepared. In this regard, the proposed development represents the continuation and expansion of a school which has been operating on the subject site since the early 1990's.</p>
			<p><u>Recommended Conditions</u></p> <p>If the proposed development is to be approved, the following conditions are required to address the lack of supporting information that should have accompanied this Application:</p> <ol style="list-style-type: none"> <li>1. A Wetland Management Plan is to be prepared to determine the future extent and vesting of the open space buffer area surrounding Bollard Bulrush Swamp. The wetland management plan is to be approved by the City of Kwinana prior to issue of a building permit.</li> <li>2. An Acid Sulphate Soils Management Plan is to be prepared and approved by the City of Kwinana prior to issue of a building permit.</li> <li>3. A Mosquito Management Plan is to be prepared and approved by the City of Kwinana prior to issue of a building permit.</li> </ol>	<p>Not Supported</p> <ol style="list-style-type: none"> <li>1. The proposal is for additions to an existing Educational Establishment and is setback approximately 280m from the wetland. The property is connected to sewer therefore all effluent will be directed to the main sewer. The City's Environment Team reviewed the application and did not consider that a Wetland Management Plan was required for this development.</li> <li>2. The site is noted as being within an area of high to moderate acid sulphate soils risk. An advice note has been included in the Officer's Recommendation advising the applicant to liaise with the Department of Environment Regulation in regards to appropriate Acid Sulphate management measures.</li> <li>3. The City's Environmental Health Team reviewed the application and did not require the submission of a Mosquito Management Plan. They confirmed that this is not required as</li> </ol>

SCHEDULE OF SUBMISSIONS  
ATTACHMENT H - DA8844 – Proposed Senior School Building

	Submitter	Overall object / support / neutral	Summary of Submission	City response
			<p>4. A Landscape Feature and Tree Retention Plan is to be prepared in accordance with the provisions of the City's Landscape Feature and Tree Retention Local Planning Policy No. 1. The landscape feature and tree retention plan is to be approved by the City of Kwinana prior to issue of a building permit.</p> <p>5. A Landscape Management Strategy is to be prepared to coordinate the alignment and specifications of a Dual Use Path (DUP) and recreational facilities in the open space surrounding Bollard Bulrush Swamp and in accordance with the provisions of the City's draft Local Planning Policy No. 3 – Bollard Bulrush East Landscape Masterplan.</p> <p>6. A revised Local Water Management Strategy is to be submitted for approval to the City and WAPC prior to the lodgement of a subdivision application to amalgamate Lots 680, 5 and 300. The revised local water management strategy is to accompany the Urban Water Management Strategy.</p>	<p>this is not a residential use and will not be used in the evening when mosquitoes are most prevalent.</p> <p>4. The City's Environment team reviewed this application and did not require the submission of a tree retention plan. The proposal entails the removal of two trees to allow the construction of the proposed building. A condition has been required for the submission and approval of a landscaping plan which details landscaping to be undertaken between the existing security fence and the Bertram Road boundary.</p> <p>5. A Landscape Management Strategy was not required under this application. City officers will engage further with the landowner to discuss how the outcomes of the Bollard Bullrush Landscape Masterplan and Wellard Indicative Structure Plan may be achieved, being a dual use path and road connection to the adjoining future residential areas.</p> <p>6. The application was reviewed by the City's Development Engineers and they did not require the submission of a revised Water Management Plan. This plan will be required at the LSP or subdivision stage.</p>

## 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 Council approves the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

#### DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	400499.1797	Operating Expense	(10,000)	(10,000)	(20,000)
	400499.1210	Operating Expense	(172,500)	10,000	(162,500)
	<b>Reason:</b>	<b><i>Law Order and Public Safety – transfer of identified savings in contract salaries due to cessation of temporary administration officer, to fund additional cost of security contractors during absence of City employed security officer at the Darius Wells complex.</i></b>			
2	600015.1001	Capital Expense	(12,750)	(8,515)	(21,265)
	400053.1144	Operating Expense	(3,500)	2,103	(1,397)
	400008.1144	Operating Expense	(3,500)	2,044	(1,456)
	400013.1144	Operating Expense	(3,600)	916	(2,684)
	400499.1144	Operating Expense	(6,700)	1,943	(4,757)
	400456.1144	Operating Expense	(6,200)	975	(5,225)
	400254.1144	Operating Expense	(3,600)	534	(3,066)
	<b>Reason:</b>	<b><i>Governance Facility - transfer of funds from operating to capital for the purchase of ergonomic equipment which was budgeted in expendable equipment but is considered an asset.</i></b>			
3	400424.1210	Operating Expense	(15,000)	(6,200)	(21,200)
	400243.1031	Operating Expense	(532,240)	4,000	(528,240)
	300097.1364	Operating Revenue	Nil	2,200	2,200
	<b>Reason:</b>	<b><i>Public Health – transfer of identified savings in salaries due to administration officer vacancy and revenue in excess of adopted budget of a contribution from Koorliny Arts Centre towards an acoustic study, to fund salaries contract to engage a temporary health administration officer to cover secondment to 30 June.</i></b>			
4	400099.1600	Operating Expense	(204,737)	(5,000)	(209,737)
	300129.1600	Operating Revenue	38,050	5,000	43,050
	<b>Reason:</b>	<b><i>Youth Centre – revenue in excess of adopted budget from International Power (Australia) for the sponsorship of Youth Activation Series at the temporary skate park.</i></b>			

## 16.1 BUDGET VARIATIONS

5	600014.1000	Capital Expense	(40,000)	(3,445)	(43,445)
	400424.1151	Operating Expense	(15,000)	2,195	(12,805)
	400424.1536	Operating Expense	(1,250)	1,250	Nil
		<b>Public Health – transfer of identified savings in Foodsafe training program and food/water sampling as routine sampling has been undertaken and no further sampling is expected to be carried out this financial year, to fund the purchase of a sound level meter for noise monitoring.</b>			
	<b>Reason:</b>				
6	600008.1568	Capital Expense	(4,441,403)	(25,000)	(4,466,403)
	600007.1562	Capital Expense	(150,000)	15,000	(135,000)
	400566.1600	Operating Expense	(216,500)	10,000	(206,500)
		<b>Recreation &amp; Culture Grounds - transfer of identified savings in Place Management Initiative community projects program, Recquatic landscaping and Chisham Square paving replacement, to fund additional works on Thomas Oval netball courts resurfacing project as a result of unforeseen site works required.</b>			
	<b>Reason:</b>				

**LEGAL/POLICY IMPLICATIONS:**

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution\*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

\*requires an absolute majority of Council.

