

Ordinary Council Meeting

27 June 2018

Minutes



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

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

Vision Statement

Kwinana 2030

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

Mission

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



We will do this by –

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

Values

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

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

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Present:

DEPUTY MAYOR P FEASEY
CR W COOPER
CR M KEARNEY
CR S LEE
CR S MILLS
CR M ROWSE
CR D WOOD

MS J ABBISS	-	Chief Executive Officer
MS C MIHOVLOVICH	-	Director City Strategy
MRS M COOKE	-	Director City Regulation
MR D ELKINS	-	Director City Infrastructure
MS M BELL	-	Director City Legal
MISS K HAYWARD	-	Manager Finance
MR B SCAMBLER	-	Coordinator Statutory Planning
MR T HOSSEN	-	Lawyer
MS A MCKENZIE	-	Council Administration Officer

Members of the Press	0
Members of the Public	16

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 Sandra Lee read the Prayer

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

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

Apologies

Mayor Carol Adams

Leave(s) of Absence (previously approved):

Nil

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

COUNCIL DECISION

203

MOVED CR M ROWSE

SECONDED CR D WOOD

That Councillor Sandra Lee be granted a leave of absence from 10 August 2018 to 18 August 2018 inclusive.

**CARRIED
7/0**

6 Declarations of Interest by Members and City Officers:

Councillor Matthew Rowse declared an impartiality interest in item 16.8, Shared Licence Agreement between the City of Kwinana and the Anglican Schools Commission Inc. – Wellard Oval (Reserve 48278), 21 Cliveden Avenue, Wellard due to being the Vice President of the Peter Carnley Anglican Community and Friends.

7 Community Submissions:

7.1 Mr Robert White on behalf on Mr Mark Wells regarding item 15.4, Adoption of Local Planning Policy No 12: Mandogalup Future Development:

I am a resident of Mandogalup and I have lived there for 60 years. Unfortunately Mark Wells was unable to get here on time and I am going to make a comment on his behalf regarding the Local Structure Plan for Mandogalup.

I would ask the Councillors to think very long and hard before they make their decision. You don't have to drive too far to see Wattleup townsite and as far as all the people out there believe you're just making another Wattleup. There isn't a great motivation for it, the ratepayers that you are supposed to be representing, I don't believe any of them would like to see the area industrial and I think the submissions have indicated that. The Council seems to be bowing down to one industry and doing the same thing with the West Coast Trade Buffer and the Westport. There is ample land between the coast and even Rockingham Road to fit any industry. Wattleup, I know people that have had their houses resumed 20 years ago and there is still nothing there and if anything the industrial area is going backwards. There is more and more vacant properties along East Rockingham etc than there was two years ago.

7 COMMUNITY SUBMISSIONS

The legacy that you Councillors will leave once you are off the Council will be another Wattleup and the comment from Mr Wells was 'if you do nothing you have the say whether we can subdivide or not so the area would stay rural and we would have no issues at all with conflict of planning interest because it would be rural and we can still carry on doing what we are doing, we cant do anything else unless you say, we cant subdivide, we certainly cant change the zoning so why do we have to do anything?. Why has the Council spent ratepayers money on this planning structure scheme when it was totally unnecessary?

They have opposed a housing development that has government approval and everybody is talking about sustainable housing and the cost of housing on our children and then all the Council has done is stall the clearing etc so that it adds more cost to it and I'd like you to take it on board before you make your decision tonight.

7.2 Mr Greg Devlin regarding item 15.4, Adoption of Local Planning Policy No 12: Mandogalup Future Development:

After reading the proposal and the various submissions put in, it seems to me that any decision on Mandogalup land, other than what has long been planned as urban, is still way premature.

Since the submissions were called, we have the Westport investigation happening and just recently, the announcement of some 495 hectares of industrial land planned at Mundijong.

With all this happening, why not leave Mandogalup alone for 40 years or so (we do have plenty of land still in Latitude 32). If the land is found to be needed by then for industrial, it will still be there in much of its current form. Meanwhile the current residents will have security of tenure until they pass on or leave. Their children will know what is possibly coming up and can plan accordingly.

There are many concerns submitted by Government departments which, I believe need to be addressed in greater depth.

There is definitely a serious need for Council to look at lots 6,7,501,502 and 504 Mandogalup Rd and lot 379 Sayer Road. These are "in between" various proposals. In addition, the mess caused around the various sandpits in that area is terrible. A number of different levels now exist, which will probably mean enormous amounts of filling or retaining will be needed before anything can happen there.

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 13 June 2018:

COUNCIL DECISION

204

MOVED CR S MILLS

SECONDED CR S LEE

That the Minutes of the Ordinary Meeting of Council held on 13 June 2018 be confirmed as a true and correct record of the meeting.

CARRIED
7/0

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

Nil

10 Petitions:

Nil

11 Notices of Motion:

11.1 Deputy Mayor Peter Feasey regarding the Kwinana Senior Citizens building inclusion on the Municipal Heritage Inventory

That the City provide a report to Council regarding the investigation into listing the building that the Kwinana Senior Citizens occupy in Medina on the Municipal Heritage Inventory.

12 Reports – Community

Nil

13 Reports – Economic

Nil

14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Proposed amendment to the Anketell North Local Structure Plan – Lot 4 Anketell Road, Anketell - Consideration of submissions and recommendation to the Western Australian Planning Commission

DECLARATIONS OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A proposed amendment to the Anketell North Local Structure Plan (ANLSP) (Attachment A) for Lot 4, Anketell Road (Lot 4) has been lodged with the City of Kwinana (the City), in accordance with Schedule 2, Clause 16(3) of the *Planning and Development Regulations 2015* (P&D Regulations).

The amendment covers approximately 3.06 hectares (ha) of land situated immediately south of Anketell Road, west of Treeby Road and adjacent to the proposed Wandi District Centre. The northern portion of Lot 4 Anketell Road (Lot 4) is currently identified as *Subject to Further Investigation* and is not situated within the boundary of the approved ANLSP.

The amendment proposes that the northern portion of Lot 4 be included in the ANLSP and be shown as *Commercial* (approx. 0.78ha) and *Residential* purposes (11 lots) (Attachment B). The amendment also proposes modifications to the residential density and road layout over the balance of Lot 4 from that approved within the existing approved ANLSP.

The City advertised the amendment for 26 days, between 5 March and 30 March 2018, in accordance with Schedule 2, Clause 18 of the P&D Regulations. Submissions were received from three State government agencies; the owner of the future Wandi District Centre; and the owner of the Cockburn Gateway Shopping Centre. The submissions, and the City's comments on the submissions, are summarised in the Schedule of Submissions (Attachment C) in accordance with Schedule 2, Clause 20(2) of the P&D Regulations.

The amendment for Lot 4 is one of three amendments to the ANLSP that the City has received (Attachment D). The other two amendments are for:

- Lots 2 and 3 Anketell Road (to the west of Lot 4); and
- Lots 188 and 652 Anketell Road (to the east of Lot 4).

All three amendments front onto Anketell Road.

The first amendment that was received by the City was for Lots 2 and 3 Anketell Road (Lots 2 and 3). In December 2017, Council resolved to refuse this amendment (as described later in this report) and the WAPC has not yet made a decision on the proposed amendment for Lots 2 and 3. The amendment for Lots 188 and 652 Anketell Road was advertised for public comment during May 2018 and will be presented to Council in the near future.

Although the amendments for Lot 4, and Lots 2 and 3, are similar in that they both abut Anketell Road, they are significantly different because the amendment for Lots 2 and 3 proposed residential dwellings abutting Anketell Road, and the amendment for Lot 4 proposes commercial land uses abutting Anketell Road.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

Council refused the amendment for Lots 2 and 3 due to the proposed residential dwellings abutting Anketell Road. The amendment for Lot 4 is proposing commercial land uses (not residential) abutting Anketell Road. The planning merits of the proposed amendment to Lot 4, are discussed in detail in this report.

To assist in its assessment of Lots 2 and 3, the City sought independent town planning advice from Site Planning and Design (Site) concerning appropriate land use options and a concept plan for all of the lots on the south side of Anketell Road (between Treeby Road and the Kwinana Freeway). Site's advice (Attachment E) was utilised by the City in its assessment of the amendment for Lots 2 and 3 and has also been used by the City in its assessment of the proposed amendment for Lot 4.

City Officers are of the view that orderly and proper planning and the determination of optimal long term land uses on Lot 4 (and adjoining properties), should take the following matters into consideration, as discussed in this report:

- Optimisation of land use in the vicinity of Kwinana Freeway, Wandi District Centre and Anketell Road;
- Land uses compatible with noise and vibration from Anketell Road; and
- Controlled access and egress to Anketell Road.

City Officers recommend to Council that the amendment to the ANLSP for the northern portion of Lot 4, be refused pending resolution of the following matters to Council's satisfaction:

- a) Preparation of a commercial analysis for the Service Commercial area to the City's satisfaction. The commercial analysis will assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term;
- b) Removal of the Commercial designation adjacent to Anketell Road and replacement with the Service Commercial designation.
- c) Preparation of a Traffic and Pedestrian Management Management Plan (TPMP) for the Service Commercial land. The TPMP should:
 - provide reciprocal rights of access to facilitate co-ordinated and efficient vehicle access between the Service Commercial areas;
 - identify access points and loading areas and demonstrate how nearby residential development will not be adversely impacted by noise and light emissions; and
 - provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.
- d) Inclusion of a requirement in the ANLSP for a Local Development Plan (LDP) to be prepared for the Service Commercial area. The LDP should address the following matters:
 - built form to block vehicle noise from Anketell Road,
 - requirement for built form to orientate towards Anketell Road,
 - positioning of service areas to prevent adverse impacts on abutting residential development from noise and light emissions.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

City Officers recommend to Council that the amendment to the ANLSP for the southern portion of Lot 4, be approved subject to the ANLSP being modified to provide 3,522m² of POS (including 800m² of drainage) in accordance with the approved ANLSP and as reflected in the Councils adopted cost apportionment schedule for Development Contribution Area 4 (DCA4).

OFFICER RECOMMENDATION:

That Council:

1. Recommends to the Western Australian Planning Commission (WAPC) that the amendment to the ANLSP for the northern portion of Lot 4 (shown as Commercial in Attachment B), be refused pending resolution of the following matters to Council's satisfaction:
 - a) Preparation of a commercial analysis for the Service Commercial area to the City's satisfaction. The commercial analysis will assist to inform a more robust understanding of commercial land uses most suited to the location opportunities of the site in the medium to long term;
 - b) Removal of the Commercial designation adjacent to Anketell Road and replacement with the Service Commercial designation or an alternate commercial zone that precludes residential or other sensitive land uses;
 - c) Preparation of a Traffic and Pedestrian Management Plan (TPMP) for the Service Commercial land. The TPMP should:
 - provide reciprocal rights of access to facilitate co-ordinated and efficient vehicle access between the Service Commercial areas;
 - identify access points and loading areas and demonstrate how nearby residential development will not be adversely impacted by noise and light emissions; and
 - provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.
 - d) Inclusion of a requirement in the ANLSP for a Local Development Plan (LDP) to be prepared for the broader Commercial area. The LDP should address the following matters:
 - built form to block vehicle noise from Anketell Road,
 - requirement for built form to orientate towards Anketell Road,
 - built form to have regard to the broader commercial area in the ANLSP;
 - positioning of service areas to prevent adverse impacts on abutting residential development from noise and light emissions.
2. Recommends to the WAPC that the amendment to the ANLSP for the southern portion of Lot 4 (as shown as residential, POS and drainage in Attachment B), be approved subject to the ANLSP being modified to provide 3,522m² of POS (including 800m² of drainage) in accordance with the approved ANLSP and as reflected in the Councils adopted cost apportionment schedule for Development Contribution Area 4 (DCA4).

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

3. Request the Western Australian Planning Commission to impose a condition on future subdivision applications requiring the preparation of a Landscape Feature and Tree Retention Plan in accordance with the City's LPP1 to ensure that the retention of significant trees is optimised. It is recommended that the Landscape Feature and Tree Retention Plan is developed in consultation with the City at the detailed design stage.
4. Note that the Bushfire Management Plan (BMP) has not been referred to the Department of Fire and Emergency Services (DFES) for assessment at this stage. The BMP, once updated, will need to be forwarded to DFES for assessment.
5. Endorse the Schedule of Submissions (Attachment C) pursuant to Clause 20 of the *Planning and Development Regulations 2015*.

BACKGROUND:

The WAPC granted approval to the ANLSP on the 17 December 2015. The approved version of the ANLSP (Attachment F) excludes land abutting the southern side of Anketell Road (including Lot 4) that had been identified as Commercial in the advertised version of the ANLSP. Land on the southern side of Anketell Road (including the northern portion of Lot 4) is identified as *Subject to Further Investigation* in the approved ANLSP.

When the WAPC granted approval to the ANLSP, it advised (letter dated 18 December 2015) that the following information would be required before the area abutting Anketell Road, could be considered for inclusion in the ANSLP:

- a) The requirements of State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning have been met inclusive of the appropriate land uses and the necessary noise mitigation strategy via a noise management plan;
- b) The required type, extent and form of Commercial land uses that will provide for and support the needs of the ANLSP and complement the land uses and development envisaged for the Wandi District Centre; and
- c) Options to provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.

The City received a proposed amendment to the ANLSP for Lot 4 on 22 December 2017, in accordance with Schedule 2, Clause 16(3) of the P&D Regulations.

The amendment for Lot 4 covers approximately 3.06 ha of land situated immediately south of Anketell Road, west of Treeby Road and adjacent to the proposed Wandi District Centre. The amendment proposes that the northern portion of Lot 4 (approx. 1.09ha) (currently identified as *Subject to Further Investigation* in the approved ANLSP) be included in the ANLSP and be identified as *Commercial* and *Residential*. The amendment also proposes minor modifications to the residential density and road layout over the balance of Lot 4 (1.97ha) situated within the approved ANLSP area.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

The amendment area is zoned *Urban* under the *Metropolitan Region Scheme* and *Development* under *Local Planning Scheme No. 2 (LPS2)*.

The amendment for Lot 4 is one of three amendments to the ANLSP that the City has received. The other two amendments are for:

- Lots 2 and 3 Anketell Road (to the west of Lot 4); and
- Lots 188 and 652 Anketell Road (to the east of Lot 4).

All of the amendments front onto Anketell Road.

The first amendment that was received by the City was for Lots 2 and 3 Anketell Road (Lots 2 and 3). In December 2017, Council resolved to refuse this amendment for the following reasons:

- a) Residential uses on Lots 2 and 3 may cause conflict with the use of Anketell Road as a 24/7 Strategic Freight Route to the future Outer Harbour.
- b) Residential development on Lots 2 and 3 will prevent the land fronting onto Anketell Road (between the Freeway and Treeby Road) from being developed in a manner that facilitates reciprocal vehicular access between landholdings to optimise access and egress to Anketell Road.
- c) The proposed amendment will result in ad hoc and fragmented development along Anketell Road and prevent proper and orderly planning in the area adjacent to the Wandi District Centre and Anketell Road (west of Treeby Road).
- d) The proposed amendment is premature and any decision to permit residential land uses within the amendment area should await the outcome of the investigation by the Westport Taskforce into Western Australia's freight transport needs.
- e) A retail and commercial analysis should be undertaken prior to amending the ANLSP to assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.

The WAPC has not yet determined the proposed amendment for Lots 2 and 3 Anketell Road. The proposed amendment for Lots 188 and 652 Anketell Road was advertised for public comment during May 2018 and will be presented to Council in the near future. The amendment for Lots 188 and 652 proposes Commercial and Residential land uses.

STRATEGIC PLANNING ISSUES

In September 2017, the State Government established the Westport Taskforce to investigate a total supply chain solution to Western Australia's growing freight volumes (including a new Outer Harbour) recognising the importance of providing high standard freight corridors to the future outer harbour.

The provision of freight corridors to connect the future outer harbour to the broader metropolitan transport network requires a number of east - west links across the south west metropolitan sub-region to be upgraded, including Anketell Road. For this reason Anketell Road is identified as a Strategic Freight Route in the Perth Freight Transport Network Plan for Transport @ 3.5 million (DoT, 2016).

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

As a Strategic Freight Route to the future outer harbour, Anketell Road will provide operations for heavy vehicles up to 36.5m in length; and vehicles carrying Over-Size Over-Mass and Heavy Wide Cargos. The future Outer Harbour will need to be capable of operating on a 24/7 basis, which may cause night time noise and vibration exposure to properties in the vicinity of Anketell Road.

City Officers are of the view that orderly and proper planning and the determination of optimal long term land uses on Lot 4 (and adjoining properties), should take the following matters into consideration:

- Controlled access and egress to Anketell Road;
- Land uses compatible with noise and vibration from Anketell Road; and
- Optimisation of land use in the vicinity of Kwinana Freeway, Wandi District Centre and Anketell Road.

The consideration of these long term issues in the context of the proposed amendment to the ANLSP, are discussed below:

a) Land Use Optimisation in the vicinity of Kwinana Freeway, Wandi District Centre and Anketell Road

Lot 4 is adjacent to the proposed Wandi District Centre and Anketell Road, which is identified as a Strategic Freight Route. The amendment for Lot 4 proposes commercial land uses abutting Anketell Road.

City Officers are of the view that orderly and proper planning and determination of the long term optimal uses of Lot 4, should take into consideration the close proximity of the Kwinana Freeway, Wandi District Centre and Anketell Road. This is consistent with the WAPC's advice that excluded the land abutting Anketell Road from the approved ANLSP until it has been demonstrated that the type, extent and form of Commercial land uses abutting Anketell Road will provide for and support the needs of the ANLSP and complement the land uses and development envisaged for the Wandi District Centre.

The State Planning Policy 4.2 – Activity Centre for Perth and Peel (SPP4.2) describes a district centre as a centre that focuses on providing services, facilities and job opportunities that reflect the particular needs of its catchment.

SPP4.2 states that bulky goods retail should be situated in close proximity to activity centres and the regional road and public transport networks. This should maximise the use of infrastructure, including the shared use of car parking; limit the number of car trips and support other businesses within the activity centre. Bulky goods retail should be developed with access and urban design controls so as not to interfere with traffic flow and safety or detract from the amenity of the locality.