**FINANCIAL/BUDGET IMPLICATIONS:**

Budget Item Name:	Various items as listed above
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect
Balance:	

\*NOTE: All figures are exclusive of GST

**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.

**16.1 BUDGET VARIATIONS****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.

<b>Plan</b>	<b>Objective</b>	<b>Strategy</b>
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****487****MOVED CR R ALEXANDER****SECONDED CR W COOPER**

**That Council approves the required budget variations to the Adopted Budget for 2016/2017 as outlined in the report.**

**CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL**  
**6/0**



## 16.2 Budget Variation and Creation of Workers Compensation Reserve

### SUMMARY:

To amend the 2016/2017 budget to reflect the budget variation to all of the Workers Compensation General Ledger accounts and approve the transfer of the difference between the actual workers compensation expense that has been incurred and the 2016/17 adopted budget. Note, there is nil effect to the overall budget as detailed below. Due to the nature of this variation, it falls outside the annual budget review.

### OFFICER RECOMMENDATION:

That Council:

1. Approve the establishment of a new reserve, being Workers Compensation Reserve, for the purpose of funding workers compensation costs incurred by the City of Kwinana where the maximum contribution amount for a previous year has been reached and there is a claim which remains open and requires the City to pay costs relating to the open claims in the current and future budget years.
2. Approve the required budget variation to the Adopted Budget for 2016/2017 as outlined in this report.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

### DISCUSSION:

ITEM #	LEDGER ACCOUNT	DESCRIPTION	OPERATING BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	New	Transfer to New Reserve	Nil	(342,176)	(342,176)
	Various	Operating Expense – Workers Compensation Premium - Expenses	(796,253)	342,176	(454,077)
	<b>Reason:</b>	<b><i>Governance – transfer of year to date workers compensation premium savings to new Workers Compensation Reserve to fund future outstanding claims.</i></b>			

A meeting was held with representatives from Local Government Insurance Services (LGIS) on the City's workers compensation status on 27 March 2017. A funding breakdown was provided, highlighting the fund years that may be of concern and may result in additional costs to the City.

The 2011/2012 fund year has recently been re-opened on the 30 March 2017. The 2011/2012 fund year was originally closed below the minimum contribution threshold and the City received a refund as a result of this good performance. A claim has been made that reopened a claim first made in the 2011/2012 financial year. For any additional contributions LGIS advise that the City will not incur costs until the claims paid total exceeds \$196,691, with required payment being \$1.3333 (100/75) per every dollar spent. Based on current outstanding estimates, LGIS recommend that the City reserve an amount of \$140,000 (total claims paid for the financial year is estimated to be \$196,691 plus the \$140,000 estimated to be paid as a result of the claim).

**16.2 BUDGET VARIATION AND CREATION OF WORKERS COMPENSATION RESERVE**

The 2014/2015 fund year remains open with three claims outstanding. LGIS has received recent legal advice, and based on current estimates, the City is likely to exceed the deposit claims threshold and it is recommended that the City retain an amount of \$60,000.

Fund year 2015/2016 remains open with two claims outstanding. The City has exceeded the deposit claims threshold and is required to pay \$1.3333 (100/75) per every dollar spent. LGIS are currently holding an outstanding reserve of \$130,000 and recommend that the City reserve an amount of \$170,000.

It was noted that the 2016/2017 fund year is currently tracking well. It is therefore recommended that the amount that was budgeted for the 2016/2017 financial year was the maximum contribution amount (\$794,634) and based on current claims the City will pay the deposit contribution amount (\$454,077) and therefore the difference between what was included in the budget (\$796,253) and the actual expenses incurred (\$454,077) is recommended to be transferred into the new Workers Compensation Reserve (\$342,176). The \$342,176 that is recommended to be transferred is short of what LGIS have recommended by \$27,824. City Officers will monitor the adjustments of the reserve amounts that LGIS advise on a quarterly basis to ensure that claims can be adequately funded when required.

**LEGAL/POLICY IMPLICATIONS:**

The Local Government Act 1995 Part 6 Division 4 s 6.8 (1) requires the local government not to incur expenditure from its municipal fund for an additional purpose except where the expenditure-

(b) is authorised in advance by resolution\*

“additional purpose” means a purpose for which no expenditure estimate is included in the local government’s annual budget.

\*requires an absolute majority of Council.

**FINANCIAL/BUDGET IMPLICATIONS:**

Budget Item Name:	Various items as listed above
Budgeted Amount:	
Expenditure to Date:	
Proposed Cost:	Nil effect
Balance:	

\*NOTE: All figures are exclusive of GST

**ASSET MANAGEMENT IMPLICATIONS:**

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

**16.2 BUDGET VARIATION AND CREATION OF WORKERS COMPENSATION RESERVE****ENVIRONMENTAL IMPLICATIONS:**

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

**STRATEGIC/SOCIAL IMPLICATIONS:**

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

Plan	Objective	Strategy
Corporate Business Plan	6.1 Ensure 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:**

Risk Event	The City does not manage it's finances adequately and allows budget expenditure to exceed allocation and the City then finds itself unable to fund it's services that have been approved through the budget process
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce (mitigate risk)
Response to risk treatment required/in place	Submit budget variation requests to Council as they arise, identifying financial implications and ensuring there is nil effect on the budget adopted
Rating (after treatment)	Low

16.2 BUDGET VARIATION AND CREATION OF WORKERS COMPENSATION RESERVE

**COUNCIL DECISION**

488

**MOVED CR B THOMPSON**

**SECONDED CR W COOPER**

**That Council:**

1. **Approve the establishment of a new reserve, being Workers Compensation Reserve, for the purpose of funding workers compensation costs incurred by the City of Kwinana where the maximum contribution amount for a previous year has been reached and there is a claim which remains open and requires the City to pay costs relating to the open claims in the current and future budget years.**
2. **Approve the required budget variation to the Adopted Budget for 2016/2017 as outlined in this report.**

**CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL**

**6/0**

### 16.3 Statement of Objects and Reasons and Proposed 2017/18 Differential Rates and Minimum Payments

#### SUMMARY:

For Council to consider the Statement of Objects and Reasons and proposed differential rates and minimum payments for the 2017/18 financial year for the purpose of advertising and seeking public submissions as required by the Local Government Act 1995.

#### OFFICER RECOMMENDATION:

That Council endorse the advertising of:

1. Council's Statement of Objects and Reasons (Attachment A) and;
2. The following proposed differential rates and minimum payments for 2017/2018 (based on 2% increase):

GRV Rate Categories	Minimum Payment	Rate in \$
Improved Residential	962	0.07279
Vacant Residential	962	0.15616
Improved Special Residential	962	0.06452
Light Industrial and Commercial	1250	0.08635
General Industry and Service Commercial	1250	0.08166
Large Scale General Industry and Service Commercial	1250	0.08476
UV Rate Categories	Minimum Payment	Rate in \$
General Industrial	1250	0.01680
Rural	962	0.00466
Mining	1250	0.00809
Urban / Urban Deferred	1250	0.00571

#### DISCUSSION:

In line with Council's annual budget cycle, City Officers seek endorsement by Council of the Statement of Objects and Reasons and the differential rates and minimum payments for the purpose of advertising and seeking public submissions.