The City's Local Commercial and Activity Centres Strategy (LCACS) states that there is considerable potential for bulky goods retail floor space within the Wandi District Centre due to its accessibility to the Kwinana Freeway.

The concept plan prepared by Site (Attachment E) illustrates how commercial built form remains the best option to buffer proposed residential uses within the amendment area from acoustic impacts associated with Anketell Road.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

The amendment for Lot 4 proposes that Commercial uses abut Anketell Road consistent with SPP4.2 and the LCAC. However, LPS2 permits a number of noise sensitive land uses such as grouped dwellings (P Use), multiple dwellings (AA use) and aged persons dwellings (AA Use) within the Commercial zone. To prevent these noise sensitive residential uses being developed along Anketell Road, City Officers recommend that the proposed Commercial use (abutting Anketell Road) should be modified to Service Commercial where residential land uses are not permitted. City Officers also recommend that a commercial analysis be prepared for the northern portion of the ANLSP. The commercial analysis will assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.

b) Safe and Efficient Freight Transport Network – Controlled access and egress to Anketell Road

As a Strategic Freight Route, Anketell Road will be permitted to carry heavy vehicles with Over Size, Over Mass and Heavy Wide Cargos.

Main Roads has adopted a Vehicle Access Strategy for Anketell Road in which the intersection at Treeby Road is identified as having full movement controlled access. All other intersections between Treeby Road and the Kwinana Freeway will be required to operate as left in/left out access only due to close proximity to the Kwinana Freeway on/off ramp. This constrains the level of vehicular access available to the area abutting Anketell Road and necessitates that all of the land to the west of Treeby Road be planned in a coordinated and integrated manner so that all of the lots have vehicular access to Treeby Road.

The WAPC also advised that it had excluded the land abutting Anketell Road from the approved ANLSP until options to provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre have been proposed.

The amendment to the ANLSP for Lot 4 does not propose direct access/egress onto Anketell Road and is consistent with the Vehicle Access Strategy for Anketell Road adopted by Main Roads. Main Roads has also advised that it has no objection to the proposed amendment for Lot 4. However, City Officers recommend that the northern portion of the proposed amendment be refused subject to a Traffic and Pedestrian Management Plan (TPMP) for the Service Commercial land being prepared to the satisfaction of the Council. The TPMP should:

- provide reciprocal rights of access to facilitate co-ordinated and efficient vehicle access between the Service Commercial areas;
- identify access points and loading areas and demonstrate how nearby residential development will not be adversely impacted by noise and light emissions; and
- provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.

c) Land Use Compatibility - Traffic Noise from Anketell Road

Anketell Road is identified by the State Government as a Strategic Freight Route to be used by heavy vehicles carrying Over-Size Over-Mass and Heavy Wide Cargos to and from the future Outer Harbour. The Outer Harbour is likely to operate on a 24/7 basis, and vehicles travelling along Anketell Road may cause night time noise and vibration exposure to properties in the vicinity of the road.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

The WAPC excluded the land abutting Anketell Road from the approved ANLSP until the requirements of State Planning Policy 5.4 - Road and Rail Transport Noise (SPP5.4) and Freight Considerations in Land Use Planning have been met inclusive of the appropriate land uses and the necessary noise mitigation strategy via a noise management plan

SPP5.4 aims to minimise the adverse impact of transport noise on noise sensitive residential development by achieving:

- an acceptable indoor noise levels in noise sensitive areas [$L_{Aeq(Day)}$ 40dB(A) in living areas and $L_{Aeq(Night)}$ 35dB(A) in bedrooms]; and
- a reasonable degree of acoustic amenity in at least one outdoor living area [$L_{Aeq(Day)}$ 55dB(A) and $L_{Aeq(Night)}$ 50dB(A)].

The proponent has submitted an *Acoustic Assessment* (Herring and Storer Acoustics, 2017) in support of the proposed amendment to the ANLSP (Attachment H).

The results of the acoustic assessment indicate that because the land adjacent to Anketell Road is proposed to be developed for commercial purposes, these buildings will provide a significant barrier to the residential lots proposed to the south. Further assessment is required as part of subsequent detailed design.

Site has prepared a concept plan option that demonstrates how commercial built form remains the best option to buffer proposed residential uses within the amendment area from acoustic impacts associated with Anketell Road. The concept plan demonstrates how commercial uses could be designed to accommodate vehicle access, through appropriate intersection movements and reciprocal internal access circulation and parking.

Although City Officers support Commercial land uses fronting onto Anketell Road, it is recommended that the northern portion of the proposed amendment be refused pending inclusion of a requirement in the ANLSP for a Local Development Plan (LDP) to be prepared prior to subdivision and/or development. The LDP should address the following matters:

- built form to block vehicle noise from Anketell Road,
- requirement for built form to orientate towards Anketell Road,
- positioning of service areas to prevent adverse impacts on abutting residential development from noise and light emissions.

LIVEABLE NEIGHBOURHOODS ASSESSMENT

The WAPC requires LSPs to be prepared in accordance with the objectives and requirements of Liveable Neighbourhoods (WAPC, 2009). The proposed amendment to the ANLSP has been assessed by City Officers against the following elements of Liveable Neighbourhoods:

Element 1 - Community Design

Lot 4 is situated within the ANLSP, which has been designed to meet the objectives and requirements of Liveable Neighbourhoods as outlined in the assessment of Elements 2 to 7 below.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

Element 2 - Movement Network

The proposed amendment for Lot 4 includes the following changes to the movement network:

- laneways have been removed;
- extension north of the eastern north-south local access street, to the Neighbourhood Connector B; and
- realignment of the Neighbourhood Connector B and the east-west local access street.

The proponent has advised that these changes are proposed for the following reasons:

- provides a more permeable and legible road and pedestrian network in comparison to the network in the approved ANLSP;
- improves traffic flow to the Neighbourhood Connector B and the adjoining landholdings;
- responds to the amendments to the landholdings to the west (Lot 3) and east (Lot 188); and
- results in an increase in net developable area.

The proposed amendment has been designed in consultation with the proposed amendment for Lot 188 Anketell Road, which abuts the eastern boundary of Lot 4. Both lots are proposed to be developed for commercial purposes with coordinated reciprocal rights of access to provide vehicle access and egress to Anketell Road.

City Officers support the amended road layout and movement network.

Element 3 - Lot Layout

The amendment to the ANLSP for Lot 4 proposes a yield of approximately 46 dwellings varying in size between 249m² and 420m².

The proposed amendment results in the following changes:

- increases lot yield from 32 lots in the approved ANLSP to 46 lots in the proposed amendment;
- removes laneway lots and replaces these with a range of front accessed lots in response to expected market demand and providing greater flexibility in housing variety; and
- provides medium density housing adjacent to POS.

City Officers support the amended lot layout.

Element 4 - Public Parkland

The creditable POS contribution for Lot 4 (based on the approved ANLSP) is 3,522m². This is reflected in Councils' adopted cost apportionment schedule for Development Contribution Area 4 (DCA4).

The proponent states that POS contribution in the approved ANLSP was 4,322 m², however, this includes 800m² of 1:1 year drainage which is a deduction from the gross subdivisible area.

The POS allocation in the proposed amendment for Lot 4 has been reduced to 2,804m² in the proposed amendment to the ANLSP.

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The proponent has advised that the area of POS has been reduced to provide a more equitable outcome for the developer who is providing drainage for the adjoining properties and is not being reimbursed for non-creditable land under the DCA4.

The proponent states that approximately 2,440m² of the POS on Lot 4 is required for drainage purposes and argues that the additional POS (3,522m² approved ANLSP - 2,440m² drainage = 1,082m² usable POS) in the approved ANLSP *would have limited potential to be used for recreational uses and would only likely be able to accommodate landscaped/garden elements and limited tree retention.*

The approved ANLSP requirement for drainage is 800m² (rather than 2,440m² as stated by the proponent) which would result in an additional area of usable POS (2,440m² – 800m² = 1,640m²). The City is of the view that:

- the additional 718m² of POS in the approved ANLSP compared with the proposed amendment (3,522m² approved – 2,804m² amendment = 718m²); plus
- the additional useable 1,640m² POS based on the 800m² drainage required in the approved ANLSP rather than the drainage requirement proposed by the proponent in the amendment (2,440m² – 800m² = 1,640m²).

would result in a usable POS kick about area of 2,350m² (1,640m² + 718m²). On this basis City Officers do not support the proposed reduction in POS.

Element 5 - Urban Water Management

The following water management plans and strategies have been prepared for the amendment to ANLSP. These strategies include:

- Jandakot Drainage and Water Management Plan No. 3 (JDWMP) - Peel Main Drain Catchment (Department of Water, 2009); and
- POS Drainage Revision in support of Local Structure Plan Amendment for Lot 4 Anketell Road, Anketell (Urbaqua, December 2017).

These plans address water management across the amendment area providing a greater level of detail at each successive stage of the planning process.

Element 6 - Utilities

Lot 4 is able to be connected to water, sewer, electricity, gas and telecommunications services. It is normal practice for the WAPC to impose subdivision conditions requiring that these services be provided to an urban standard.

The servicing agencies have not raised concerns with the proposed amendment to the ANLSP.

Element 7 - Activity Centres and Employment

City Officers support commercial land uses on Lot 4 (abutting Anketell Road) on the basis that this location has:

- direct frontage and exposure to Anketell Road and its future strategic freight road function;
- close proximity to the future Wandi District Centre;
- close proximity to the Kwinana Freeway; and
- provide a suitable barrier between residential dwellings and traffic noise from Anketell Road.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

The concept plan prepared by Site illustrates how commercial built form remains the best option to buffer proposed residential uses within the amendment area from acoustic impacts associated with Anketell Road.

The amendment for Lot 4 proposes that Commercial uses abut Anketell Road consistent with SPP4.2 and LCAC. However, LPS2 permits a number of noise sensitive land uses such as grouped dwellings (P Use), multiple dwellings (AA use) and aged persons dwellings (AA Use) within the Commercial zone to prevent these noise sensitive residential uses being developed along Anketell Road, City Officers recommend that the proposed Commercial use (abutting Anketell Road) should be modified to Service Commercial where residential land uses are not permitted.

City Officers also recommend that a commercial analysis be prepared for the northern portion of the ANLSP being amended to the City's satisfaction. The commercial analysis will assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term.

OTHER MATTERS ASSESSED BY THE CITY

In addition to Liveable Neighbourhoods, the City has also assessed the LSP against the following matters:

Retention of Significant Trees

The proponent has prepared a Local Landscape Feature and Tree Retention Strategy in accordance with the City's Local Planning Policy No. 1 - Landscape Feature and Tree Retention Policy (LPP1) which has identified eight significant trees on Lot 4 (Attachment G).

The proponent advises that three of these trees may be retained and it is proposed that the other five significant trees will be cleared as part of the future subdivision and development.

The proponent states that...with regard to opportunities for tree retention, detailed engineering design is necessary to determine site levels which will be undertaken at subdivision stage to determine if tree retention is possible. The project engineer has indicated that it may be difficult to retain vegetation on site as a result of earthworks required to address necessary design levels.

City Officers recommend that Council request the WAPC to impose a condition on future subdivision applications requiring the preparation of a Landscape Feature and Tree Retention Plan in accordance with LPP1, to ensure that the retention of significant trees is optimised as part of the civil design and earthworks.

The City's Officers recommend that the Landscape Feature and Tree Retention Plan is developed in consultation with the City at the detailed design stage.

Bushfire Management

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) states that local structure plans should be accompanied by a Bushfire Management Plan (BMP) which includes a Bushfire Hazard Level assessment or Bushfire Attack Level (BAL) Contour Map for those areas identified as bushfire prone.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

The ANLSP area is identified as a Bushfire Prone Area in the Map of Bushfire Prone Areas (2015), therefore, a BMP is required to support the proposed amendment to the LSP.

A BMP has been prepared for the proponent by Eco Logical Australia to support the proposed amendment to the ANLSP for Lot 4.

The proponent has advised that the existing vegetation on Lot 4 will be cleared to enable development and retention of significant trees and is of the view that the remnant vegetation currently on site will not create a bushfire hazard because there will be:

- a staged clearing process (in accordance with AS 3959);
- adequate separation of future built assets from classified vegetation; and
- ongoing fuel management that will be undertaken in and around individual development stages (in accordance with AS 3959).

The Department of Fire and Emergency Services (DFES) has not provided a response to the BMP. The City will seek comment from the DFES and a consultant once the proposed amendment has been modified in accordance with the recommendations and further during the LDP subdivision referral process.

Streetscape Policy

The City's Streetscape policy (LPP2) will be implemented during the subdivision process to:

- enhance the character of local streets through the delivery of an urban street tree canopy; and
- encourage attractive streetscapes and enhance neighbourhood amenity.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent/owner is 316 Property Pty Ltd.

Acts and Regulations

- *Environmental Protection Act 1986*
- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Metropolitan Region Scheme*
- *Planning and Development (Local Planning Schemes) Regulations 2015*

Schemes

- *City of Kwinana Local Planning Scheme No. 2*

State Planning Policies

- State Planning Policy 4.2 – Activity Centre for Perth and Peel
- State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning
- Liveable Neighbourhoods

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

Local Planning Policies

- Development Contribution Plan No. 4
- Local Planning Policy No. 1 - Landscape Feature and Tree Retention
- Local Commercial and Activity Centres Strategy

FINANCIAL / BUDGET IMPLICATIONS:

The cost of preparing the amendment to the ANLSP and advertising has been borne by the applicant.

ASSET MANAGEMENT IMPLICATIONS:

The City will be financially responsible for maintaining public open space, roads, verge trees and footpaths within the LSP area once the area has been developed.

ENVIRONMENTAL IMPLICATIONS:

The Australian Department of Environment and Energy has assessed the proposed subdivision and determined it as *not a controlled action* under the *Environmental Protection and Biodiversity Conservation Act 1999*.

Metropolitan Region Scheme (MRS) Amendment 1116/33 to rezone Anketell Cell 3 from Rural to Urban Deferred was assessed by the Environmental Protection Authority (EPA) on 13 March 2006 under the *Environmental Protection Act 1986* (EP Act). The EPA advised that Amendment 1116/33 did not require formal assessment under the EP Act and provided advice and recommendations. In particular, the EPA advised that it had not assessed the following issues in its assessment of Amendment 1116/33:

- | | |
|----------------------|-------------------------|
| • Drainage | • Peel Harvey catchment |
| • Wetlands | • Contamination |
| • Remnant vegetation | • Air emissions |
| • Fauna | • Noise & Vibration |

The EPA's decision to not formally assess Amendment 1116/33 was on the basis that the environmental issues listed above can be resolved during subsequent stages of the planning process.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the *Strategic Community Plan 2017-2027*.

Plan	Outcome	Objective
Strategic Community Plan 2017-2027	A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

COMMUNITY ENGAGEMENT:

The City advertised the amendment to the ANLSP for 26 days between 5 March and 30 March 2018 in accordance with Schedule 2, Clause 18 of the P&D Regulations.

Public advertising was carried out in the following manner:

- Nearby landowners and State government agencies were notified of the proposal in writing and invited to comment;
- The proponent erected a sign on site;
- A notice was placed in the Weekend Courier once over the course of the two week advertising period; and
- Copies of the proposed amendment to the ANLSP and relevant documents were made available for inspection at the City's Administration Office and placed on the City's website.

The following State government agencies were notified of the proposal in writing and invited to comment:

- Department of Transport
- Main Roads WA
- Department of Fire and Emergency Services
- Water Corporation
- Western Power

Submissions were received from three State government agencies during the advertising period (Department of Transport, Main Roads WA and Water Corporation).

Submissions were also received from two planning consultancies on behalf of a nearby landowner and the owner of the Cockburn Gateway Shopping Centre.

The submissions and City Officer comments are summarised in the *Schedule of Submissions* in accordance with clause 20(2) of the P&D Regulations.