Before Council can impose differential rates across the City, Council must advertise the proposed differential rates for a minimum of 21 days. The advertising period can occur up to two months prior to adoption of the budget. This period of advertising allows ratepayers the ability to consider the proposed rates in the dollar and make any submissions prior to Council adopting the proposed rate as part of the budget adoption process. The advertising process does not prohibit Council amending the rate model at budget adoption.

Additionally, in accordance with the Local Government Act 1995, Council must seek permission from the Minister for Local Government to raise the differential rate where the highest differential rate is more than twice the lowest differential rate. This is applicable to raise the rate for:



**16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS**

1. The Vacant Residential differential as it is more than twice the lowest Gross Rental Valued (GRV) differential rate (Improved Special Residential); and
2. The General Industrial differential rate as it is more than twice the lowest differential rate (Rural) for Unimproved Valued (UV) categories.

Further to this, the City applies minimum payments in accordance with the Local Government Act 1995. The Act provides that a local government may not have more than 50% of its properties in any one class of property on minimum payments or in total over the district. However, there is a provision in the Local Government Act 1995 that allows for a vacant land rate category to have more than 50% of properties on minimum payments if approval from the Minister is obtained. This is not an unusual event and is faced each year by many local governments. For 2017/18, the City will need to apply to the Minister for Local Government as there are more than 50% of vacant properties on the Vacant Residential differential.

The City continues to have the Vacant Residential rate in the dollar higher than the Improved Residential rate in the dollar as an objective to promote land development rather than land banking. The availability of residential housing stock is a concern and priority for both the State and Federal Governments and this initiative is aimed at promoting housing construction on vacant residential land.

Based on a 2% increase on the minimum payment, the number of minimum rated vacant properties is forecast to be approximately 68% of the total Vacant Residential properties. This percentage is the same amount as the number of Vacant Residential properties on minimum rate as at 28 April 2017.

The alternative to this process is to reduce minimum payments to a level which complies with the 50% requirement or increase the rate in the dollar for Vacant Residential properties.

In arriving at the proposed rates in the dollar, City Officers have attempted to balance the need for revenue to fund the requirements of local government services, activities, maintenance of assets, financing costs and capital infrastructure requirements with the desire to limit any increase on the ratepayer to affordable levels.

Therefore an increase of 2% in the rate in the dollars and minimum payments for a City that is still undergoing a considerable growth phase is conservative and levels of service will need to be reviewed during the 2017/18 financial year.

Throughout the differential rating process, the City has been committed to harmonising its rating structure to achieve best practice in relation to its implementation and administration of rates. Therefore, a key focus area continues to be reviewing the rate categories ensuring that properties are rated in a fair and equitable manner, having due regard to objectivity, consistency, transparency and administrative efficiency.

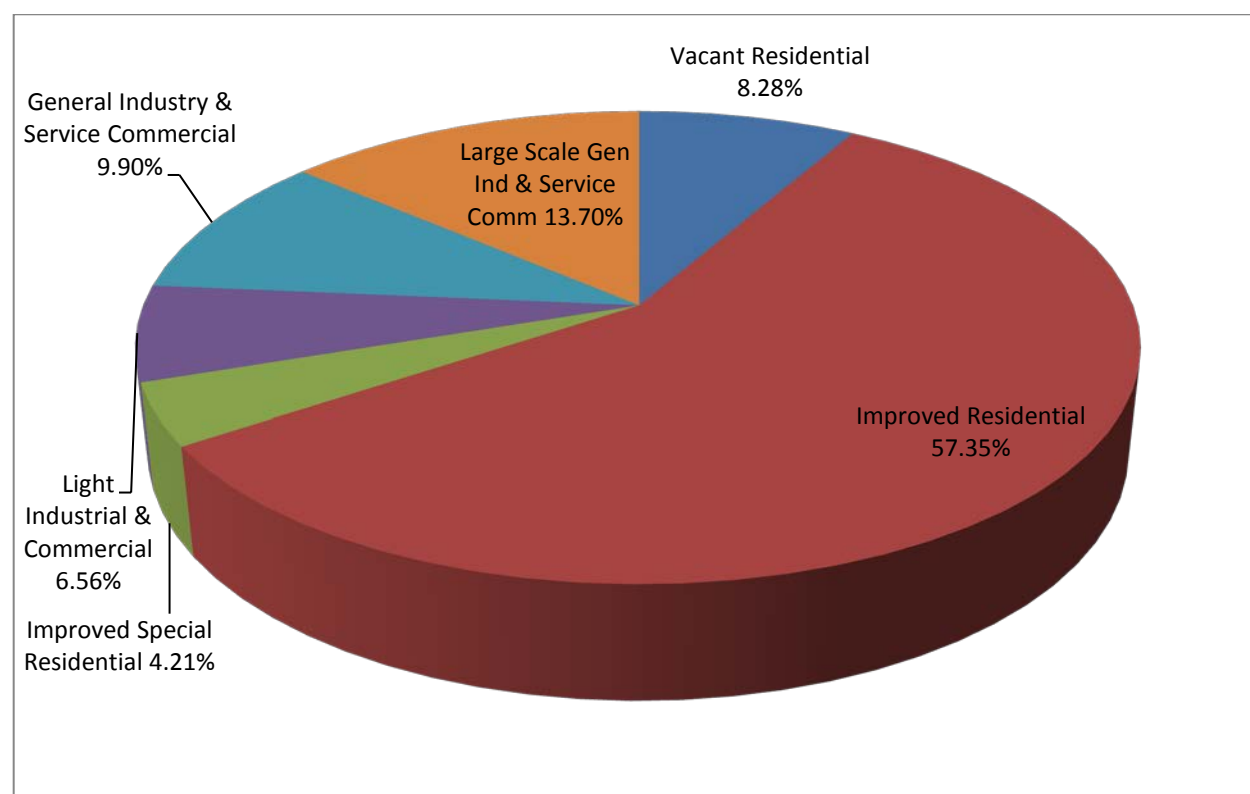
### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

To continue to achieve the rate harmonisation process, it is also proposed that there be a 3.26% decrease in the rate in the dollar for 'Light Industry and Commercial'. The objective is for the rate in the dollar to be harmonised with the General Industry and Service Commercial in the 2018/19 financial year to ensure a more equitable payment of rates applies to industry and commercial businesses. In summary, in the 2018/19 financial year there will be an Industry and Commercial rate category for GRV properties less than \$500,000 and a Large Scale Industry and Commercial rate category for properties that have a GRV value of \$500,000 or more. This can be further explained in the following table:

2017/2018	2018/2019
Light Industrial and Commercial	Industry and Commercial
General Industry and Service Commercial	Large Scale Industry and Commercial
Large Scale General Industry and Service Commercial	

With an expanding City, the costs associated in providing additional services to meet the needs of the community continue to increase.

The graph below represents the total rates to be levied under the proposed differential rate categories and the contribution for each category\*:



\*The total rate revenue will change as interim rates for the 2016/17 financial year are still being processed and will continue to be processed until mid June 2017.

### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

The proposed differential rates and minimum payments for the 2017/18 financial year based on a 2% increase are detailed below:

Proposed Rates Model 2017/18 Valuations Effective 28/04/2017					
RATE CATEGORIES	2017/18 Proposed - Rates Model				
	VALUES	RATE IN \$ 2017/2018	AMOUNT OF RATES LEVIED	NUMBER OF PROPERTIES	% MINIMUMS
<b>Gross Rental Value (GRV)</b>					
IMPROVED RESIDENTIAL	212,172,588	0.07279	15,444,044	12,185	12.21%
VACANT RESIDENTIAL	9,206,390	0.15616	1,437,670	508	67.75%
IMPROVED SPECIAL RESIDENTIAL	19,316,011	0.06452	1,246,269	810	0.86%
LIGHT INDUSTRIAL AND COMMERCIAL	22,256,803	0.08635	1,921,875	136	15.00%
GENERAL INDUSTRY AND SERVICE COMMERCIAL	35,603,488	0.08166	2,907,381	330	9.09%
LARGE SCALE GENERAL INDUSTRY AND SERVICE COMMERCIAL	48,111,880	0.08476	4,077,963	46	0.00%
<b>TOTAL GRV</b>	<b>346,667,160</b>		<b>27,035,202</b>	<b>14,015</b>	<b>16.78%</b>
<b>Unimproved Value (UV)</b>					
GENERAL INDUSTRIAL	119,200,000	0.01680	2,002,560	3	0.00%
RURAL	98,581,000	0.00466	459,387	83	9.78%
MINING	27,291,000	0.00809	220,784	13	48.00%
URBAN/URBAN DEFERRED	150,420,000	0.00571	858,898	59	19.18%
<b>TOTAL UV</b>	<b>395,492,000</b>		<b>3,541,629</b>	<b>158</b>	<b>18.13%</b>
<b>Sub Total</b>	<b>742,159,160</b>		<b>30,576,831</b>	<b>14,173</b>	<b>34.91%</b>
RATE CATEGORIES	VALUES	MINIMUM PAYMENT 2017/2018	AMOUNT OF RATES LEVIED	NUMBER OF PROPERTIES	
<b>Gross Rental Value (GRV)</b>					
IMPROVED RESIDENTIAL	20,354,972	962	1,629,628	1,694	
VACANT RESIDENTIAL	5,648,985	962	1,026,454	1,067	
IMPROVED SPECIAL RESIDENTIAL	98,940	962	6,734	7	
LIGHT INDUSTRIAL AND COMMERCIAL	264,141	1,250	30,000	24	
GENERAL INDUSTRY AND SERVICE COMMERCIAL	291,287	1,250	41,250	33	
LARGE SCALE GENERAL INDUSTRY AND SERVICE COMMERCIAL	-	1,250	-	-	
<b>TOTAL GRV</b>	<b>26,658,325</b>		<b>2,734,066</b>	<b>2,825</b>	
<b>Unimproved Value (UV)</b>					
GENERAL INDUSTRIAL	-	1,250	-	-	
RURAL	1,071,000	962	8,658	9	
MINING	26,720	1,250	15,000	12	
URBAN/URBAN DEFERRED	2,051,600	1,250	17,500	14	
<b>TOTAL UV</b>	<b>3,149,320</b>		<b>41,158</b>	<b>35</b>	
<b>Sub Total</b>	<b>29,807,645</b>		<b>2,775,224</b>	<b>2,860</b>	
<b>GRAND TOTAL</b>	<b>771,966,805</b>		<b>33,352,055</b>	<b>17,033</b>	

The current draft differential rate model will raise \$33,352,055. Note: the projected total rate revenue is expected to increase by 30 June 2017 as City Officers will continue to receive valuation updates from Landgate as a result of subdivisions and improvements to properties.

City Officers have also provided a rate modelling scenario if Council decided to increase rates by 3%. The following table details the impact of a 3% rate increase:

### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

Proposed Rates Model 2017/18 - 3% Valuations Effective 28/04/2017					
RATE CATEGORIES	2017/18 Proposed - Rates Model				
	VALUES	RATE IN \$ 2017/2018	AMOUNT OF RATES LEVIED	NUMBER OF PROPERTIES	% MINIMUMS
<b>Gross Rental Value (GRV)</b>					
IMPROVED RESIDENTIAL	212,172,588	0.07351	15,596,808	12,185	12.21%
VACANT RESIDENTIAL	9,206,390	0.15769	1,451,756	508	67.75%
IMPROVED SPECIAL RESIDENTIAL	19,316,011	0.06515	1,258,438	810	0.86%
LIGHT INDUSTRIAL AND COMMERCIAL	22,256,803	0.08719	1,940,571	136	15.00%
GENERAL INDUSTRY AND SERVICE COMMERCIAL	35,603,488	0.08246	2,935,864	330	9.09%
LARGE SCALE GENERAL INDUSTRY AND SERVICE COMMERCIAL	48,111,880	0.08559	4,117,896	46	0.00%
<b>TOTAL GRV</b>	<b>346,667,160</b>		<b>27,301,333</b>	<b>14,015</b>	<b>16.78%</b>
<b>Unimproved Value (UV)</b>					
GENERAL INDUSTRIAL	119,200,000	0.01696	2,021,632	3	0.00%
RURAL	98,581,000	0.00471	464,317	83	9.78%
MINING	27,291,000	0.00817	222,967	13	48.00%
URBAN/URBAN DEFERRED	150,420,000	0.00576	866,419	59	19.18%
<b>TOTAL UV</b>	<b>395,492,000</b>		<b>3,575,335</b>	<b>158</b>	<b>18.13%</b>
<b>Sub Total</b>	<b>742,159,160</b>		<b>30,876,668</b>	<b>14,173</b>	<b>34.91%</b>
RATE CATEGORIES	VALUES	MINIMUM PAYMENT 2017/2018	AMOUNT OF RATES LEVIED	NUMBER OF PROPERTIES	
<b>Gross Rental Value (GRV)</b>					
IMPROVED RESIDENTIAL	20,354,972	971	1,644,874	1,694	
VACANT RESIDENTIAL	5,648,985	971	1,036,057	1,067	
IMPROVED SPECIAL RESIDENTIAL	98,940	971	6,797	7	
LIGHT INDUSTRIAL AND COMMERCIAL	264,141	1,263	30,312	24	
GENERAL INDUSTRY AND SERVICE COMMERCIAL	291,287	1,263	41,679	33	
LARGE SCALE GENERAL INDUSTRY AND SERVICE COMMERCIAL	-	1,263	-	-	
<b>TOTAL GRV</b>	<b>26,658,325</b>		<b>2,759,719</b>	<b>2,825</b>	
<b>Unimproved Value (UV)</b>					
GENERAL INDUSTRIAL	-	1,263	-	-	
RURAL	1,071,000	971	8,739	9	
MINING	26,720	1,263	15,156	12	
URBAN/URBAN DEFERRED	2,051,600	1,263	17,682	14	
<b>TOTAL UV</b>	<b>3,149,320</b>		<b>41,577</b>	<b>35</b>	
<b>Sub Total</b>	<b>29,807,645</b>		<b>2,801,296</b>	<b>2,860</b>	
<b>GRAND TOTAL</b>	<b>771,966,805</b>		<b>33,677,964</b>	<b>17,033</b>	

The rates in the dollar modelled and included in this Council report are relevant to the rates database as at the 28 April 2017.