RISK IMPLICATIONS:

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

Risk Analysis	Description
Risk Event	The WAPC may not adopt the City's advice which may constrain 24/7 operation of the future Outer Harbour.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	<p>The 60 day period in which the City is required to report to the WAPC, under Schedule 2 Clause 20 of the P&D Regulations, expired on the 29 May 2018 (60 days from close of advertising).</p> <p>The City has sought an extension until 30 June 2017 to report to the WAPC on the proposed amendment to the ANLSP.</p>
Response to risk treatment required/in place	The City is to give due regard to the amended ANLSP when providing advice to the WAPC in relation to subdivision applications and making decisions in relation to development applications.
Rating (after treatment)	Moderate

COUNCIL DECISION

205

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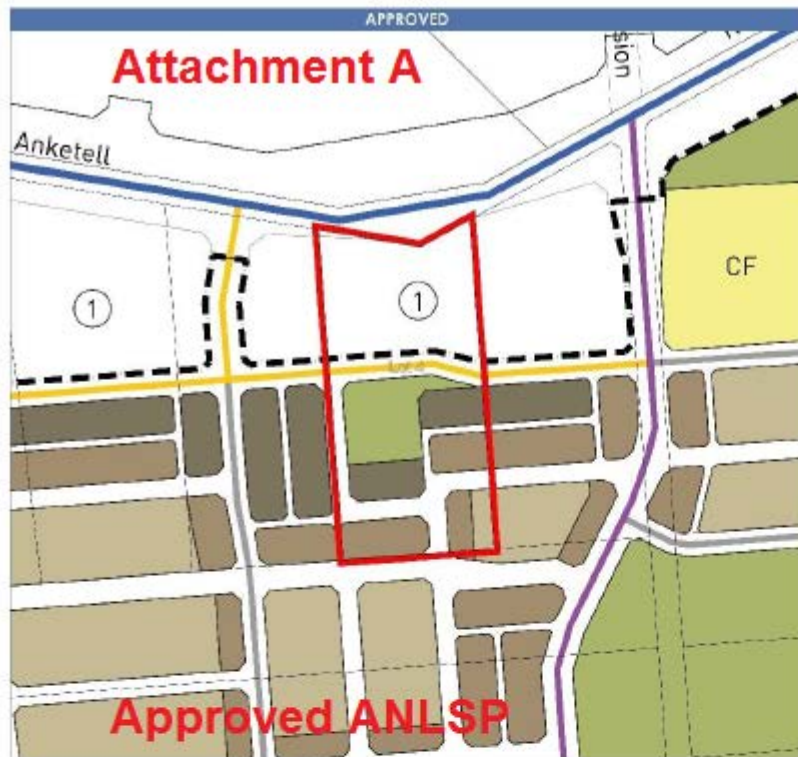
That Council:

1. **Recommends to the Western Australian Planning Commission (WAPC) that the amendment to the ANLSP for the northern portion of Lot 4 (shown as Commercial in Attachment B), be refused pending resolution of the following matters to Council's satisfaction:**
 - a) **Preparation of a commercial analysis for the Service Commercial area to the City's satisfaction. The commercial analysis will assist to inform a more robust understanding of commercial land uses most suited to the location opportunities of the site in the medium to long term;**
 - b) **Removal of the Commercial designation adjacent to Anketell Road and replacement with the Service Commercial designation or an alternate commercial zone that precludes residential or other sensitive land uses;**
 - d) **Preparation of a Traffic and Pedestrian Management Plan (TPMP) for the Service Commercial land. The TPMP should:**
 - **provide reciprocal rights of access to facilitate co-ordinated and efficient vehicle access between the Service Commercial areas;**
 - **identify access points and loading areas and demonstrate how nearby residential development will not be adversely impacted by noise and light emissions; and**
 - **provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.**

15.1 PROPOSED AMENDMENT TO THE ANKETELL NORTH LOCAL STRUCTURE PLAN – LOT 4 ANKETELL ROAD, ANKETELL - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATION TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

- d) Inclusion of a requirement in the ANLSP for a Local Development Plan (LDP) to be prepared for the broader Commercial area. The LDP should address the following matters:**
 - built form to block vehicle noise from Anketell Road,
 - requirement for built form to orientate towards Anketell Road,
 - built form to have regard to the broader commercial area in the ANLSP;
 - positioning of service areas to prevent adverse impacts on abutting residential development from noise and light emissions.
- 2. Recommends to the WAPC that the amendment to the ANLSP for the southern portion of Lot 4 (as shown as residential, POS and drainage in Attachment B), be approved subject to the ANLSP being modified to provide 3,522m² of POS (including 800m² of drainage) in accordance with the approved ANLSP and as reflected in the Councils adopted cost apportionment schedule for Development Contribution Area 4 (DCA4).**
- 3. Request the Western Australian Planning Commission to impose a condition on future subdivision applications requiring the preparation of a Landscape Feature and Tree Retention Plan in accordance with the City's LPP1 to ensure that the retention of significant trees is optimised. It is recommended that the Landscape Feature and Tree Retention Plan is developed in consultation with the City at the detailed design stage.**
- 4. Note that the Bushfire Management Plan (BMP) has not been referred to the Department of Fire and Emergency Services (DFES) for assessment at this stage. The BMP, once updated, will need to be forwarded to DFES for assessment.**
- 5. Endorse the Schedule of Submissions (Attachment C) pursuant to Clause 20 of the *Planning and Development Regulations 2015*.**

**CARRIED
7/0**



Attachment B – Detailed Design



SCHEDULE OF SUBMISSIONS
Proposed Amendment to the Anketell North Local Structure Plan
Lot 4 Anketell Road, Anketell

SUBMITTER AND ADDRESS		NATURE AND SUMMARY OF SUBMISSION	CITY OF KWINANA COMMENT
1.	Department of Transport Contact: Jacob Martin Senior Transport Planner/Engineer Policy and Investment	NO COMMENT The Department of Transport advised that Main Roads WA is taking the lead role in relation to any proposals related to Anketell Road and on this basis it will not provide any advice on the proposed amendment to the ANLSP.	Noted
2.	Main Roads WA Contact: Justin McKirdy Manager Statutory Road Planning	NO OBJECTION TO THE PROPOSED AMENDMENTS TO THE ANLSP The applicant is reminded that the access arrangements forming part of the Vehicle Access Strategy for Anketell Road and adopted within the Local Structure Plan shall provide one left in/left out access at Road "B" as per attached Preliminary Drawing P09159 C002 Rev B, one full signalised movement at the Main Spine Road as per Preliminary Drawing P09159 C003 Rev B and one left in/left out access at Road "A" as per Preliminary Drawing P09159 C004 Rev B.	Noted The proposed amendment to the ANLSP for Lot 4 does not propose direct access/egress onto Anketell Road and is consistent with Main Roads' Vehicle Access Strategy for Anketell Road.
3.	Water Corporation Contact: Brett Coombes Senior Urban Planner Assets Planning Group	NO OBJECTION TO THE PROPOSED AMENDMENTS TO THE ANLSP The subject area is located within Water Corporation planning areas for water and sewerage servicing. The developer's consulting engineers will need to liaise with the Water Corporation to make any changes and adjustments to the adopted water planning for this area, as necessary, as a result of the LSP changes. These matters can be dealt with at the subdivision stage.	Noted
4.	Rowe Group Contact: Rebecca Cumming	OBJECTS TO THE PROPOSED AMENDMENTS TO THE ANLSP <u>Promotion of Shop- Retail Uses</u> The land use permissibility of the Commercial zone will give rise to opportunities for uses that will undermine the viability of similar land uses within the District Centre, specifically Retail 'Shop' floor space. Under the City of Kwinana TPS2, the Commercial zone permits 'Shop' and other such retail uses 'as of right'. These uses are considered appropriate for the core of the District Centre, and if permitted at the subject site will be at the detriment of the feasibility of the District Centre. For that reason, and given the location of the proposed amendment area as a supporting periphery use to the District Centre core, it is considered more appropriate for this land to be zoned 'Service Commercial'.	The City agrees that these comments have merit and recommends that the proposed amendment to the ANLSP for Lot 4 be refused subject to the resolution of the following matters to Council's satisfaction: a) Preparation of a commercial analysis for the Service Commercial area to the City's satisfaction. The commercial analysis will assist to inform a more robust understanding of commercial land uses most suited to the locational opportunities of the site in the medium to long term; and b) Removal of the Commercial designation adjacent to Anketell Road and replacement with the Service Commercial designation or an alternate commercial zone that precludes residential or other sensitive land uses.

SCHEDULE OF SUBMISSIONS

Proposed Amendment to the Anketell North Local Structure Plan Lot 4 Anketell Road, Anketell

		<p><u>Retail Hierarchy</u> State Planning Policy 4.2: Activity Centres for Perth and Peel [SPP 4.2] notes <i>the responsible authority should not support activity centre structure plans or development proposals that are likely to undermine the established and planned activity centre hierarchy</i>. Given the commercial sensitivities of the relatively narrow catchment at this location, it is considered appropriate that any commercial development proposed on the southern side of Anketell Road be limited to non-retail commercial. Additional retail floor space on the southern side of Anketell Road would undoubtedly compete with the District Centre core to the north, which would not represent a desirable outcome for the locality.</p> <p>The Wandi District Centre, under the City of Kwinana Local Centre and Commercial Strategy, 2074 [LCACS], is permitted to have a maximum 16,000m² of shop/retail floor space, to be delivered in a staged approach, with the upper limit not be developed prior to 2021. It is also understood the retail floor space capacity for the District Centre is somewhat constrained by the need to maintain the strength of the Kwinana City Centre over time, as well as the growth of Cockburn Central. The strategy for the District Centre, as noted in the LCACS, is therefore to seek a reasonable balance between facilitating development in response to market demand, yet avoiding premature development that might prevent more timely and appropriate development of other centres. We suggest this statement is also applicable to land uses proposed on the periphery to the District Centre, such as that proposed by the LSP amendment for Lot 4.</p> <p>The LCACS identifies the Wandi District Centre on the northern side of Anketell Road. Whilst we understand the City's intent and the need for supporting uses along Anketell Road to support the viability of the Centre and to act as a buffer to the Residential area. We note the LCACS does not identify or contemplate a centre or retail floor space on the southern side of Anketell Road.</p> <p><u>Appropriate location of Other Retail and Showroom Type Uses</u> The LCACS notes there is considerable potential for <i>other retail and bulky goods</i> floor space in the District Centre. The LCACS estimates the Centre could support 5,000m² of 'other retail and bulk goods' floor space by 2012, increasing to 10,000m² by 2026; and noting this potential is more reliant on exposure to the Kwinana Freeway and accessibility, rather than on local population. Given the Centre's location along Anketell Road, the LCACS notes that if a high profile region—serving tenant sought to establish in the Centre, then the amount of supportable <i>Other Retail</i> floor space could, if required, be increased well beyond the calculated levels. Such uses, whilst having some place within the District Centre core, are considered more appropriately Located along the Anketell Road frontage to ensure maximum exposure. This is therefore in keeping with the suggested <i>Service Commercial</i> zoning for Lot 4.</p> <p>Further, the inclusion of <i>Shop - Retail</i> floor space in areas that are most appropriately used for <i>Other Retail</i> and 'Showroom' uses reduces the land available for these non-retail uses. This has the potential to reduce the range of services available in these Service Commercial areas and hence promotes additional vehicle trips, as customers are forced to travel to other locations.</p> <p><u>Poor Centre Design and Built Form</u> SPP 4.2 specifies that <i>Shop - Retail</i> uses should be Located in a pedestrian friendly urban environment, such as will be the case for the District Centre core and its associated main street. Bulk goods retailing and the like are more suitable for locations that can accommodate car parking requirements, freight vehicle access, and are outside the walkable catchment of the centre core, such as along the Anketell Road frontage. SPP 4.2 also notes that clusters of bulky goods retail should be promoted adjacent to, or in close proximity to an activity centre and the regional road networks, noting the priority Locations are edge-of-centre sites integrated with, but not within the walkable catchment or core activity centre precincts. A Service Commercial zoning, as opposed to Commercial is therefore more appropriate to the location of Lot 4 and its relationship to the District Centre catchment.</p>	
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SCHEDULE OF SUBMISSIONS
Proposed Amendment to the Anketell North Local Structure Plan
Lot 4 Anketell Road, Anketell

		<p>The land use permissibility listed under TPS 2 for the Service Commercial zone will provide greater opportunities for the development of car—based supporting uses, such as bulky goods retail and showroom etc, which are most appropriately Located along the Anketell Road frontage, outside the core walkable catchment of the District Centre. A Service Commercial zoning along the Anketell Road interface to the south will therefore provide for a greater mix of land use opportunities within the broader centre, as required by the LCACS and SPP 4.2.</p> <p><u>Promotion of Unsafe Pedestrian Movements</u> The possible introduction of <i>Shop - Retail</i> uses south of Anketell Road as a result of the proposed Commercial zoning will increase the likelihood of more pedestrian movements across Anketell Road.</p> <p>There is generally more interaction between <i>Shop—Retail</i> uses than might otherwise occur between <i>Shop—Retail</i> and <i>Other Retail</i> uses. This is because <i>Other Retail</i> and <i>Showroom</i> use type trips are usually conducted separately from 'Shop—Retail' trips. The inclusion of <i>Shop - Retail</i> uses south of Anketell Road would therefore result in additional movements across a major freight route, which is not desirable. Increasing risk by encouraging more pedestrian crossings along a freight route should be avoided.</p> <p>In light of the above, we request the City of Kwinana pursue an alternate zoning for Lot 4, such as 'Service Commercial'. The types of permitted uses associated with the Commercial zone are more appropriately located within the core walkable catchment of the District Centre with car-based uses, such as those associated with the Service Commercial zone, being more appropriately located along the Anketell Road frontage.</p>	<p>The City agrees that these comments have merit and recommends that the proposed amendment to the ANLSP for Lot 4 be refused subject to the resolution of the following matters to Council's satisfaction:</p> <p>Preparation of a Traffic Management Plan (TMP) for the Service Commercial land. The TMP should:</p> <ul style="list-style-type: none"> • provide reciprocal rights of access to facilitate co-ordinated and efficient vehicle access between the Service Commercial areas; • identify access points and loading areas and demonstrate how nearby residential development will not be adversely impacted by noise and light emissions; and • provide for safe pedestrian/cycle connectivity between the ANLSP area and the Wandi District Centre.
5.	<p>TPG (on behalf of Perron Group)</p> <p>Contact: Murray Casselton Principal Planner</p>	<p>TPG consider that the proposed amendment to the ANLSP should not be supported until a fit for purpose retail and commercial analysis is undertaken to assist in a more robust and detailed understanding of land uses most suited to the locational opportunities of the site in the medium to long term. It is essential that a fit for purpose retail and commercial analysis to be undertaken prior to amending the ANLSP to determine the types of non—residential land uses that would complement the Wandi District Centre and benefit from being situated in Close proximity to the Kwinana Freeway and Anketell Road.</p> <p>Following the outcome of the retail and commercial analysis, the City will be able to determine exactly which zone under its Town Planning Scheme No. 2 (TPS2) would ultimately best fit the future new residential land uses on Lot 4, and any other specific land use guidance that ought to apply.</p> <p>Currently the proposed amendment to the ANLSP for Lot 4 proposes the 'Commercial Zone' for a portion of the site. From our brief review of Table I — Zoning and Use Classes' under TPS2 it appears that the 'Commercial Zone' may permit some land uses which are not envisaged by the City for this area. For example, should the modifications to Lot 4 be adopted as currently proposed, a 'Shop' would be a permitted land use as per the 'Commercial Zone' under TPS2. We understand that a 'Shop' use in this location may actually impede the future development of the Wandi District Centre and would not reflect the City's LCACS intent, whereby the commercial land uses proposed for this area are intended to be more aligned with showrooms, warehouses and bulky goods retail. We also note that inter alia one of the reasons for refusal by the City during its consideration of the proposed modifications to the AN LSP for Lots 2 and 3 Anketell Road, Anketell (land immediately west of the subject site) was:</p>	<p>The City agrees that these comments have merit and recommends that the proposed amendment to the ANLSP for Lot 4 be refused subject to the resolution of the following matters to Council's satisfaction:</p> <p>a) Preparation of a commercial analysis for the Service Commercial area to the City's satisfaction. The commercial analysis will assist to inform a more robust understanding of commercial land uses most suited to the location opportunities of the site in the medium to long term; and</p> <p>b) Removal of the Commercial designation adjacent to Anketell Road and replacement with the Service Commercial designation or an alternate commercial zone that precludes residential or other sensitive land uses.</p>

SCHEDULE OF SUBMISSIONS

Proposed Amendment to the Anketell North Local Structure Plan

Lot 4 Anketell Road, Anketell

	<p>Council Decision</p> <p>That Council take the following action in response to the proposed amendment to the Anketell North Local Structure Plan, Lots 2 and 3Anketell Road, Anketell:</p> <p>2. <i>Refuse the proposed amendment to the Anketell North Local Structure Plan, Lots 2 and 3 Anketell Road, Anketell for the following reasons:</i></p> <p><i>v) A retail and commercial analysis should be undertaken prior to amending the ANLSP to assist in a more robust understanding of land uses most suited to the locational opportunities of the site in the medium to long term’.</i></p> <p>Clearly the same issues apply to the subject land as were raised by Council in relation to Lots 2 and 3 Anketell Road.</p> <p>Considering that the proponent has not undertaken an independent fit for purpose retail and commercial analysis to support the proposed Commercial zone at Lot 4, and that this matter was one of the reasons for refusal (No. 2 (v)) by Council at its Meeting on 13 December2017 in relation to the proposed amendment to the ANLSP for Lots 2 and 3 Anketell Road, Anketell, it is respectfully requested that the City refuse the proposed amendment to the AN LSP for Lot 4 Anketell Road, Anketell for this same reason.</p> <p>There are genuine concerns in relation to the potential land use implications associated with the proposed ‘Commercial Zone’ should a retail and commercial analysis not be undertaken prior to amending the AN LSP. We understand that from such an analysis the City will have a better understanding of land uses most suited to the locational opportunities of the site in the medium to long term, and as such will be able to recommend the most appropriate zoning and use arrangements for the site.</p>	
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Attachment D - Location of the three ANLSP amendments