The Statement of Objects and Reasons details the proposed characteristics and objects and reasons for each rating category. A copy of the City of Kwinana Statement of Objects and Reasons is within Attachment A for a rate increase of 2%. A copy of the City of Kwinana Statement of Objects and Reasons is within Attachment B should the Council wish to pursue a rate increase of 3%.

**16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS****LEGAL/POLICY IMPLICATIONS:**

Local Government Act 1995:

**6.33. Differential general rates**

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
  - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
  - (b) *a purpose for which the land is held or used as determined by the local government; or*
  - (c) *whether or not the land is vacant land; or*
  - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
  - (a) *specify the characteristics under subsection (1) which a local government is to use; or*
  - (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*
- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation<sup>1</sup> is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

**6.35. Minimum payment**

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
  - (a) *50% of the total number of separately rated properties in the district; or*
  - (b) *50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
  - (a) *the number of separately rated properties in the district; or*
  - (b) *the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*



### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
  - (a) *to land rated on gross rental value; and*
  - (b) *to land rated on unimproved value; and*
  - (c) *to each differential rating category where a differential general rate is imposed.*

#### **6.36. Local government to give notice of certain rates**

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
  - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
  - (b) *is to contain —*
    - (i) *details of each rate or minimum payment the local government intends to impose; and*
    - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
    - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
  - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
  - (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
  - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4), it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

In summary, the Council must conduct local advertising and detail each rate and minimum payment and make available the Objects and Reasons for rating. A minimum period of 21 days must be provided for the community to provide feedback. Any submissions received must be considered by Council prior to the request for Minister's consent and adoption of rates.

### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

#### FINANCIAL/BUDGET IMPLICATIONS:

The financial implications resulting from the 2017/18 differential rates model include an amount of \$819,692 which was transferred into the Rates Strategy Reserve at the 2016/17 budget review. The total revenue attributed to rates and the transfer from reserve is detailed as follows for the two options:

	2% increase	3% increase
Rates Revenue	\$33,352,055	\$33,677,964
Transfer from Rates Strategy Reserve	\$819,692	\$819,692
	\$34,171,747	\$34,497,656

The differential rates model as endorsed by Council will directly influence Council's ability to fund expenditure requirements proposed to be included in the 2017/18 budget and the Long Term Financial Plan. The difference between a 1% increase of rates is \$339,809.

Expenses will be incurred in relation to advertising, which are accommodated within the current budget.

#### 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:

The item is relevant to Council's approved Strategic Community Plan 2013-2023 and, in particular, the Corporate Business Plan 2015-2020:

Objective 6.1.4                      Monitor the City's rating system to ensure it is responsive to the cost of living and provides flexibility and fairness for all.

#### RISK IMPLICATIONS:

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

Risk Event	Failing to advertise the notice of intention to raise rates for the 2017/18 financial year
Risk Theme	Failure to fulfil statutory regs or compliance requirements
Risk Effect/Impact	Compliance

**16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS**

Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Rare
Rating (before treatment)	Low
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Council adopt rates for advertising in accordance with the requirements of the Local Government Act 1995.
Rating (after treatment)	Low

Local Government Guidelines indicate that local government needs to ensure that rating principles of *the Local Government Act 1995* are correctly applied to rateable land within their district.

In implementing suitable systems and procedures to enable this to occur, the guidelines recommend local governments observe objectivity, fairness and equity, consistency, transparency and administrative efficiency.

### 16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS

#### **ALTERNATE RECOMMENDATION**

MOVED CR R ALEXANDER

SECONDED CR C ADAMS

That Council endorse the advertising of:

1. Council's Statement of Objects and Reasons (Attachment C) and;
2. The following proposed differential rates and minimum payments for 2017/2018 (based on 2.5% increase):

GRV Rate Categories	Minimum Payment	Rate in \$
Improved Residential	967	0.07315
Vacant Residential	967	0.15693
Improved Special Residential	967	0.06484
Light Industrial and Commercial	1257	0.08677
General Industry and Service Commercial	1257	0.08206
Large Scale General Industry and Service Commercial	1257	0.08518
UV Rate Categories	Minimum Payment	Rate in \$
General Industrial	1257	0.01688
Rural	967	0.00469
Mining	1257	0.00813
Urban / Urban Deferred	1257	0.00573

**LOST  
2/4**

#### **FORSHADOW MOTION**

#### **COUNCIL DECISION**

489

MOVED CR B THOMPSON

SECONDED CR P FEASEY

That Council endorse the advertising of:

1. Council's Statement of Objects and Reasons (Attachment B as amended) and;
2. The following proposed differential rates and minimum payments for 2017/2018 (based on 3% increase):

**16.3 STATEMENT OF OBJECTS AND REASONS AND PROPOSED 2017/18 DIFFERENTIAL RATES AND MINIMUM PAYMENTS**

<b>GRV Rate Categories</b>	<b>Minimum Payment</b>	<b>Rate in \$</b>
<b>Improved Residential</b>	<b>971</b>	<b>0.07351</b>
<b>Vacant Residential</b>	<b>971</b>	<b>0.15769</b>
<b>Improved Special Residential</b>	<b>971</b>	<b>0.06515</b>
<b>Light Industrial and Commercial</b>	<b>1263</b>	<b>0.08719</b>
<b>General Industry and Service Commercial</b>	<b>1263</b>	<b>0.08246</b>
<b>Large Scale General Industry and Service Commercial</b>	<b>1263</b>	<b>0.08559</b>
<b>UV Rate Categories</b>	<b>Minimum Payment</b>	<b>Rate in \$</b>
<b>General Industrial</b>	<b>1263</b>	<b>0.01696</b>
<b>Rural</b>	<b>971</b>	<b>0.00471</b>
<b>Mining</b>	<b>1263</b>	<b>0.00817</b>
<b>Urban / Urban Deferred</b>	<b>1263</b>	<b>0.00576</b>

**NOTE – The officer recommendation was amended to increase the rates by 3%. The Statement of Objects and Reasons was amended to include the financial information of increasing rates by 3% and includes new characteristics in the Improved Residential, Vacant Residential and Light Industrial and Commercial rate categories.**

**CARRIED  
4/2**



## OBJECTS AND REASONS FOR DIFFERENTIAL RATE CATEGORIES

### **GROSS RENTAL VALUE DIFFERENTIAL RATE CATEGORIES**

#### **Improved Residential (GRV)**

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned for the purpose of-

- (a) Residential under Town Planning Scheme No 2 and is not vacant land; or
- (b) Special Residential under Town Planning Scheme No 2 and is not vacant land; or
- (c) Town Centre Residential under Town Planning Scheme No 3 and is not vacant land.

##### Proposed Objects and Reasons

The object of this proposed rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate by which all other GRV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City. It is also lower than vacant land as the City is endeavouring to encourage landowners to develop vacant land.

The proposed rate in the dollar for this category is 7.279 cents, with a minimum payment of \$962. It will be applied to 13,879 of the City's rateable properties and deliver 51.19% of the proposed rate income.

#### **Vacant Residential (GRV)**

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned for the purpose of-

- (a) Residential under Town Planning Scheme No 2 and is vacant land; or
- (b) Special Residential under Town Planning Scheme No 2 and is vacant land; or
- (c) Urban or Urban Deferred under the Metropolitan Region Scheme and is vacant land; or
- (d) Town Centre Residential under Town Planning Scheme No 3 and is vacant land; or
- (e) Special Rural under Town Planning Scheme No 2 and is vacant land.

### Proposed Objects and Reasons

The object of this rate is to promote the development of vacant land within the City's district.

The reason for this rate is to impose a higher differential general rate on vacant residential land that acts as a disincentive to persons who are land banking and not actively developing vacant land.

The proposed rate in the dollar for this category is 15.616 cents, with a minimum payment of \$962. It will be applied to 1,575 of the City's rateable properties and deliver 7.39% of the proposed rate income.

### **Improved Special Residential (GRV)**

#### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

(a) zoned for the purpose of:

- (i) Special Rural under Town Planning Scheme No 2 and is not vacant land; or
- (ii) Urban or Urban Deferred under the Metropolitan Region Scheme and is not vacant land; or
- (iii) Rural A under Town Planning Scheme No 2 and is not vacant land; or
- (iv) Rural Water Resource under Town Planning Scheme No 2 and is not vacant land; or
- (v) Development under Town Planning Scheme No 2 and is not vacant land; or
- (vi) Park, Recreation and Drainage under Town Planning Scheme No 2 and is not vacant land; or

(b) held or used for residential purposes under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000; and

(c) held or used for residential purposes referred to in paragraphs (a) or (b).

### Proposed Objects and Reasons

The object of this rate category is to provide a lower differential rate for proposed characteristics under Improved Special Residential a) (i) to (vi) which is consistent with access to and provision of services to residential properties in a rural setting.

The reason for this rate is to reflect the lower demand on City resources, such as, lower impacts on transport infrastructure, when compared to the other GRV differential rating categories. It is also lower than vacant land as the City is endeavouring to encourage landowners to develop vacant land.

The proposed rate in the dollar for this category is 6.452 cents, with a minimum payment of \$962. It will be applied to 817 of the City's rateable properties and deliver 3.76% of the proposed rate income.

### **Light Industrial and Commercial (GRV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is zoned for the purpose of-

- (a) Light Industry under Town Planning Scheme No 2; or
- (b) Commercial under Town Planning Scheme No 2; or
- (c) Kwinana Town Centre under Town Planning Scheme No 2; or
- (d) Mixed Business under Town Planning Scheme No 2; or
- (e) Special Use under Town Planning Scheme No 2; or
- (f) General Town Centre under Town Planning Scheme No 3; or
- (g) Shopping/Business under Town Planning Scheme No 3; or
- (h) Market Square under Town Planning Scheme No 3.

#### **Proposed Objects and Reasons**

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Light Industrial and Commercial properties and the localities within which they are situated, including costs of -

- (a) provision and maintenance of transport and streetscape infrastructure including car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana City Centre.

The proposed rate in the dollar for this category is 8.635 cents, with a minimum payment of \$1,250. It will be applied to 160 of the City's rateable properties and deliver 5.85% of the proposed rate income.

## **General Industry and Service Commercial (GRV)**

### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is-

- (a) zoned for the purpose of:
  - (i) General Industry or Service Commercial under Town Planning Scheme No. 2; or
  - (ii) industrial use under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000,
- and
- (b) held or used for the purpose of General Industry and Service Commercial development, being an industrial or commercial use or development permissible under the zoning referred to in paragraph (a) and undertaken on land with a gross rental value of less than \$500,000.

### **Proposed Objects and Reasons**

The object of this differential rate category is to apply a differential rate to General Industry and Service Commercial properties (excluding properties within the Large Scale General Industry and Service Commercial differential rate category) in order to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service associated with properties in this category.

The reason for this rate is the need to offset the higher level of costs incurred by the City in servicing properties in this category, including but not limited to the cost of transport infrastructure maintenance and provision and costs relating to monitoring of land use/environmental impacts.

The proposed rate in the dollar for this category is 8.166 cents, with a minimum payment of \$1,250. It will be applied to 363 of the City's rateable properties and deliver 8.84% of the proposed rate income.

## **Large Scale General Industry and Service Commercial (GRV)**

### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is-

- (a) zoned for the purpose of:
  - (i) General Industry or Service Commercial under Town Planning Scheme No 2; or
  - (ii) industrial use under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000,
- and

- (b) is held or used for the purpose of Large Scale General Industry and Service Commercial development, being an industrial or commercial use or development permissible under the zoning referred to in paragraph (a) and undertaken on land with a gross rental value of \$500,000 or greater.

#### Proposed Objects and Reasons

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance and renewal/refurbishment of transport infrastructure, and higher levels of service associated with properties in this category.

The reason for this rate is the need to offset the higher level of costs incurred by the City in servicing properties in this category, including the substantial cost of transport infrastructure maintenance and renewal/refurbishment due to significant heavy vehicle movements, and costs relating to monitoring of land use/environmental impacts.

The proposed rate in the dollar for this category is 8.476 cents, with a minimum payment of \$1,250. It will be applied to 46 of the City's rateable properties and deliver 12.23% of the proposed rate income.

### **UNIMPROVED VALUE DIFFERENTIAL RATE CATEGORIES**

#### **General Industrial (UV)**

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is zoned for the purpose of General Industry under Town Planning Scheme No 2.

##### Proposed Objects and Reasons

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/refurbishment and significant costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 1.680 cents, with a minimum payment of \$1,250. It will be applied to 3 of the City's rateable properties and deliver 6% of the proposed rate income.



## **Rural (UV)**

### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and is: -

- (a) zoned for the purposes of Rural A under Town Planning Scheme No 2; or
- (b) zoned for the purposes of Rural Water Resource under Town Planning Scheme No 2; or
- (c) zoned for the purposes of Urban or Urban Deferred under the Metropolitan Region Scheme and held or used as the owner's ordinary place of residence as determined by the City; or
- (d) zoned under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000 .

### **Proposed Objects and Reasons**

The object of the rate for this category is to impose a differential rate commensurate with the rural use of land, which additionally is to act as the City's benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is 0.466 cents, with a minimum payment of \$962. It will be applied to 92 of the City's rateable properties and deliver 1.40% of the proposed rate income.