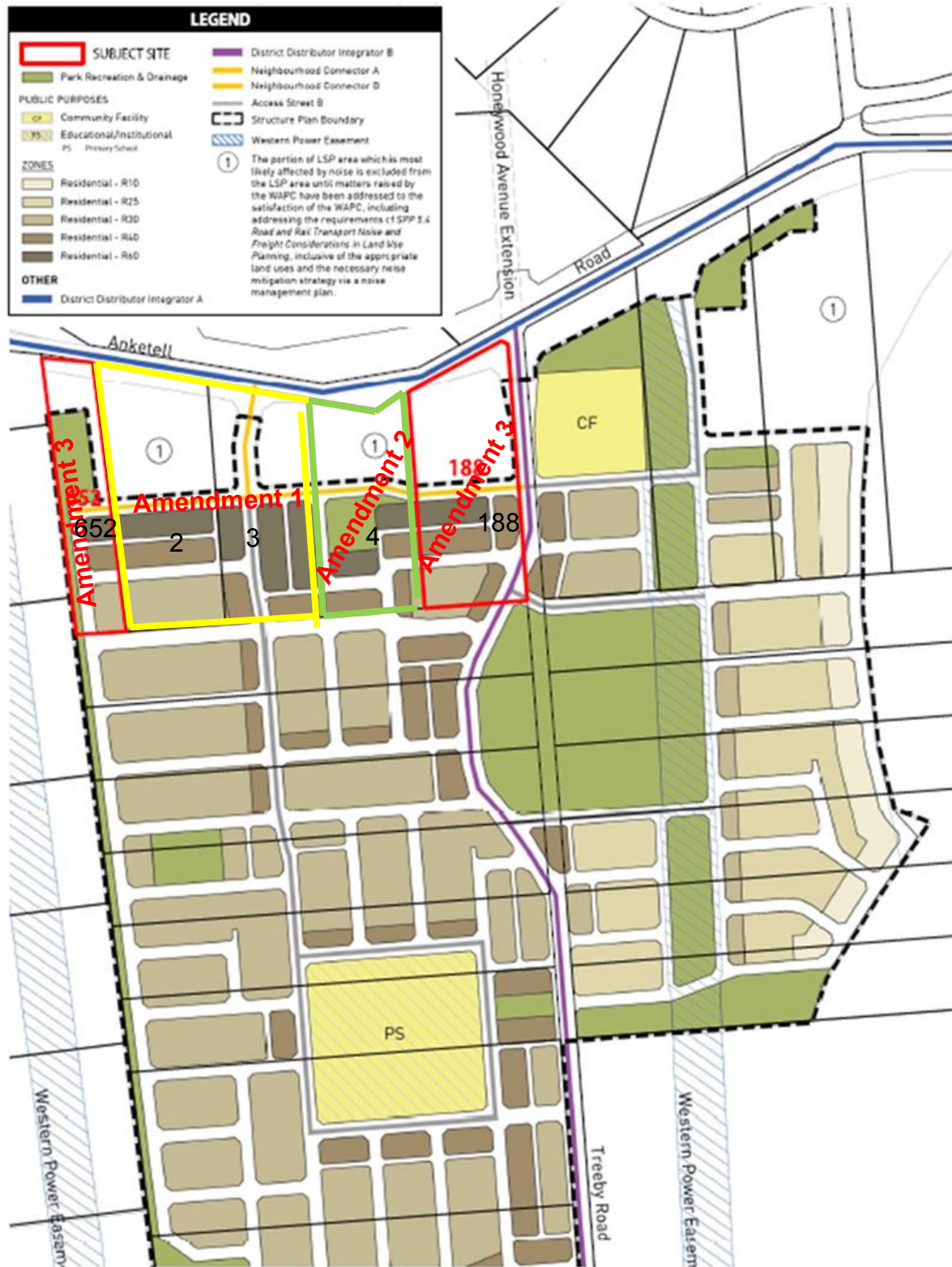
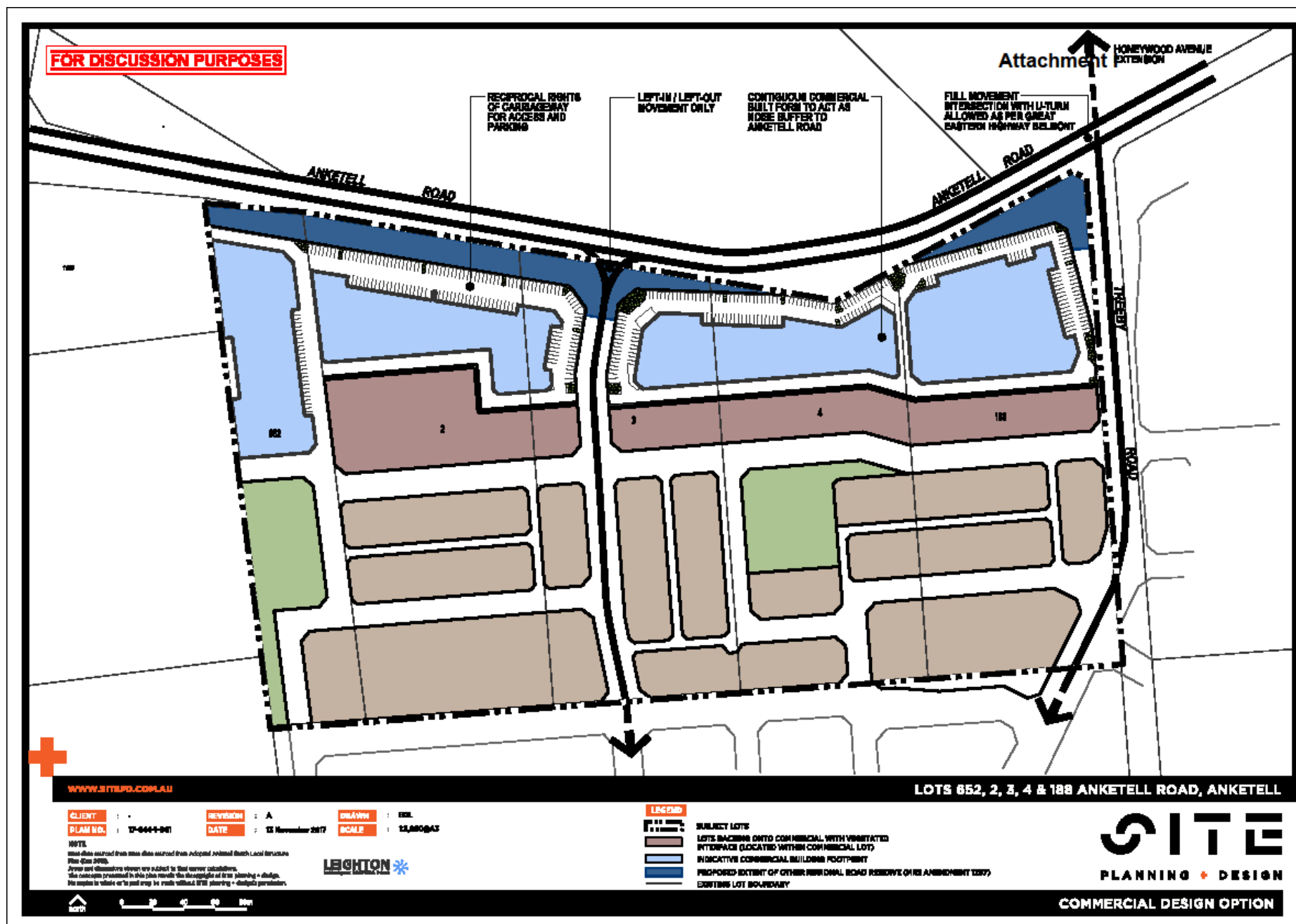
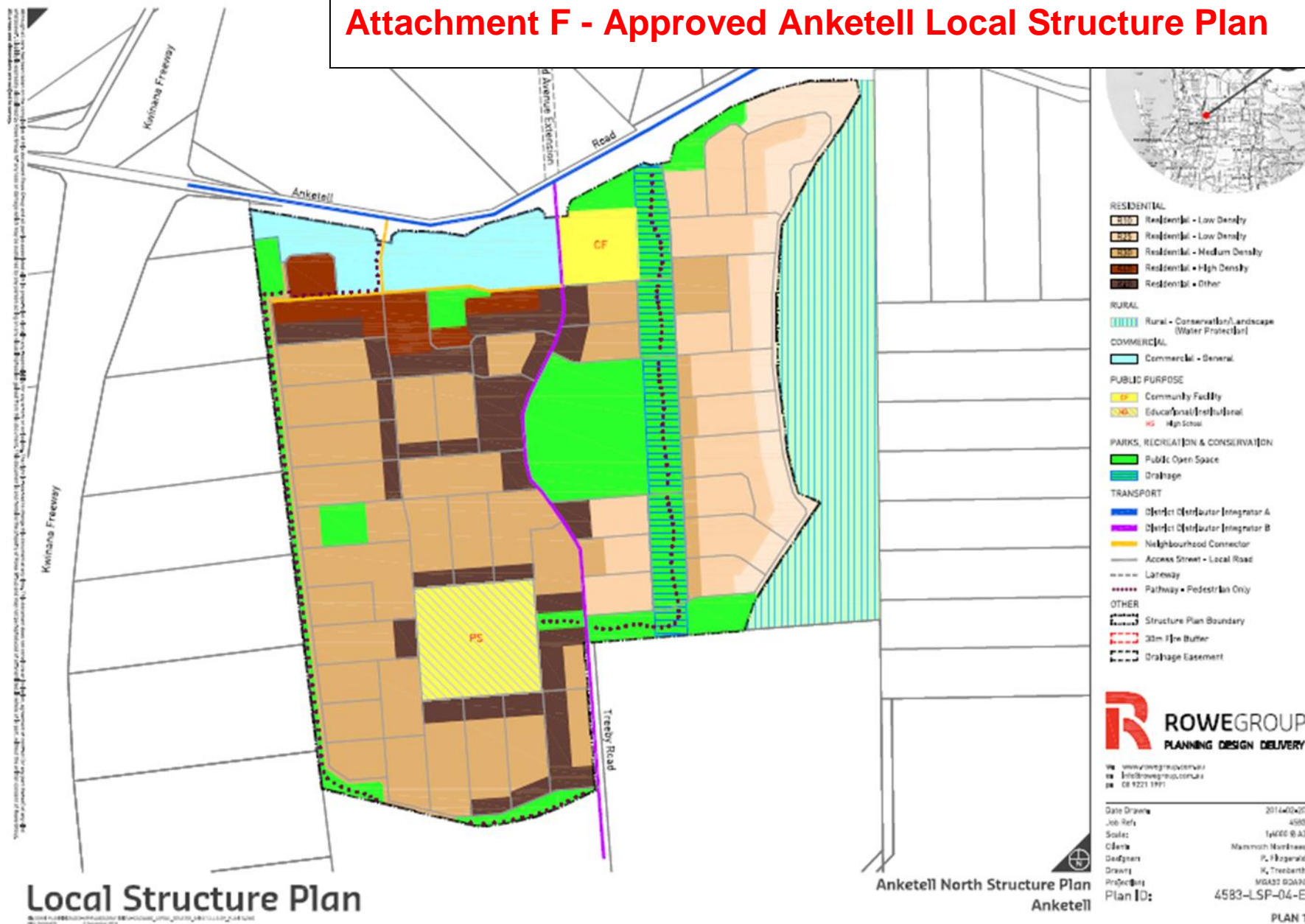


Figure 4: Approved Anketell North LSP (current Feb 2018)



Attachment F - Approved Anketell Local Structure Plan



Attachment G - Significant Tree Survey



29 Hercules Crescent
Albany, WA 6330
Australia
Tel: 08 9842 1575
Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- Significant Trees
- Cadastre
- 5m Contours



Scale
1:1,000 @ A3
GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
Cadastre, Relief Contours and Roads: Landgate 2017
IRS Road Network, Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

CLIENT
316 Property Pty Ltd
Lot 4 Anketell Road
Anketell, WA 6167

Significant Trees - Lot 4 Anketell Rd

	QA Check KK	Drawn by BT
STATUS FINAL	FILE MSC0152	DATE 27/02/2018



Figure 1: Significant Trees

Attachment H - Acoustic modelling



15.2 Development Application for Proposed Patio – Lot 724 Runnymede Gate, Leda

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A development application has been received for a patio at Lot 724 Runnymede Gate, Leda (Refer Attachments A - C). The subject lot is located within the Wellard Village structure plan area and is zoned Residential R20. The proposal is to construct a patio that is attached to the eastern side of the existing patio and dwelling and extends to the side lot boundary.

The proposed patio has a floor area of 24 square metres and is designed to be open on all sides except where it abuts the dwelling. The patio has a flat roof with a maximum height of 2.33 m above the existing ground level. The roof component of the patio is to be setback 500 mm from the eastern boundary while the posts have a nil setback. The length of the structure along the eastern boundary is approximately 12.2 m. Furthermore, the proposed patio abuts an existing patio with a similar design that has a floor area of 36 square metres.

The proposed patio is considered against the provisions of State Planning Policy 3.1: Residential Design Codes (R-Codes), the City's Residential Development Local Planning Policy (LPP) and the Local Development Plan (LDP) for Stage 13 of the Village at Wellard structure plan area (refer to Attachment D). A variation is being proposed to Element 3.3.2 of the Residential Development LPP which states that: *Patios longer than 9m in length or with timber posts, which are proposed to be located with reduced setbacks may be supported subject to the development meeting the Performance Criteria of the R-codes and a letter of support from the neighbour.* The patio is longer than 9 m and is considered to meet the Performance Criteria (Design Principles) of the R-Codes, however a letter of objection was received from the adjoining landowner.

As per the abovementioned provision of the Residential Development LPP (Element 3.3.2), the application was advertised for a period of 14 days to the adjoining landowner at Lot 723 Runnymede Gate, Leda. An objection was received from the adjoining neighbour, citing concerns in relation to the location of the patio being in close proximity to the neighbouring dwelling. Concerns were also raised in relation to potential increased noise levels due to the patio location, which the submitter claims, will adversely impact their amenity. As a result, the application has been referred to Council as this does not align with the current delegation provided to Officers.

The applicant provided written justification for the proposal against the relevant Design Principles of the R-Codes. A further assessment was undertaken by City Officers, giving due consideration to the objection received in addition to the relevant LPP and LDP provisions. The proposed patio is considered to satisfy the relevant Design Principles of the R-Codes and the proposed variation is considered to have minimal impact on the adjoining property. The proposal is therefore recommended for approval subject to conditions and advice.

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

OFFICER RECOMMENDATION:

That Council approve the proposed patio at Lot 724 Runnymede Gate, Leda in accordance with the submitted plans and details subject to the following conditions and advice notes to the applicant:

Conditions:

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. Stormwater drainage from roofed and paved areas to be disposed of on site.
3. The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
4. This approval is valid for 24 months only. If development is not completed within this period a new approval must be obtained before commencing or continuing with the development.

Advice Notes:

1. The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review may be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
3. The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
4. The applicant should ensure the proposed development complies with all other relevant legislation, including (but not limited to) the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, and the National Construction Code.

DISCUSSION:

Land Status

Metropolitan Region Scheme: Urban
Local Planning Scheme No. 2: Development
Local Development Plan: Residential R20

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

Proposal Description

An application has been received for the development of a patio at Lot 724 Runnymede Gate, Leda. The proposed patio is attached to the eastern side of the existing patio and dwelling. The patio will cover an area of open space that is utilised for private outdoor living and is used in conjunction with the existing patio.

Site Context

The subject site is located within the suburb of Leda (refer to Attachment A). There is an existing single house on the 578 square metre property. The subject lot is located within the Wellard Village Structure Plan area and specifically the LDP for Stage 13 (refer to Attachment D).

Planning Comment

The patio is considered against the provisions of the City's Residential Development LPP, the R-Codes, and the LDP for Stage 13 of the Village at Wellard.

Residential Development LPP

The Residential Development LPP permits patios to be setback 0.75 m from a side boundary. Where a reduced setback to this requirement is proposed, Element 3.3.2 of the Residential Development LPP is applicable, which states:

3.3.2 Patios longer than 9m in length or with timber posts, which are proposed to be located with reduced setbacks may be supported subject to the development meeting the Performance Criteria of the R-codes and a letter of support from the neighbour."

The length of the proposed patio along the boundary exceeds 9 m. Therefore, the patio is considered against the relevant Design Principles of the R-Codes and is subject to a letter of support from the neighbour.

As outlined below, the application is considered to meet the relevant Design Principles (Clause 5.1.3, P3.1 and P3.2) of the R-Codes. The application was also advertised to the adjoining landowner at Lot 723 Runnymede Gate, Leda for a period of 14 days. During this period, the City received an objection resulting in non-compliance with Element 3.3.2 of the Residential Development LPP.

R-Codes

The R-Codes apply to all development within the Residential zone. However, a Local Planning Policy (such as the Residential Development LPP) has the capacity to vary and/or supplement certain provisions of the R-Codes.

As referenced above, the Residential Development LPP requires all applications for patios with a setback of less than 0.75 m to comply with the relevant Design Principles of the R-Codes. The applicable Design Principles for Clause 5.1.3 of the R-Codes are as follows:

P3.1 Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:

- *reduce impacts of building bulk on adjoining properties;*
- *provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and*
- *minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- *makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *does not compromise the design principle contained in clause 5.1.3 P3.1;*
- *does not have any adverse impact on the amenity of the adjoining property;*
- *ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.*

City Officers have assessed the proposed patio against the above Design Principles and consider the proposal to be satisfactory. The proposal makes effective use of the existing outdoor living area and the roof covering will enhance the privacy of the area for the occupants. The patio is a flat roof, unenclosed structure matching the existing patio and has a maximum height of 2.33 m above the ground level ensuring there will be limited impact in terms of building bulk on the adjoining property. Furthermore, the patio is located to the eastern boundary and abuts a portion of the neighbouring dwelling where there are no major openings ensuring minimal impact in terms of overshadowing or overlooking. It is also evident through aerial imagery that patio structures such as this proposal are characteristic of the established residential area. The proposal is therefore considered to adequately address and comply with the design principles.

The application is considered to be compliant with all other relevant provisions of the R-Codes.

LDP – Stage 13: The Village at Wellard

The applicable LDP provides additional provisions to that of the R-Codes and Residential Development LPP (refer to attachment D). The application is considered to comply with all the relevant requirements of the LDP.

Consultation

The proposal was advertised to the adjoining landowner at Lot 723 Runnymede Gate, Leda inviting submissions within a 14 day period in accordance with Clause 6.3.4 of the Local Planning Scheme No.2 and Element 3.3.2 of the Residential Development LPP. The City received one submission objecting to the proposal. City Officers have considered the submission and the issues have been summarised and responded to below:

1. The proposed patio is located in close proximity to a bedroom in the adjoining property dwelling.

Concerns were cited regarding the location and use of the patio. The objection stated that the proposed patio is located in close proximity to the neighbouring dwelling, including a bedroom. The patio will be used for the purpose of outdoor living and due to its location the objector raised concern with excessive noise that will impact the neighbouring dwelling. City Officers note that while the proposal is varying the relevant setback requirements, the R-Codes permit the structures to have a nil setback to one side boundary within the Residential R20 zone and the subject lot currently does not have any development built up to the boundary. Furthermore, the City's Residential Development LPP permits patios to be setback 0.75 m from the boundary. The roof component of the proposed patio is setback marginally less than this requirement at 0.5 m. The patio is also covering an existing open space that can be utilised for outdoor living pursuits and therefore the use of the area is largely remaining unchanged – it is simply being covered.

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

The patio is also directly abutting a portion of the adjoining property dwelling that consists of no major openings (refer to Attachments E - F) further reducing impacts of amenity and noise. The major opening for the bedroom on the adjoining property that is adjacent to the proposed patio is approximately 3.2 m from the side boundary and is north facing (referred to as Bed 3 in Attachment F). Furthermore, there is another bedroom (referred to as Bed 2 in Attachment F) with a window setback 2.5 m from the side boundary that is located to the south of the proposed patio abutting an area of uncovered open space. It is therefore considered that the location of the proposed patio will not result in any detrimental amenity impacts on the adjoining property.

2. *The proposed patio will be used for loud parties that may continue through the night which will adversely impact the occupants of the adjoining property.*

Concerns were raised regarding the impact of the proposed patio on noise levels and the impact on the neighbouring dwelling, particularly a bedroom. The proposed patio has a floor area of 24 square metres and is attached to the existing patio with an area of 36 square metres. The proposal seeks to extend the existing patio, reducing its setback from 1.7 m to 0.5 m from the boundary. The use of the area is unchanged ensuring a minimal difference in terms of noise impacts on the adjoining property. Furthermore, City Officers note that noise levels are regulated under the *Environmental Protection (Noise) Regulations 1997*. In any instance, where excessive noise is emanating from a residential lot, the City will investigate the issue and ensure compliance with the relevant noise legislation.

Conclusion

City Officers consider the extension of the existing patio responds to all the relevant planning requirements. The proposal was advertised to the adjoining affected landowner and an objection was received in relation to the proposed patio being located too close to the boundary and the potential for excessive noise impacting the occupants of the adjoining property. However, the application is considered to comply with the relevant Design Principles as stipulated in the R-Codes and will have a minimal impact on the adjoining property. City Officers have undertaken an assessment of the proposed patio and noted that it is an unenclosed structure covering an existing outdoor living area. Furthermore the Residential Development LPP permits patios to be setback 0.75 m from the boundary and it is considered that the proposed variation to this requirement is minor and will have minimal impact in terms of noise on the adjoining property. Should any concerns in relation to noise be raised by adjoining landowners, City Officers will investigate and ensure compliance with the relevant noise legislation. Supporting the proposed reduced setback will have minimal impact on the adjoining property and will provide for an outdoor living area that can be better utilised by the occupants.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is Grand Patios and the owners are Glen and Susan McGarrigle. The following statutory and policy based documents were considered in assessing the application:

Legislation

Planning and Development Act 2005;

Environmental Protection (Noise) Regulations 1997

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARDSchemes*Metropolitan Region Scheme;**City of Kwinana Local Planning Scheme No. 2*State Government Policies

State Planning Policy 3.1 – Residential Design Codes

Local Policies

Local Planning Policy – Residential Development

Local Development Plan

Local Development Plan No.13 – The Village at Wellard

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

Plan	Outcome	Objective
Strategic Community Plan	A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.

COMMUNITY ENGAGEMENT:

The Residential Development LPP requires all patios with a reduced setback to be advertised to the affected adjoining landowner. The affected landowner at Lot 723 Runnymede Gate was notified of the application and provided 14 days to respond in accordance with Clause 6.3.4 of the Local Planning Scheme No.2 and Element 3.3.2 of the Residential Development LPP. An objection was received from the adjoining landowner and considered in the assessment of this development application.

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

RISK IMPLICATIONS:

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

Risk Event	Negative impact on neighbourhood amenity.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	<ul style="list-style-type: none"> • Work instructions in place and checklists used when assessing the application. • Consideration of the application within the statutory timeframes. • Compliance of the proposal with <i>Local Planning Scheme No.2</i>, local laws and relevant Policies. • Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

206

MOVED CR W COOPER**SECONDED CR S LEE**

That Council approve the proposed patio at Lot 724 Runnymede Gate, Leda in accordance with the submitted plans and details subject to the following conditions and advice notes to the applicant:

Conditions:

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. Stormwater drainage from roofed and paved areas to be disposed of on site.

15.2 DEVELOPMENT APPLICATION FOR PROPOSED PATIO – LOT 724 RUNNYMEDE GATE, WELLARD

3. The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
4. This approval is valid for 24 months only. If development is not completed within this period a new approval must be obtained before commencing or continuing with the development.

Advice Notes:

1. The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review may be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
3. The applicant is advised that this is not a building permit the City of Kwinana issues to enable construction to commence. A building permit is a separate Council requirement and construction cannot be commenced until a building permit is obtained.
4. The applicant should ensure the proposed development complies with all other relevant legislation, including (but not limited to) the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, and the National Construction Code.

CARRIED
7/0

Attachment A: Context Map

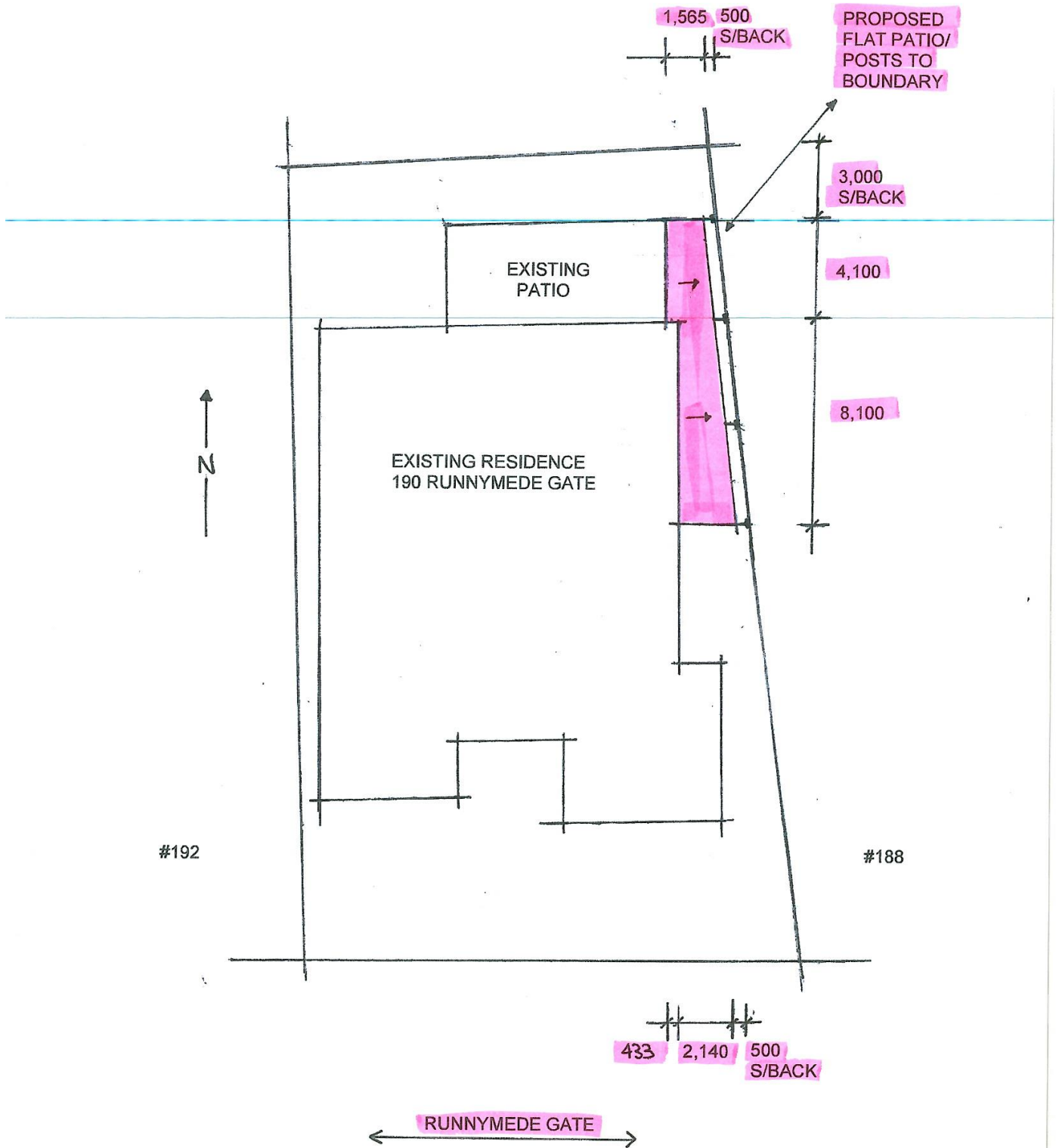


Attachment B: Site Plan

SITE PLAN - PROPOSED FLAT PATIO

190 RUNNYMEDE GATE, LEDA

SCALE 1:200

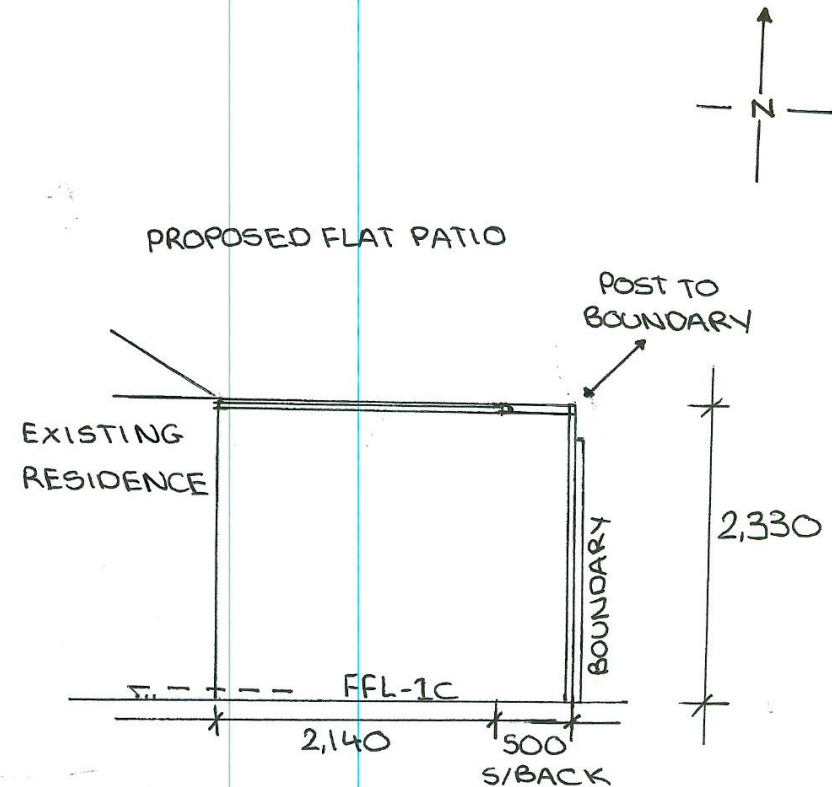
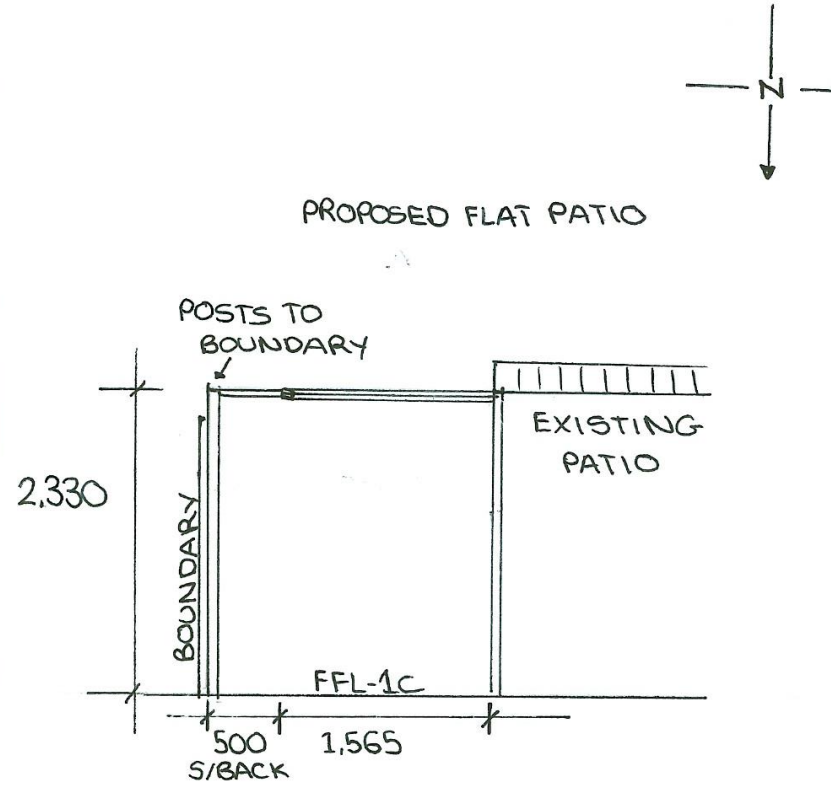




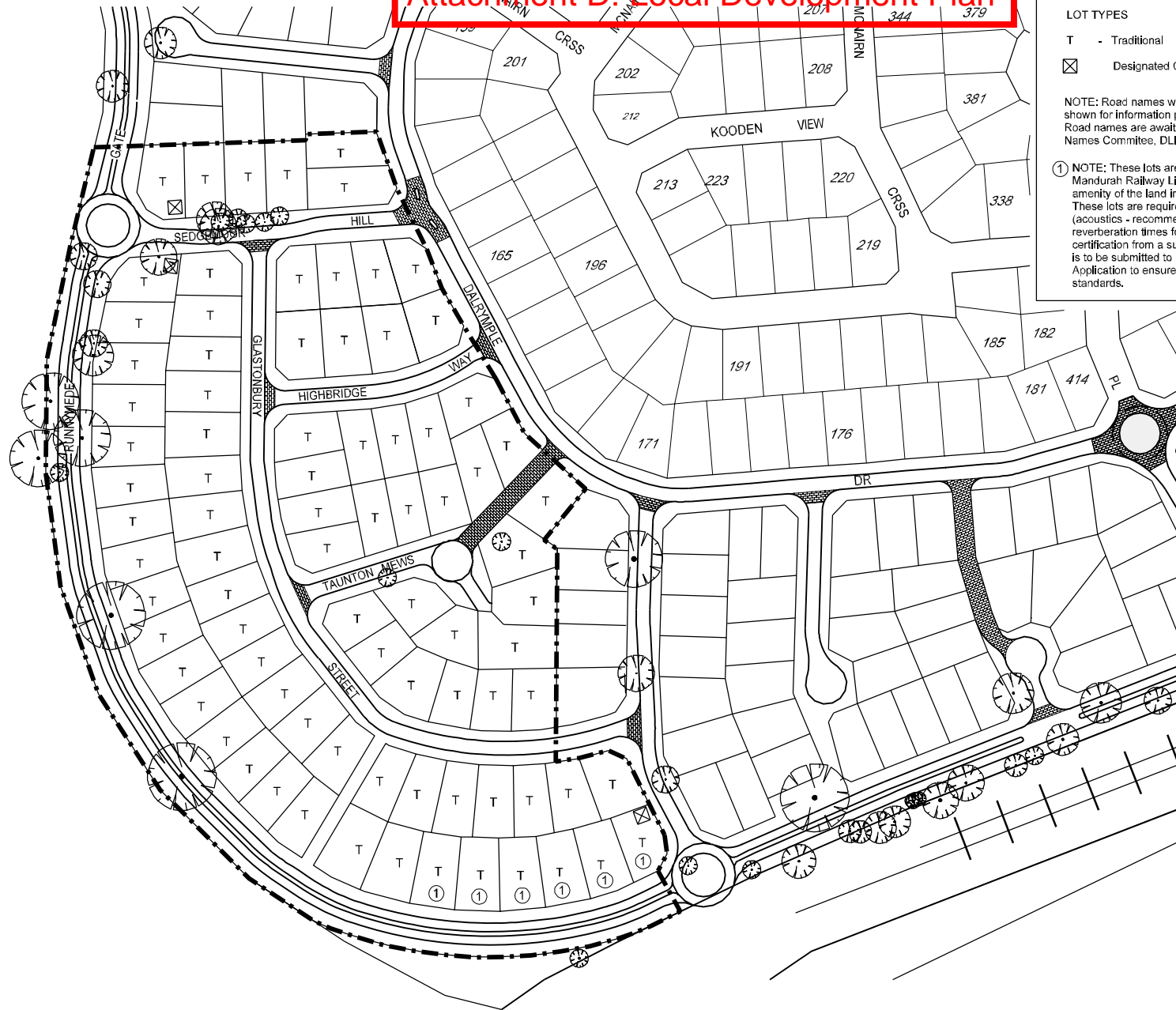
CREATE THE OUTDOOR AREA OF YOUR DREAMS	GRAND PATIOS 1/97 Dixon Rd, Rockingham
---	--

JOB NO: 5056	CLIENT: McGarrigle
ELEVATIONS End Elevations	ADDRESS: 190 Runnymede Gate, Leda
SCALE: 1:50	PERMIT AUTHORITY: City of Kwinana

Elevation



Attachment D: Local Development Plan



LEGEND

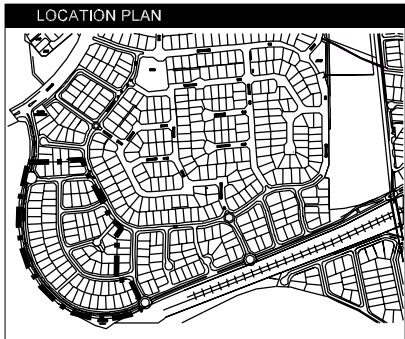
LOT TYPES

T - Traditional

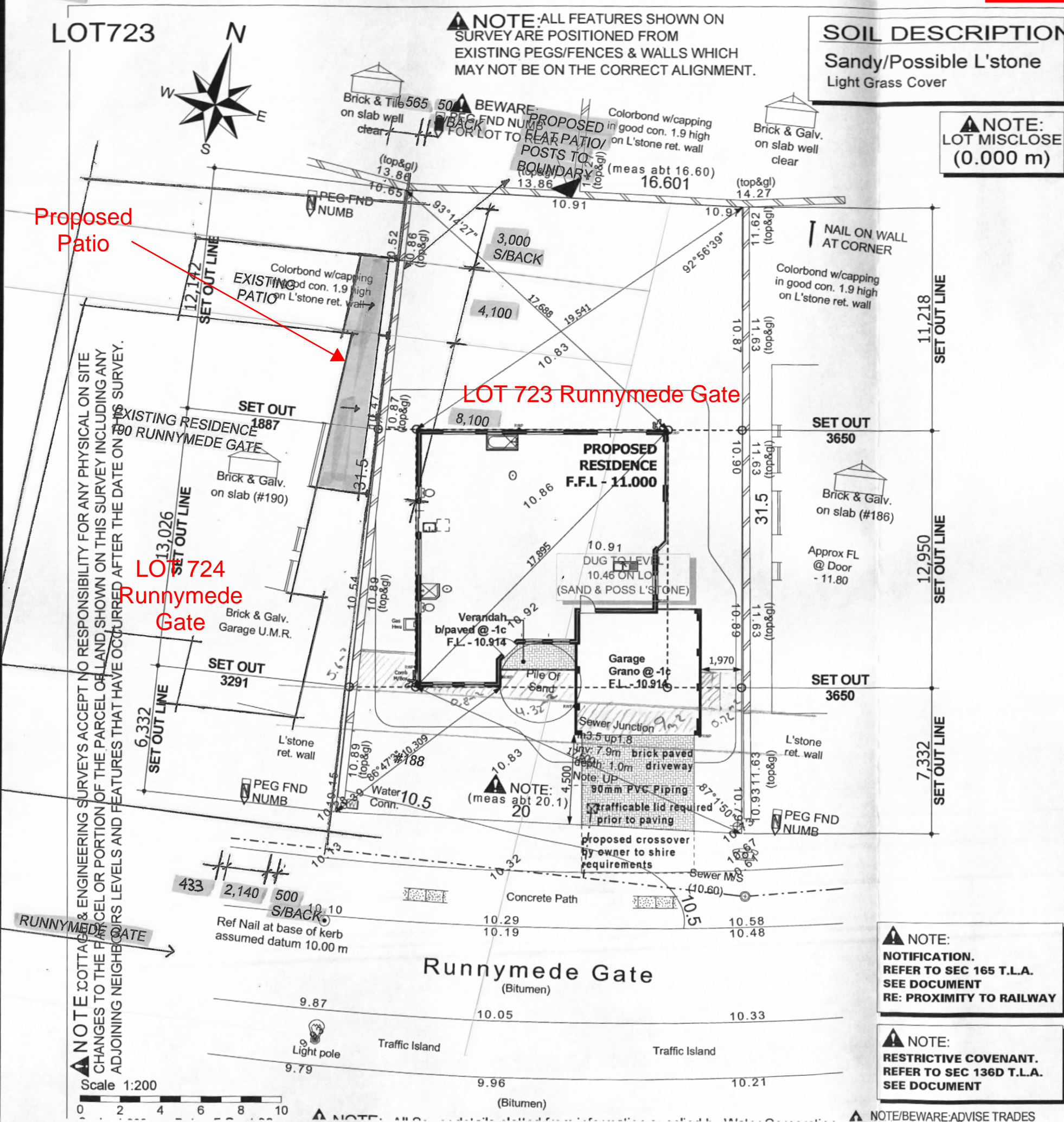
☒ Designated Garage Location

NOTE: Road names within Stage 13 subject area are shown for information purposes only. Road names are awaiting approval from Geographic Names Committee, DLI.