## **Mining (UV)**

### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Town Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000.

### **Proposed Objects and Reasons**

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure

maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 0.809 cents, with a minimum payment of \$1,250. It will be applied to 25 of the City's rateable properties and deliver 0.71% of the proposed rate income.

### **Urban/Urban Deferred (UV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is zoned for the purpose of Urban or Urban Deferred under the Metropolitan Region Scheme and is not held or used as the owner's ordinary place of residence as determined by the City.

#### **Proposed Objects and Reason**

The object of this rate is to raise additional revenue to offset the costs associated with future planning and provision of infrastructure.

The reason for this rate is to impose a higher differential general rate to meet the increased costs associated with planning and preparing for intensified residential development, including infrastructure provision gaps.

The proposed rate in the dollar for this category is 0.571 cents, with a minimum payment of \$1,250. It will be applied to 73 of the City's rateable properties and deliver 2.63% of the proposed rate income.



## **OBJECTS AND REASONS FOR DIFFERENTIAL RATE CATEGORIES**

### **GROSS RENTAL VALUE DIFFERENTIAL RATE CATEGORIES**

#### **Improved Residential (GRV)**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

- (a) zoned for the purpose of-
  - (i) Residential under Town Planning Scheme No 2 and is not vacant land, excluding land held or used for Commercial purposes; or
  - (ii) Special Residential under Town Planning Scheme No 2 and is not vacant land; or
  - (iii) Town Centre Residential under Town Planning Scheme No 3 and is not vacant land; or
  - (iv) Kwinana Town Centre under Town Planning Scheme No 2 and is held or used for residential purposes or is residential under an approved Local Structure Plan and is not vacant land; or
  - (v) Development under Town Planning Scheme No 2 and Residential under an approved Local Structure Plan and is not vacant land; or
  - (vi) Development under Town Planning Scheme No 2 and Mixed Use under an approved Local Structure Plan and is held or used for residential purposes and is not vacant land.

#### **Proposed Objects and Reasons**

The object of this proposed rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate by which all other GRV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City. It is also lower than vacant land as the City is endeavouring to encourage landowners to develop vacant land.

The proposed rate in the dollar for this category is 7.351 cents, with a minimum payment of \$971. It will be applied to 13,879 of the City's rateable properties and deliver 51.19% of the proposed rate income.

#### **Vacant Residential (GRV)**

##### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

- (a) zoned for the purpose of-
  - (i) Residential under Town Planning Scheme No 2 and is vacant land; or
  - (ii) Special Residential under Town Planning Scheme No 2 and is vacant land; or
  - (iii) Urban or Urban Deferred under the Metropolitan Region Scheme and is vacant land; or
  - (iv) Town Centre Residential under Town Planning Scheme No 3 and is vacant land; or
  - (v) Special Rural under Town Planning Scheme No 2 and is vacant land; or
  - (vi) Kwinana Town Centre under Town Planning Scheme No 2 and is held or used for residential purposes or is residential under an approved Local Structure Plan and is vacant land.

#### Proposed Objects and Reasons

The object of this rate is to promote the development of vacant land within the City's district.

The reason for this rate is to impose a higher differential general rate on vacant residential land that acts as a disincentive to persons who are land banking and not actively developing vacant land.

The proposed rate in the dollar for this category is 15.769 cents, with a minimum payment of \$971. It will be applied to 1,575 of the City's rateable properties and deliver 7.39% of the proposed rate income.

#### Improved Special Residential (GRV)

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

- (a) zoned for the purpose of:
  - (i) Special Rural under Town Planning Scheme No 2 and is not vacant land; or
  - (ii) Urban or Urban Deferred under the Metropolitan Region Scheme and is not vacant land; or
  - (iii) Rural A under Town Planning Scheme No 2 and is not vacant land; or
  - (iv) Rural Water Resource under Town Planning Scheme No 2 and is not vacant land; or

- (v) Development under Town Planning Scheme No 2 and is not vacant land; or
- (vi) Park, Recreation and Drainage under Town Planning Scheme No 2 and is not vacant land; or

(b) held or used for residential purposes under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000; and

(c) held or used for residential purposes referred to in paragraphs (a) or (b).

#### Proposed Objects and Reasons

The object of this rate category is to provide a lower differential rate for proposed characteristics under Improved Special Residential a) (i) to (vi) which is consistent with access to and provision of services to residential properties in a rural setting.

The reason for this rate is to reflect the lower demand on City resources, such as, lower impacts on transport infrastructure, when compared to the other GRV differential rating categories. It is also lower than vacant land as the City is endeavouring to encourage landowners to develop vacant land.

The proposed rate in the dollar for this category is 6.515 cents, with a minimum payment of \$971. It will be applied to 817 of the City's rateable properties and deliver 3.76% of the proposed rate income.

#### **Light Industrial and Commercial (GRV)**

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:

- (a) zoned for the purpose of-
  - (i) Light Industry under Town Planning Scheme No 2; or
  - (ii) Commercial under Town Planning Scheme No 2; or
  - (iii) Kwinana Town Centre under Town Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or
  - (iv) Mixed Business under Town Planning Scheme No 2; or
  - (v) Special Use under Town Planning Scheme No 2; or
  - (vi) General Town Centre under Town Planning Scheme No 3; or
  - (vii) Shopping/Business under Town Planning Scheme No 3; or
  - (viii) Market Square under Town Planning Scheme No 3; or
  - (ix) Mixed Use under Town Planning Scheme No 2; or
  - (x) Residential under Town Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or



- (xi) Development under the Town Planning Scheme No 2 and Mixed Use or any other purpose referred to in paragraph (a)(i)-(ix) under an approved Local Structure Plan.

#### Proposed Objects and Reasons

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Light Industrial and Commercial properties and the localities within which they are situated, including costs of -

- (a) provision and maintenance of transport and streetscape infrastructure including car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana City Centre.

The proposed rate in the dollar for this category is 8.719 cents, with a minimum payment of \$1,263. It will be applied to 160 of the City's rateable properties and deliver 5.85% of the proposed rate income.

#### **General Industry and Service Commercial (GRV)**

##### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is-

- (a) zoned for the purpose of:
  - (i) General Industry or Service Commercial under Town Planning Scheme No. 2; or
  - (ii) industrial use under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000,
- and
- (b) held or used for the purpose of General Industry and Service Commercial development, being an industrial or commercial use or development permissible under the zoning referred to in paragraph (a) and undertaken on land with a gross rental value of less than \$500,000.

#### Proposed Objects and Reasons

The object of this differential rate category is to apply a differential rate to General Industry and Service Commercial properties (excluding properties within the Large Scale General Industry and Service Commercial differential rate category) in order to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service associated with properties in this category.

The reason for this rate is the need to offset the higher level of costs incurred by the City in servicing properties in this category, including but not limited to the cost of transport infrastructure maintenance and provision and costs relating to monitoring of land use/environmental impacts.