① NOTE: These lots are adjacent to the future Perth-Mandurah Railway Line, which may impact on the amenity of the land in terms of noise and vibration. These lots are required to comply with AS 2107:2000 (acoustics - recommended design sound levels and reverberation times for building interiors). Written certification from a suitably qualified acoustic consultant is to be submitted to Council with the Building Licence Application to ensure the dwelling complies with these standards.



- DETAILED AREA PLAN R-CODE VARIATIONS**
- The District Town Planning Scheme and R-Codes are varied in the following manner:
1. The dwellings (including patios and gazebos) must be located within the building envelopes where shown;
 2. The requirements to consult with adjoining or other land owners to achieve these variations of the R-Codes is not required;
 3. Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area;
 4. Sheds and outbuildings are to be constructed of similar materials and colours as the dwelling where they are visible from the street or public open space;
 5. Trees identified on the Detailed Area Plans require planning approval prior to removal;
 6. Council has discretion to vary the provisions of the Detailed Area Plans (including setbacks and garage locations) to improve solar penetration;
 7. Compliance with the provisions of the Detailed Area Plan negates the requirement to obtain planning approval for lots less than 350m² in area;
 8. The following requirements shall apply to Traditional Lots:
 - (i) The minimum primary street setback shall be 3.0m with an average ranging between a minimum of 4m and a maximum of 6m;
 - (ii) The minimum garage setback shall be 2.0m from the primary street where vehicles are parked parallel to the street alignment;
 - (iii) A minimum of 45% private open space is applicable;
 - (iv) A minimum Outdoor Living Area of 30m² is applicable. Outdoor Living Areas shall have a minimum dimension of 4.0m and be located to maximise solar penetration from the north.



SUPERVISOR NOTE

ALL STRUCTURAL BEAMS TO BE IN ACCORDANCE WITH BCA REQUIREMENTS

CONCRETOR NOTE

CONDUIT TO BE PLACED IN FOOTING UNDER METER BOX TO CENTRELINE OF CAVITY

ALL EXTERNAL WALLS TO BE 250mm CAVITY BRICKWORK (UNLESS NOTED OTHERWISE)

BRICK LAYER NOTE

8mm RODS & 3c OF LONGREACH INDICATED X TO X

TILED ROOF TO BE ANCHORED DOWN WITH 32mm x 0.8mm GALVANISED STRAPS @ 1800-1200 MAX CENTRES. STRAPS TO EXTEND DOWN 15c MINIMUM

ATTACHED BRICK PIERS TO HAVE 32 x 0.8mm GALV STRAPS FROM FOOTINGS TO TOP OF PIERS

FIXING CARPENTER NOTE

450mm WIDE SHELF & RAIL 1800mm HIGH TO BED 1, 2, 3 & 4 CL OF RAIL TO BE 250mm OFF WALL

TOWEL RAIL TO BE FIXED 900mm ABOVE FFL

4 x 450mm WIDE SHELVES TO PANTRY. SEE SHEET 4 FOR SPACING

CEILING FIXER NOTE

CEILING VENT TO BE INSTALLED TO LAUNDRY

ROOF CARPENTER NOTE

MANHOLE TO BE TRIMMED OUT TO 560mm x 660mm

ALL EXTERNAL FIXING NAILS MUST BE GALVANIZED AS PER AUSTRALIAN STANDARDS. BARGE BOARD NAILING TO BE COUNTERSUNK

ALL TILED ROOFS ARE TO BE CONSTRUCTED ALLOWING FOR A 63mm TILT DUE TO 38mm TILE BATTENS

ROOF PLUMBER NOTE

DOWNPIPES MUST BE FIXED WITHIN 1.2M OF A VALLEY AS PER THE BCA

INSULATION NOTE

BRADFORD R3.0 BATTIS TO HOUSE AREA ONLY

CLIENT NOTE

ALL DIMENSIONS TAKE PREFERENCE TO SCALE

DIMENSIONS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 10mm TO EACH WALL FOR PLASTER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

No & PLACING OF RWP'S IS APPROX AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

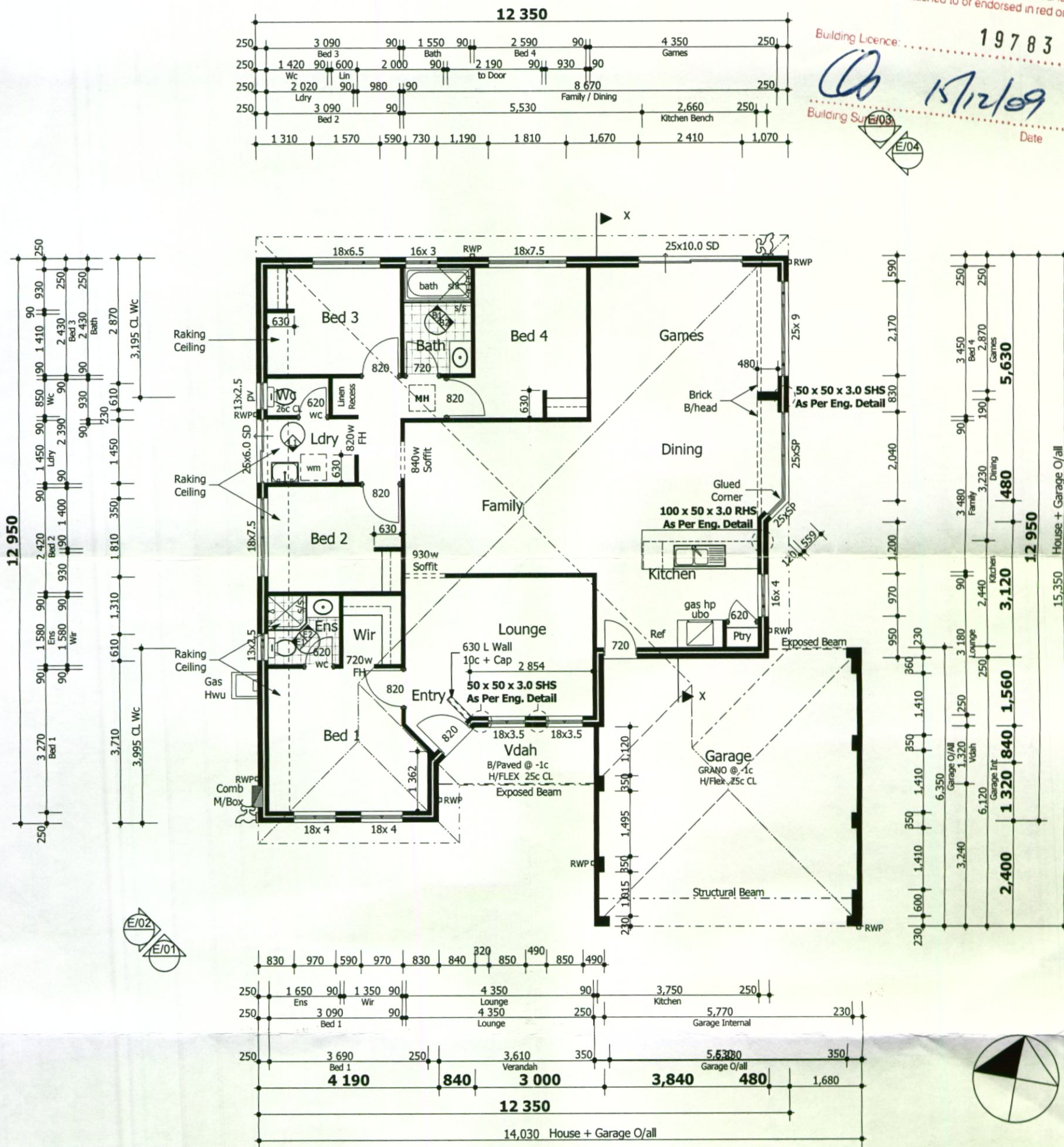
THE HOMEBUYERS CENTRE RESERVE THE RIGHT TO VARY ANY DIMENSIONS & MATERIALS FROM THOSE ON DISPLAY PLEASE CHECK SPECIFICATIONS & ADDENDA CAREFULLY

WIND CLASS ► N1

Attachment F: Adjoining Property Floor Plan (Lot 723 Runnymede Gate)

This plan is approved by the Town of Kwinana subject to compliance with the Building Regulations 1989, Building Code of Australia, all relevant Acts, Regulations, local laws and any other conditions attached to or endorsed in red on the plans.

Building Licence: 19783
Building Surveyor: [Signature]
Date: 15/12/09



Floor Plan

1:100

EL QUESTRO

Area Calc		
House	134.30	(49.827m)
Garage	38.26	
Vdah	4.41	
Total	176.97 m ²	

15.3 Adoption of Amended Local Development Plan – Stage 8, Sunrise Estate – Wellard East Local Structure Plan

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A request to amend the Local Development Plan (LDP) for Stage 8, Sunrise Estate has been received for the consideration of Council under the *City of Kwinana Local Planning Scheme No.2* (LPS2) (refer Attachments B and C). The original LDP was approved by Council at its Ordinary Council Meeting held on 23 March 2016 (refer Attachments D and E).

The LDP design has been updated in accordance with the latest amendment of the subdivision design for Stage 8, which was approved by the Department of Planning, Lands and Heritage (DOPLH) in October 2017. The subdivision design includes the amalgamation of Lots 463 and 464 into one lot and these lots now appear as lot 464 on the amended LDP. Additional designated garage locations for Lots 475, 485 and 487 have been included as required by the City of Kwinana Engineering Department.

In addition to this, the City's current practice is not to state specific Bushfire Attack Levels (BALs) on LDPs but rather to identify those lots which are subject to fire management measures in the approved Fire Management Plan (FMP) and BAL Assessment. The proponent seeks to amend the adopted LDP to remove the BALs specified on the adopted LDP. The amended LDP now includes all lots identified in the FMP and the Sunrise Estate Stage 8 BAL assessment, including those with the lower risk rating than BAL 12.5, this means that all lots are now shown as BAL affected lots. The LDP still identifies lots affected by asset protection zones but the setback distances are no longer specified, as they were on the original LDP. The amended LDP refers to the Stage 8 BAL Assessment for specific widths.

City Officers have assessed the provisions and requirements of the draft amended LDP and are supportive on the basis that it is consistent with similar LDPs approved throughout the City.

OFFICER RECOMMENDATION:

That Council approves the amended Local Development Plan for Stage 8, Sunrise Estate – Wellard East Local Structure Plan as per Attachments B and C, pursuant to Clause 52(1) (a) of Schedule 2 – *Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015*.

DISCUSSION:

Land Status

Local Planning Scheme No 2:
Metropolitan Region Scheme:

Residential R25 & R40
'Urban' Zone

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – STAGE 8, SUNRISE ESTATE – WELLARD EAST LOCAL STRUCTURE PLAN

Background

The LDP for Stage 8, Sunrise Estate – Wellard East Local Structure Plan Area was originally approved by Council on 23 March 2016 (refer Attachments D and E).

The LDP design has been updated in accordance with the amended subdivision design for Stage 8 which was approved by the DOPLH in October 2017. The subdivision design includes amendments as follows:

- The amalgamation of Lots 463 and 464 into one lot, these lots now appear as lot 464 on the amended LDP;
- Lot 464 now has a designated garage with access from Eclipse Lane only, resulting in a continuation of the access restriction on Equinox Loop; and
- The green arrow for primary street frontage will now face south instead of east.

Additional designated garage locations for Lots 475, 485 and 487 have been included as required by the City of Kwinana's Engineering Department. This is due to the inclusion of side entry pits on Gleam Street requiring the garages to be located on a specific side of the lots. All lots affected by new garage locations are in the ownership of the developer and no private owner is affected.

The proponent seeks the approval of Council to amend the adopted LDP to remove the BALs specified on the adopted LDP and instead indicate those lots addressed within the FMP and Sunrise Estate Stage 8 BAL Assessment.

This request is consistent with the City's current practice of not stating specific BALs on LDPs, but rather identifying those lots which are subject to fire management measures in the approved FMP and BAL Assessment. This approach enables greater flexibility over time as fire risk varies as development progresses. It reduces the need for LDPs to be amended through Council as the risk changes. It does not reduce the need for new development to address the identified fire risk.

The City was previously requiring only those lots with a BAL of 12.5 or greater to be identified as part of previous LDPs with some lots with a lower management risk rating not included in the LDP due to there being no construction requirements under the Australian Standard. The amended LDP now includes all lots identified in the FMP and BAL Assessment, including those lots with a rating of BAL LOW. The LDP still identifies lots affected by asset protection zones but the setback distances are no longer specified, as they were on the original LDP. The setbacks are outlined in the fire management documents.

Fire Management

The amended LDP has removed specific BALs and updated relevant provisions to reflect current practice.

The original provisions read as follows:

Fire Management

22. *Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan and Sunrise Estate Stage 8 BAL Assessment shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.*

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – STAGE 8, SUNRISE ESTATE – WELLARD EAST LOCAL STRUCTURE PLAN

23. *This LDP shall be read in conjunction with the approved Bushfire Management Plan.*
24. *For those lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.*
25. *A proposed change to the nominated BAL rating for any development will require a planning application for consideration. The Applicant will be required to demonstrate a BAL assessment by a suitably qualified expert has been undertaken as part of the building and planning approval process to determine the BAL in accordance with Australian Standard 3959.*
26. *An Asset Protection Zone is a low fuel area immediately surrounding a building. The Asset Protection Zone can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the Asset Protection Zone. Other structures such as garden sheds can generally be built within an Asset Protection Zone; however, the specific construction standard requirements should be determined in accordance with Australian Standard 3959.*

Provision 25 has been removed and the remaining provisions have been amended as follows:

Fire Management

22. *Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan and Sunrise Estate Stage 8 BAL Assessment (as amended) shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.*
23. *This LDP shall be read in conjunction with the approved Fire Management Plan and Sunrise Estate Stage 8 BAL assessment (as amended).*
24. *For all lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.*
25. *Where an Asset Protection Zone (APZ) is designated, the width of the APZ is to be accommodated within the lot as outlined within Stage 8 BAL assessment (as amended). An APZ is a low fuel area immediately surrounding a building. The APZ can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the APZ. Other structures such as garden sheds can generally be built within an APZ; however, the specific construction standard requirements should be determined in accordance with Australian Standard 3959.*

Other LDP Requirements

All other LDP provisions remain unchanged. This LDP, initially adopted in March 2016, contains a number of lots that are now sold and in private ownership. Building permits have been issued for these lots and the dwellings have either been constructed or are under construction. Subdivision works (road design and levels) have commenced and landscaping drawings have been approved for the LDP site.

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – STAGE 8, SUNRISE ESTATE – WELLARD EAST LOCAL STRUCTURE PLAN

The additional restrictions imposed by the amended LDP are on lots in the ownership of the developer. The lots affected by additional requirements are Lots 464, 475, 485 and 487. Lot 464 is the subject of the amended subdivision design and as a result is subject to increased access restrictions and a designated garage location. Lots 475, 485 and 487 are affected by a designated garage location. All other lots have no additional impacts as a result of the amended LDP.

Conclusion

City Officers have assessed the provisions and requirements of the draft amended LDP and are supportive on the basis that it is consistent with similar LDPs approved throughout the City. The amended LDP incorporates the subdivision design approved by DOPLH and incorporates administrative changes to ensure consistency with recent LDP approvals.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering financial or impartiality interests, the land owner is Armana Holdings Pty Ltd and the applicant is Lorraine Elliot Planning Services.

The following statutory and policy based documents were considered in assessing the application:

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

FINANCIAL/BUDGET IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

The LDP encourages the use of passive solar urban design. Trees have been retained within the road reserves where possible and additional street trees will be required for all lots. There is no change to these provisions arising from the amended LDP.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – STAGE 8, SUNRISE ESTATE – WELLARD EAST LOCAL STRUCTURE PLAN

Plan	Outcome	Objective
Strategic Community Plan	A well planned City.	4.4 Create Diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.

COMMUNITY ENGAGEMENT

The current LDP was approved on the 23 March 2016 and there is no change to the fire risk and management response. All lots affected by new garage locations and other changes are in the ownership of the developer, it was not considered necessary to advertise the LDP.

RISK IMPLICATIONS:

Risk Event	Appeal of Council's decision on the draft LDP Amendment.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Work instructions in place and checklists used when assessing the application. Consideration of the application within the statutory timeframes. Compliance of the proposal with <i>Local Planning Scheme No.2</i> , R-Codes, Wellard East Local Structure Plan, Bushfire Guidelines and relevant Policies. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

15.3 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – STAGE 8, SUNRISE ESTATE –
WELLARD EAST LOCAL STRUCTURE PLAN

COUNCIL DECISION

207

MOVED CR M ROWSE

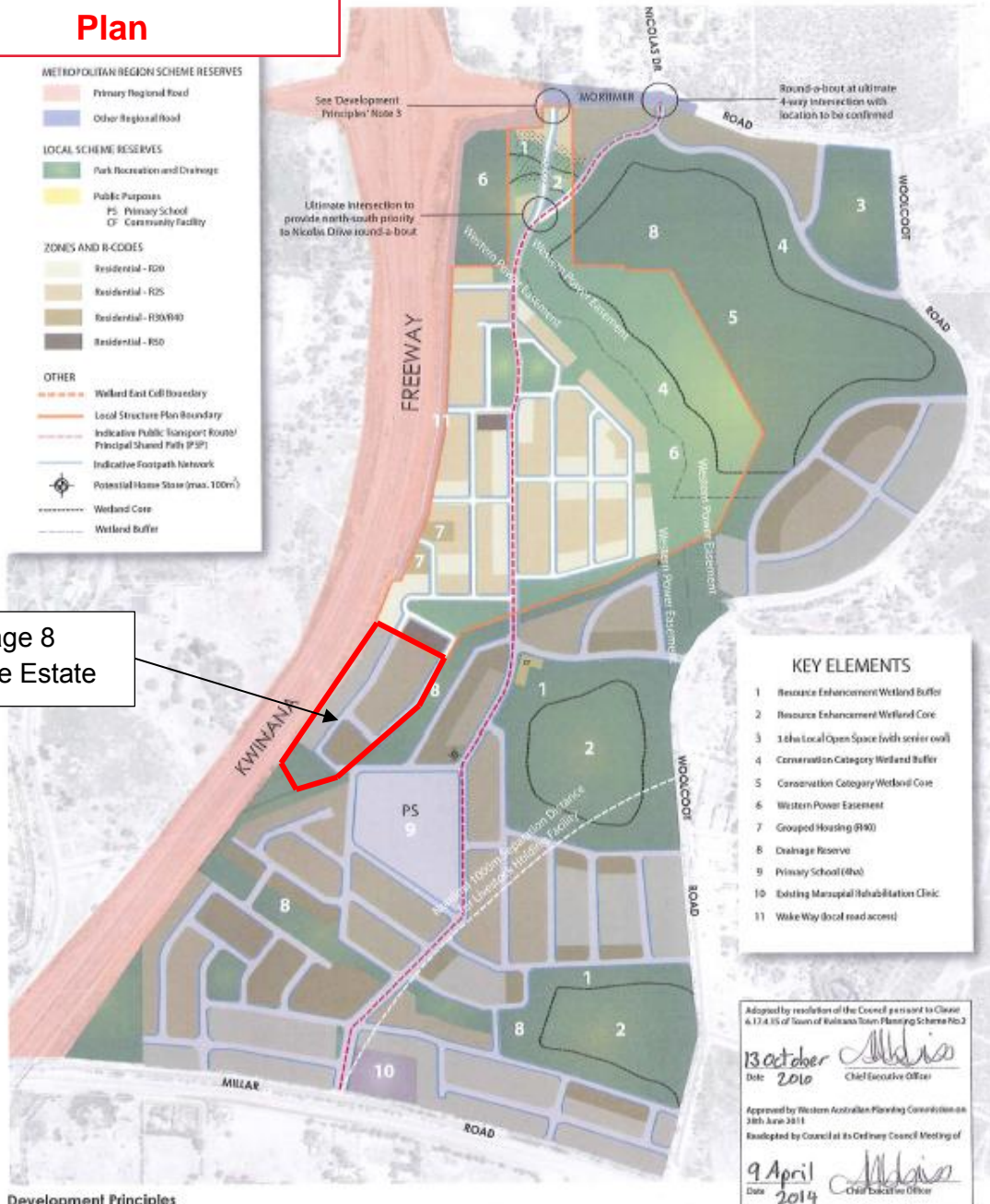
SECONDED CR D WOOD

That Council approves the amended Local Development Plan for Stage 8, Sunrise Estate – Wellard East Local Structure Plan as per Attachments B and C, pursuant to Clause 52(1) (a) of Schedule 2 – *Deemed Provisions for Local Planning Schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.*

CARRIED

7/0

Attachment A - Location Plan



Stage 8
Sunrise Estate



Attachment B - Amended Local Development Plan

LEGEND

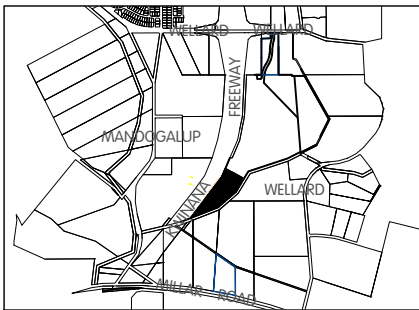
- Residential Density - R25
- Residential Density - R40
- No Vehicular Access
- Primary Street Development Frontage*
- Designated garage and carport location
- Easement
- Outdoor Living Area*
- Noise Insulation required, refer to Table 1

NOTE: * In accordance with the variations on plan 2

KEY

BAL Rating

- BAL affected lot
- Asset Protection Zone applicable



LOCATION PLAN SUBJECT AREA

This Local Development Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner
City of Kwinana

Date

LOCAL DEVELOPMENT PLAN PROVISIONS

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Local Development Plan (LDP) comprise additional Residential Design Code "Acceptable Development" provisions.

Unless varied in the LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, City of Kwinana Town Planning Scheme No. 2 and/ or local planning policies.

1. R-CODE VARIATIONS		
a) Minimum Open Space		
R25		35%
R40		30%
For the purposes of determining open space as defined in the R-Codes, site coverage includes the floor area of all buildings, alfresco and permanent roof covered patio areas and outbuildings.		
2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Dwelling		
- Primary Street		
R25	3.0m	5.0m
R40	2.0m	4.0m
- Secondary Street		
R25	1.0m	
R40	1.0m	
b) Boundary Walls (Parapets)	Refer to point 11.	

General Provisions

Garages/Carports

- Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
- Where lots have a frontage of 12 metres or less, garages/ carports may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- All garages and carports are to be setback a minimum of 1.0m behind the front building line (measured from the front most habitable room on the primary street elevation and not the projection of a feature)
- Where garages and carports exceed 50% of the primary lot frontage, they shall comply with the following:
 - A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
- All garages are to have doors to enclose them.
- Garage/Carport side setback - 2.0m minimum secondary street setback for lot 468.
- Garage/Carport rear setback - 0.5m minimum setback (1.0m for lots 464 and 469)

Building Form and Orientation

- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space. Courtyards abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of the open space. Courtyards are not required to extend the full extent of the POS boundary.
- Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line to a minimum of 4 metres from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes.
- Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
- For lots with a frontage of 12 metres or less, nil setbacks are permitted to both side boundaries simultaneously.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.

Storage

- All R40 coded lots shall be provided with a 4m² store, which shall comply with the requirements of Part 5.4.5 of the R Codes.

Fencing

- Fencing along side and rear boundaries where the property adjoins the drainage reserve shall be uniform and visually permeable from 0.7m above ground level to 1.8m.
- Fencing along side and rear boundaries where the property adjoins public open space shall be uniform and visually permeable above 1.2m.

Secondary Street Elevation

- Dwellings shall suitably address the secondary street frontage through the use of major openings and permeable fencing up to a distance of 4.0m as measured from the truncation point closest to the secondary street boundary.

Noise Management

- For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP, see Table 1. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).
- The following Noise Insulation Packages apply:

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS		
Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462	Package A	Specialist Advice Required
512, 513	Package B	Specialist Advice Required
514, 515, 516	Package C	Specialist Advice Required
469	Package A	Package B
464, 465, 466, 467, 468, 470, 471, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 510, 511	Package A	Package A
472, 473, 482, 483, 484, 485, 486, 503, 504, 505, 506, 507, 508, 509	Package A	Not Applicable

Fire Management

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan and Sunrise Estate Stage 8 BAL Assessment (as amended) shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
- This LDP shall be read in conjunction with the approved Fire Management Plan and Sunrise Estate Stage 8 BAL assessment (as amended).
- For all lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.
- Where an Asset Protection Zone (APZ) is designated, the width of the APZ is to be accommodated within the lot as outlined within Stage 8 BAL assessment (as amended). An APZ is a low fuel area immediately surrounding a building. The APZ can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the APZ. Other structures such as garden sheds can generally be built within an APZ, however the specific construction standard requirements should be determined in accordance with Australian Standard 3959.

This Local Development Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner
City of Kwinana

Date



Attachment D - Approved Local Development Plan

LEGEND

- Residential Density - R25
- Residential Density - R40
- No Vehicular Access
- Primary Street Development Frontage*
- Designated garage and carport location
- Easement
- Outdoor Living Area*
- Bushfire Hazard
- Noise Insulation required, refer to Table 1

NOTE: * In accordance with the variations on plan 2

KEY

BAL Rating

- BAL - 29
- BAL - 12.5
- 4.5m Asset Protection Zone
- 3.5m Asset Protection Zone



LOCATION PLAN ■ SUBJECT AREA

This Local Development Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner
City of Kwinana

Date 13 April 2016

LOCAL DEVELOPMENT PLAN PROVISIONS

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Local Development Plan (LDP) comprise additional Residential Design Code "Acceptable Development" provisions.

Unless varied in the LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, City of Kwinana Town Planning Scheme No. 2 and/ or local planning policies.

1. R-CODE VARIATIONS		
a) Minimum Open Space		
	R25	35%
	R40	30%

For the purposes of determining open space as defined in the R-Codes, site coverage includes the floor area of all buildings, alfresco and permanent roof covered patio areas and outbuildings.

2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Dwelling		
	- Primary Street	
	R25	3.0m
	R40	2.0m
	- Secondary Street	
	R25	1.0m
	R40	1.0m
	b) Boundary Walls (Parapets)	Refer to point 11.

General Provisions

Garages/Carports

1. Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
2. Where lots have a frontage of 12 metres or less, garages/ carports may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
3. All garages and carports are to be setback a minimum of 1.0m behind the front building line (measured from the front most habitable room on the primary street elevation and not the projection of a feature)
4. Where garages and carports exceed 50% of the primary lot frontage, they shall comply with the following:

A clear indication of the dwelling entrance.

The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
5. All garages are to have doors to enclose them.
6. Garage/Carport side setback - 2.0m minimum secondary street setback for lots 464 and 468.
7. Garage/Carport rear setback - 0.5m minimum setback (1.0m for lots 469 and 463)

Building Form and Orientation

8. Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space. Courtyards abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of the open space. Courtyards are not required to extend the full extent of the POS boundary.
9. Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
10. Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
11. For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line to a minimum of 4 metres from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes.
12. Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
13. For lots with a frontage of 12 metres or less, nil setbacks are permitted to both side boundaries simultaneously.
14. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
15. For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.

Storage

16. All R40 coded lots shall be provided with a 4m² store, which shall comply with the requirements of Part 5.4.5 of the R Codes.

Fencing

17. Fencing along side and rear boundaries where the property adjoins the drainage reserve shall be uniform and visually permeable from 0.7m above ground level to 1.8m.
18. Fencing along side and rear boundaries where the property adjoins public open space shall be uniform and visually permeable above 1.2m.

Secondary Street Elevation

19. Dwellings shall suitably address the secondary street frontage through the use of major openings and permeable fencing up to a distance of 4.0m as measured from the truncation point closest to the secondary street boundary.

Noise Management

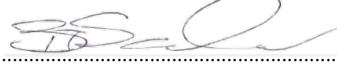
20. For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP, see Table 1. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).
21. The following Noise Insulation Packages apply:

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS		
Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462	Package A	Specialist Advice Required
512, 513	Package B	Specialist Advice Required
514, 515, 516	Package C	Specialist Advice Required
469	Package A	Package B
463, 464, 465, 466, 467, 468, 470, 471, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 510, 511	Package A	Package A
472, 473, 482, 483, 484, 485, 486, 503, 504, 505, 506, 507, 508, 509	Package A	Not Applicable

Fire Management

22. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan and Sunrise Estate Stage 8 BAL Assessment shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
23. This LDP shall be read in conjunction with the approved Bushfire Management Plan.
24. For those lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.
25. A proposed change to the nominated BAL rating for any development will require a planning application for consideration. The Applicant will be required to demonstrate a BAL assessment by a suitably qualified expert has been undertaken as part of the building and planning approval process to determine the BAL in accordance with Australian Standard 3959.
26. An Asset Protection Zone is a low fuel area immediately surrounding a building. The Asset Protection Zone can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the Asset Protection Zone. Other structures such as garden sheds can generally be built within an Asset Protection Zone, however the specific construction standard requirements should be determined in accordance with Australian Standard 3959.

This Local Development Plan has been adopted by Council and signed by the Principal Planner:


Principal Planner
City of Kwinana

Date 13 April 2016

15.4 Adoption of Local Planning Policy No 12: Mandogalup Future Development

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

Draft Local Planning Policy 12 – Mandogalup Future Development (draft LPP12) is a planning policy prepared under the City of Kwinana's Local Planning Scheme No 2 (LPS2). It articulates Council's vision for the Mandogalup locality (Mandogalup) and guides future land use planning in Mandogalup. Draft LPP12 is shown on Attachment A.

The key objective of draft LPP12 is;

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

Draft LPP12 identifies a number of planning principles to apply to planning for Mandogalup and proposes a number of key land use areas with some specific provisions for these areas. This includes a Light Industrial Area (or service commercial), a Transition Area, a Station Precinct Area, Freight Road Interface Area and Residential Area.

At its Ordinary Meeting of 22 November 2017, Council resolved to advertise draft LPP12 for 60 days. Subsequently, a comprehensive advertising and consultation process took place in February and March, 2018. The City received 61 submissions on the draft LPP12 for Council's consideration.

Recent State Government and WAPC decisions affecting Mandogalup.

During and shortly after the advertising period, the State Government and Western Australian Planning Commission (WAPC) released two key strategic documents affecting Mandogalup. These were the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 (Land Use Planning Response), and, the "South Metropolitan and Peel Sub-regional Planning Framework" released in March 2018 (Sub-regional Planning Framework). Both of these strategic documents significantly affect planning for Mandogalup and should be considered by the City as part of its deliberations on draft LPP12.

The release of these planning statements by the WAPC set a new statutory planning framework for Mandogalup. An Improvement Scheme, once prepared will have the effect of taking planning control from the City and placing it under the control of the WAPC. The WAPC's intent for the Improvement Scheme area is to consider up-coding from rural to industrial land (Attachment K). The Sub-regional Planning Framework has identified a significant part of Mandogalup as Industrial Investigation with areas outside of this being suitable for Urban land uses (Attachment J)

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Another legislative planning initiative which impacts on local planning for Mandogalup has been the review of State Planning Policy (SPP) 4.1 State Industrial Buffer (which is now being renamed to SPP 4.1 Industrial Interface). SPPs are the highest level of planning policy control and guidance in the Western Australian (WA) planning framework. The review was advertised early in 2018 and Council considered and provided its comments to the WAPC in February 2018. It was considered that draft LPP12 was generally consistent with SPP4.1 at that time.

In addition to the above, the City has received a request from the WAPC to provide comments on a proposal under the *Metropolitan Region Scheme* (MRS) to lift urban deferment from 59 hectares (ha) of land within the Mandogalup area (Attachment H). City Officers were of the view that given the relevance to draft LPP12, Council should consider the proposed lifting of the urban deferment at the same time as it considers its final position on draft LPP12. An extension was granted by the WAPC to allow Council to consider these matters together at its Ordinary Meeting on the 27 June 2018. In this respect, a separate report item on the matter of the Urban Deferment is contained within this Council Meeting Agenda.

The announcements of the State Government and WAPC mark a critical change to the planning for the area and are 'game changers' given the planning context in place at the time draft LPP12 was prepared.

Submissions Received on draft LPP12.

A total of 61 submissions were received in response to the draft LPP12. Submissions have been received from residents and landowners, developers, government agencies, and industry organisations.

A full assessment of all of the submissions is provided in the Schedule of Submissions shown in Attachment L. A summary is provided in the discussion section of this Report.

Residents and Landowners

Of the 61 submissions received, 38 were residents / landowners. There was broad objection to draft LPP12 from these submitters and, in particular, the proposal for a Light Industrial Area across large parts of Mandogalup. Some residents expressed a preference to be allowed to enjoy a rural lifestyle whilst others saw the area as suitable for residential uses. Some were silent on a preferred use but objected to the draft LPP12.

The key objections raised included the view that there is no demand for industry, that the local planning policy is premature ahead of the Improvement Plan, the air quality monitoring and the Westport Taskforce outcomes. Other concerns included uncertainty about the future, and devaluation of properties with some submitters contending that there are no air quality impacts from industry.

As part of the assessment of submissions, City Officers identified several properties situated within Hope Valley that are not part of Latitude 32 (under the *Hope Valley Wattleup Redevelopment Act 2000*), not included in the Improvement Plan and Scheme area and not contained within the area of draft LPP12. There is the need to consider the best planning land uses for these lots in consultation with the land owners. It is proposed that a report should be provided to Council in due course recommending the most appropriate action for the future of these lots.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Developers

A number of major land developers made submissions objecting to draft LPP12. Objections centred on the policy being premature and inconsistent with the Government initiatives, and inconsistency with planning legislation, policies and practice. The objections contend that there is no economic justification for the Light Industrial land.

The Transitional Area was not supported and draft LPP12 was seen to promote a restricted residential cell and a poorer urban design outcome.

Government Agencies

The submissions from government expressed varied views with some providing technical comments whilst others referred to the draft LPP12 as being premature and lacking consistency with government planning agencies. The WAPC submission to the City referred to the WAPC taking planning responsibility for the Improvement Plan and Scheme and planning outcomes will be determined following further investigative and consultative work.

Industry Organisations

Overall, industry representatives expressed support for draft LPP12. This was based on the view that the draft policy approach provided a good separation between sensitive land uses and industry, and afforded the protection of land for industrial purposes into the longer term.