The proposed rate in the dollar for this category is 8.246 cents, with a minimum payment of \$1,263. It will be applied to 363 of the City's rateable properties and deliver 8.84% of the proposed rate income.

### **Large Scale General Industry and Service Commercial (GRV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is-

- (a) zoned for the purpose of:
  - (i) General Industry or Service Commercial under Town Planning Scheme No 2; or
  - (ii) industrial use under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000,
- and
- (b) is held or used for the purpose of Large Scale General Industry and Service Commercial development, being an industrial or commercial use or development permissible under the zoning referred to in paragraph (a) and undertaken on land with a gross rental value of \$500,000 or greater.

#### **Proposed Objects and Reasons**

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance and renewal/refurbishment of transport infrastructure, and higher levels of service associated with properties in this category.

The reason for this rate is the need to offset the higher level of costs incurred by the City in servicing properties in this category, including the substantial cost of transport infrastructure maintenance and renewal/refurbishment due to significant heavy vehicle movements, and costs relating to monitoring of land use/environmental impacts.

The proposed rate in the dollar for this category is 8.559 cents, with a minimum payment of \$1,263. It will be applied to 46 of the City's rateable properties and deliver 12.23% of the proposed rate income.

## **UNIMPROVED VALUE DIFFERENTIAL RATE CATEGORIES**

### **General Industrial (UV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is zoned for the purpose of General Industry under Town Planning Scheme No 2.

#### Proposed Objects and Reasons

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/refurbishment and significant costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 1.696 cents, with a minimum payment of \$1,263. It will be applied to 3 of the City's rateable properties and deliver 6% of the proposed rate income.

### **Rural (UV)**

#### Proposed Characteristics

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and is: -

- (a) zoned for the purposes of Rural A under Town Planning Scheme No 2; or
- (b) zoned for the purposes of Rural Water Resource under Town Planning Scheme No 2; or
- (c) zoned for the purposes of Urban or Urban Deferred under the Metropolitan Region Scheme and held or used as the owner's ordinary place of residence as determined by the City; or
- (d) zoned under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000 .

#### Proposed Objects and Reasons

The object of the rate for this category is to impose a differential rate commensurate with the rural use of land, which additionally is to act as the City's benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is 0.471 cents, with a minimum payment of \$971. It will be applied to 92 of the City's rateable properties and deliver 1.40% of the proposed rate income.

### **Mining (UV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Town Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000.

#### **Proposed Objects and Reasons**

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is 0.817 cents, with a minimum payment of \$1,263. It will be applied to 25 of the City's rateable properties and deliver 0.71% of the proposed rate income.

### **Urban/Urban Deferred (UV)**

#### **Proposed Characteristics**

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is zoned for the purpose of Urban or Urban Deferred under the Metropolitan Region Scheme and is not held or used as the owner's ordinary place of residence as determined by the City.

#### **Proposed Objects and Reason**

The object of this rate is to raise additional revenue to offset the costs associated with future planning and provision of infrastructure.

The reason for this rate is to impose a higher differential general rate to meet the increased costs associated with planning and preparing for intensified residential development, including infrastructure provision gaps.

The proposed rate in the dollar for this category is 0.576 cents, with a minimum payment of \$1,263. It will be applied to 73 of the City's rateable properties and deliver 2.63% of the proposed rate income.

## **17 Urgent Business**

Nil

## **18 Councillor Reports**

### **18.1 Deputy Mayor Peter Feasey**

Deputy Mayor Peter Feasey reported that he had attended the Australian and New Zealand Army Corps (ANZAC) Services and that it had been a great service.

### **18.2 Councillor Wendy Cooper**

Councillor Wendy Cooper reported that she had attended the Southern Metropolitan Regional Council (SMRC) Meeting.

Councillor Cooper advised that she had attended the City of Kwinana Citizenship Ceremony and that it had been a lovely occasion.

Councillor Cooper presented the City, on behalf of the Waterwise Council a Certificate of Recognition 'Gold Award'.

Councillor Cooper mentioned that she had attended the Opening of the Rockingham Volunteer Centre.

### **18.3 Councillor Bob Thompson**

Councillor Bob Thompson reported that he had attended the City of Kwinana Citizenship Ceremony and that it had been a pleasant occasion.

Councillor Thompson advised that he had attended the Koorliny Board Management Meeting and encouraged all to go to the production of Witches as it is a great show.

### **18.4 Councillor Dennis Wood**

Councillor Dennis Wood mentioned that he had attended the morning and dawn Australian and New Zealand Army Corps (ANZAC) Services and that there had been a great turn out.

## **19 Response to Previous Questions**

Nil



## 20 Mayoral Announcements (without discussion)

Mayor Carol Adams reported that she was a Property Council of Australia Panel Member and that she took part in discussion about the post-election promises.

The Mayor advised that she had attended the City of Kwinana Citizenship Ceremony and that she had welcomed 31 new Australians.

The Mayor mentioned that she had been a Keynote Speaker at the Local Government Professionals.

The Mayor reported that she met with the local Parmelia Policing Team (with Director of City Living).

The Mayor advised that she attended the State Council Regional visit to the Murchison Zone, visiting Mount Magnet, Cue and Meekatharra. The Mayor added that the State Council Meeting agenda items included:

- Emerging Issue - Comments of the CCC Commission on Local Government in light of Exmouth findings
- Review of the Emergency Service Levy Administration

The Mayor mentioned that she attended the City of Kwinana Heritage Event which was a great success on Sunday at Sloans Cottage.

The Mayor reported that she attended the Rockingham Kwinana Chamber of Commerce (RKCC) Business After Hours at Boddington Cranes in Port Kennedy.

The Mayor advised that Indian Ocean Gateway presentations had been made with:

- Madeleine King and Mr Pat Conroy, the Parliamentary Secretary assisting the Shadow Infrastructure Minister
- Regional Development Australia, Colleen Yates
- Metropolitan Redevelopment Authority - Keiran Kinsella, Chief Executive Officer
- South West Development Commission in Bunbury
- City of Bunbury Mayor, Gary Brennan
- Shire of Dardanup President and Chief Executive Officer
- City of Canning Mayor NG and Chief Executive Officer, Arthur Kyron
- Rick Mazza MLC, Shooters, Fishers & Farmers Party
- Aaron Stonehouse MLC elect – Liberal Democrats
- Mr Sam Buckeridge from BGC
- City of Rockingham Mayor and Chief Executive Officer
- City of Melville Mayor and Chief Executive Officer

*20 MAYORAL ANNOUNCEMENTS (WITHOUT DISCUSSION)*

The Mayor advised that the Chief Executive Officer had also briefed two One Nation Member elects of the Legislative Assembly on the Indian Ocean Gateway project.

The Mayor wished all Mothers an enjoyable Mother's Day on Sunday.

## **21 Matters Behind Closed Doors**

Nil

## **22 Meeting Closure**

The Mayor declared the meeting closed at 7:32pm.