City Officer Response to Submissions

City Officers are not recommending wholesale amendments to the policy in response to the submissions but there are a number of matters which warrant changes to be made. This is particularly the case given the planning context now at play in Mandogalup.

In particular, City Officers are supportive of submissions arguing that draft LPP12 has not sufficiently accounted for the recent WAPC decisions, and, the argument that the scale of the Residential Area proposed in draft LPP12 is not large enough to achieve a premium sustainable urban environment.

It is important to note that the majority of the submissions received were from local residents and landowners (38 of the 61) and, it is evident from the information sessions held with community that there has been significant confusion and anxiety about the future planning for Mandogalup. While City Officers are not in agreement with many of the issues and objections raised, it is anticipated that at least, with the recent announcements by State Government and WAPC (in addition to Council's LPP), greater certainty prevails.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

In response to submissions received, a high level industrial analysis has been undertaken by Site Planning and Design (Site), specialists in industrial planning. Details are provided further in the report but in summary, the analysis points out that the Mandogalup area contributes to Perth's demand for additional industrial land as its population reaches towards 3.5 million people as articulated in the Sub-Regional Framework. Transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across the metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.

It is evident that over the past two decades, since the release of the WAPC's draft Jandakot Structure Plan in 2002, that high level strategic planning for Mandogalup locality has been complex and dynamic. This has been in response to the significant challenges and constraints in the region and locality. These are still occurring (eg; Westport) and despite the best intent, resolution to such matters is not easy and can take time across all of government.

Potential Options for LPP12.

In formulating a recommendation to Council, City Officers have taken account of both the submissions received and the recent announcements of the WAPC.

In order to consider potential options for LPP12, it is necessary to detail the outcomes of the WAPC Land Use Planning Response further. In summary, the WAPC response built on the outcomes of the June 2017 Environmental Protection Authority (EPA) Section 16(e) advice under the *Environmental Protection Authority Act, 1986* titled "Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area".

The EPA advice divided Mandogalup into four areas (A, B, C and D) based on air quality. (Attachment I). Area A is described by the EPA as being an area where there is negligible health risk or likelihood of unreasonable amenity impacts" from dust emanating from Alcoa's Residue Disposal Area (RDA). Areas C and D are in an area where "Air quality does not appear to meet National Environmental Protection Measure (NEPM) air quality goals" and there is also "the potential for amenity impacts". Area B is an area where "Health and amenity Impacts appear unlikely. Further investigation required".

These areas are referenced numerous times in this Report and refer to the Areas defined by the EPA in its above section 16(e) advice.

The Land Use Planning Response advises that for Areas B, C and D an Improvement Plan and Improvement Scheme (Improvement Plan and Scheme) is proposed to be placed over these areas. An Improvement Scheme will remove planning control from the City under LPS2 and place it under the control of the WAPC. This would take effect at gazettal of the Improvement Scheme which is anticipated to occur in two to three years based on advice from officers of the Department of Planning, Lands and Heritage (DPLH). The WAPC's intent for the Improvement Scheme area is to consider up-coding from rural to industrial land and this is supported by the WAPC's identification of the area as Industrial Investigation under the Sub-regional Planning Framework.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Area A, however, will not be part of the Improvement Plan and Scheme and planning can progress as normal under both the Metropolitan Region Scheme (MRS) and LPS2 for consideration by Council and the WAPC.

Implications of the WAPC's decisions on LPP12

As discussed, the introduction of the Improvement Scheme over Areas B, C and D places planning control and decision making with the WAPC. The City's LPP12 would not then have a statutory effect under LPS2 once the new Improvement Scheme is gazetted. It is important to note that since the WAPC's announcement in February 2018, no further communication has taken place to commence work on the Improvement Plan objectives and subsequently, the Scheme. It is anticipated that it will take at least 2 years for the Improvement Scheme to be prepared and adopted. This in itself leaves a gap in a policy position for the areas in the interim.

In this event, the LPP12 would provide Council's position and intent for land use as part of future zoning to be considered under the Improvement Scheme. In addition, LPP12 will provide guidance to City Officers on the assessment and determination of any development approvals being considered by the City from the time of the policy adoption, to the gazettal of the Improvement Scheme.

City Officers consider these to be valid reasons for a local planning policy to be prepared pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (P&D Regulations).

LPP12 would still have statutory effect under Area A where planning is able to progress subject to standard planning processes (rezoning, structure planning and subdivision). The WAPC, the ultimate approval authority for these processes, will need to have regard to an adopted LPP under LPS2. It would not prevent the WAPC however from making its own decision about a rezoning in Area A.

City Officers are of the view that it is both feasible and likely that the WAPC will approve rezonings within Area A for residential land uses in the future. This is likely to be the case irrespective of the identification of these areas as Light Industrial Area under LPP12. A request for the lifting of Urban Deferment for the purposes of residential uses has already been received by the WAPC (the subject of a separate report to this Council Meeting).

It is within this context then that City Officers considered three potential options for the draft LPP12.

Option 1 - Adopt draft LPP12 with some relatively minor amendments

This option is to adopt LPP12 largely as advertised with the following amendments:-

- Including a section of Transition Area west of current Urban Zoned land to complement that to the south.
- Including some minor textual amendments to update Part 2 Policy Application to refer to the recent WAPC decisions affecting Mandogalup
- Including some minor textual amendments to better word parts of the policy further to legal advice received by the City.
- Inserting an additional Part 6 Future Rezoning to read:-

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area.

The Amended LPP12 (Option 1) is shown in Attachment B.

Officer Comment on this Option

This option proposes a Light Industrial Area designation across much of Mandogalup with the exception of the existing Urban Zoned land, the associated Transitional Area, the Station Precinct and Freight Road interface area. It remains essentially the same and does not materially respond to the more recent decisions of the WAPC for Mandogalup nor to some of the points made as part of the submissions with respect to sustainable residential areas and the area's suitability to some residential uses.

Adoption of LPP12 in this form would limit residential land uses to the existing Urban Zone which prevents the possibility of a larger potentially more sustainable residential community in the locality.

While this is a viable option, City Officers take the view that for Area A in particular, this policy approach will not be proactive and will run contrary to predicted WAPC decision making as part of rezoning for Area A. In this respect, it is anticipated that the WAPC would not support the extent of Light Industrial land within Area A of LPP12 and instead would approve rezoning for residential land uses.

Option 2 - Adopt an amended draft LPP12 with some amendments

This option is to adopt LPP12 with the following amendments:-

- Revise the Residential Area to include the majority of the locality termed Area A with the exception of a Transition Area to be located within Area A that would provide a transition of land uses between the Residential Area and the Light Industry Area.
- Retain the Light Industrial Area within the localities termed Areas B, C and D.
- Lengthen the Freight Road Interface Area along future Rowley Road to include all of Area A.
- Include textual amendments to Part 2 Policy Application to refer to recent WAPC determinations affecting Mandogalup, and, Part 4 Planning Principles to accommodate the revised Residential Area and Transition Area.
- Include additional minor textual amendments to better clarify parts of the policy.
- Insert an additional Part 6 Future Rezoning to read:-

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area.

This Amended LPP12 (Option 2) is shown in Attachment C.

Officer Comment on this Option

This option is recommended by City Officers as the preferred option. The principal change is to expand the Residential Area to include all of Area A with the exception of transitional land uses and the freight road interface.

The advantage of this option is that it responds better to the position of the WAPC stated in its recent Land Use Planning Response at Mandogalup. It allows the City to be proactive in its planning for Area A and support a residential community that will yield necessary services and facilities to be self-sustainable. This option also supports the City's position for the development of the train station precinct with State Government as it provides for an additional residential catchment. In this respect, the proposed introduction of the additional Part 6 Future Rezoning in LPP12 would complement and support the best planning outcomes for the locality.

It is also intended that the inclusion of the Transition Area within Area A ensures that consideration will be given to the most appropriate interface between industrial uses and residential areas.

The policy would still however be stating that Light Industrial / Service Commercial land uses should occur across Areas B, C and D (the areas subject to the Improvement Plan and Scheme). As noted previously, the gazettal of the Improvement Scheme may take several years or more dependent on the WAPC. In the interim, the adopted LPP12 would have statutory effect under LPS2. Once gazettal of the Improvement Scheme occurs, LPP12 would not have any statutory effect. Once the Improvement Scheme is gazetted, it would be appropriate for LPP12 to be reviewed to have regard to the Improvement Scheme that is approved.

Option 3 – Abandon LPP12

This option would effectively terminate the policy.

While this is a valid course of action, the dis-benefit to this approach is that Council is taking no further part in the forward strategic planning for Mandogalup albeit that it will have input into rezonings under the MRS and LPS2 and will have statutory obligations to consider local structure planning, subdivision and development in the area. It will not be in a position to influence in a statutory sense nor express a view on land uses ahead of more detailed planning.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

It is not recommended that Council support this option.

OFFICER RECOMMENDATION:

That Council takes the following action in respect to the Local Planning Policy No. 12: Mandogalup Future Development (LPP12):

1. Endorse the Schedule of Submissions (Attachment L).
2. Endorse the following modifications to the advertised version of LPP12 (as shown in Attachment C); noting that Areas A, B, C and D detailed below are in reference to the areas identified in the June 2017, Environmental Protection Authority section 16 (e) advice under the *Environmental Protection Authority Act, 1986* titled "Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area".
 - Revise the Residential Area to include the majority of the locality termed Area A with the exception of a Transition Area to be located within Area A that would provide a transitional buffer between the Residential Area and the Light Industry Area.
 - Retain the Light Industry Area within the localities termed Areas B, C and D.
 - Lengthen the Freight Road Interface Area along future Rowley Road to the boundary of Area A.
 - Include textual amendments to Part 2 Policy Application to refer to recent Western Australian Planning Commission (WAPC) determinations affecting Mandogalup, and, Part 4 Planning Principles to accommodate the revised Residential Area and Transition Area.
 - Include additional minor textual amendments to better clarify parts of the policy.
 - Insert an additional Part 6 Future Rezoning to read:-

"In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.
3. Publish notice of the adoption of LPP12 in a newspaper circulating in the City of Kwinana.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

4. Publish notice of the adoption of LPP12 on the City's Facebook page and website and write to all submitters advising of Council's decision.
5. Advise the WAPC of the Council's adoption of LPP12 and request that a formal agreement be established between the City of Kwinana and the Department of Planning, Lands and Heritage as to the best statutory planning management of land in the Improvement Plan area prior to the gazettal of an Improvement Scheme. This may include some guidelines for planning decision making for development applications or land use changes so as to not prejudice future planning outcomes in the locality.
6. Write to the Minister for Planning requesting that the Minister progress the Improvement Plan and Improvement Scheme as a matter of urgency to provide greater clarity and certainty for residents and landowners in the locality.
7. Give further consideration and undertake further consultation with those landowners and residents located in the Hope Valley area (Lots 6, 7, 501, 502, 503 and 504 Mandogalup Road and Lot 379 Sayer Road, Hope Valley) which are located 'in between' the LPP12 locality, the Improvement Plan and Improvement Scheme area, and the area of the *Hope Valley Wattelup Redevelopment Act 2000* as to the optimum future land use for these lots.

DISCUSSION:**Background**Jandakot Structure Plan (JSP) and draft Eastern Residential Intensification Concept (ERIC)

Planning for Mandogalup has been ongoing since the early 2000's with the area included in the initial drafts of the JSP released by the WAPC in 2002. This set the scene for more detailed district planning by the City which included the draft Eastern Residential Intensification Concept (ERIC), 2005. In 2007, the WAPC adopted the final JSP. These plans considered land uses across Mandogalup, which included significant areas of potential residential uses and initial consideration of air quality buffers. The final JSP is shown as Attachment D and draft ERIC as Attachment E.

On 24 December 2009, the then Minister for Planning (the Minister), State Cabinet and the WAPC approved a rezoning of land from Rural to Urban Deferred under the MRS in Mandogalup (MRS 1114/3) (see Attachment F).

WAPC resolution to endorse Kwinana Air Quality Buffer Line

On 21 September 2010, the WAPC resolved to:-

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

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

4. *Update and release a Review of the Kwinana Air Quality Buffer Position Paper (2008) so that it reflects the new alignment.*

The boundaries of that WAPC decision are shown on Attachment G.

In March 2014, the then Minister for Planning determined to lift the Urban Deferred zoning (MRS Amendment 1260/27) from much of this land (outside the then 1.5 kilometre air quality buffer established by the WAPC) (Attachment H). The portion of land within the 1.5km buffer remained as Urban Deferred.

At that time, the Minister made the following direction in accordance with Section 17(1) of the *Planning and Development Act 2005 in relation to the rezoning from Urban Deferred to Urban*.

No decision to transfer land in the Mandogalup locality from the 'Rural' or 'Urban Deferred' zones to the 'Urban' zone in the Metropolitan Region Scheme shall be made without the prior approval of State Cabinet and the Minister at the time responsible for the Metropolitan Region Scheme and amendments to it. Further, no such decision will be made until the Kwinana Air Quality Buffer (or whatever title said buffer may come to be known as) has been finalised clearly indicating what land is outside a buffer area and therefore could appropriately be transferred to the Urban zone, subject to whatever other planning circumstances may apply to the locality at the time. (WAPC, 14 March 2014).

This Urban zoned land has subsequently been the subject of local structure plans by the Satterley and the Qube Property Groups.

Draft Western Trade Coast (WTC) Protection Area legislation

In 2015, the then Department of State Development and Department of Planning sought public submissions on the draft Western Trade Coast (WTC) Protection Area legislation with the intent to "provide necessary clarification and long term certainty for land use planning within its boundaries for both industry and land-owners. The purpose of the Protection Area is to ensure that new residential populations surrounding the WTC Protection Area are adequately separated from industrial activities, both now and in decades to come".

At its Ordinary Council Meeting held on 25 November 2015, Council resolved to provide strong support for the industrial protection area and the draft WTC Protection Area legislation as part of its submission on the draft Planning and Development Legislation Amendment Bill 2015. In this respect, Council was strongly supportive of the legislative recognition of the industrial area and its protection. It was considered that formal recognition of the industrial area provides greater certainty to all stakeholders, which in turn leads to investment, economic growth and employment.

EPA Section 16(e) advice to the Minister for Environment

In June 2017, the Environmental Protection Authority (EPA) provided advice to the Minister for Environment on the potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area. This was provided under Section (16e) of the *Environmental Protection Act 1986*. The EPA's advice divided Mandogalup into four areas (A, B, C and D) based on air quality. (Attachment I)

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Area A is described by the EPA as being located “sufficiently far away from the Alcoa Residue Disposal Area (RDA), and outside the predominant wind field that generates dust from the RDA, that there is negligible health risk or likelihood of unreasonable amenity impacts in this area from RDA dust”. Areas C and D are in an area where “Air quality does not appear to meet

National Environmental Protection Measure (NEPM) air quality goals” and “There is also the potential for amenity impacts”. Area B is an area where “Health and amenity Impacts appear unlikely. Further investigation required”. In this respect, City Officers advise that additional air quality monitoring has been ongoing and the outcomes of recent monitoring are due to be released in June 2018.

Council Adopts and Releases its Draft LPP12

As detailed previously, Council, at its Ordinary Council Meeting held on 22 November 2017 resolved to adopt and advertise draft LPP12. It is designed to articulate Council’s vision for Mandogalup and to guide future land use planning (Attachment A). The key objective of draft LPP12 is;

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

Draft LPP12 was then advertised from 1 February until the 15 March 2018.

“Question and Answer Section 16(e) Land Use Planning Response at Mandogalup” in February 2018

Following the commencement of advertising of draft LLP12, in mid-February 2018, the State Government released the above Land Use Planning Response at Mandogalup (Attachment K). The response adopted and built upon the findings of the 2017 EPA section 16(e) advice.

The State Government’s position is as follows:-

- For landowners within Area A (as per the same area noted above), *they will be able to progress development opportunities in line with any approved structure plans. In areas not yet subject to structure plan approvals, consideration in the preparation of any plan will need to have due regard to the lands interface with the proposed improvement plan area. Landowners with land zoned Rural may continue to operate rural activities on the land. If landowners wish to seek a change in zoning for the land, this will require the preparation of a re-zoning submission to both the Metropolitan Region Scheme and the Local Town Planning Scheme, for consideration by the local government and the WAPC.*
- For landowners in Areas B, C and D an “improvement plan and improvement scheme is proposed to be placed over these areas. Existing rural living activities remain unaffected, however the improvement plan may allow for a possible up-zoning of land to “Industrial” in the future. Future development will be subject to further investigation by the WAPC. If an improvement plan is adopted for the area, the WAPC becomes the responsible authority for land use planning”

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

An Improvement Plan is a statutory tool used to plan, implement and administer a planning outcome for a portion of land to be administered by the WAPC rather than the City of Kwinana.

For the Kwinana Industrial Area, the State Government's release states the following:-

- *The improvement plan and scheme will allow for greater certainty for Industry and ensure adequate separation from new residential populations and strategic/heavy industrial activity.*
- *Existing and future industrial developments will still be required to comply with all relevant planning and environmental requirements.*

South Metropolitan and Peel Sub-regional Planning Framework, March 2018.

The Sub-regional Planning Framework aims to “establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the sub-region”.

It considers a range of planning matters including economic growth and takes account of the importance of strategic industry, the Kwinana Industrial Area and Westport. For Mandogalup, it has identified much of the area as Industrial Investigation with areas outside of this being suitable for Urban land uses (see Attachment J).

The release of the Sub-regional Planning Framework should bring finality to some of the planning uncertainty affecting Mandogalup.

The Sub-regional Planning Framework identifies the western portion of the Mandogalup policy area as 'Industrial Investigation' acknowledging its potential future role in meeting the projected future demand for strategic and general industrial land within the sub-region. The Sub-regional Planning Framework highlights that land classified for this purpose, together with buffer areas, need to be protected from the encroachment of non-strategic and/or incompatible land uses.

Projections in the Sub-regional Planning Framework scenario indicate the potential total industrial land demand for the South Metropolitan Peel subregion at 2050 will be about 5,900 hectares. 'Industrial Expansion' areas and 'Industrial Investigation' areas identified, will need to be utilised together with currently zoned undeveloped industrial areas to meet the need for future industrial land.

Implications of the Recent WAPC determinations on LPP12.

As discussed, the WAPC has made important strategic planning decisions which have changed the planning landscape at Mandogalup with the release of the Sub-regional Planning Framework

The introduction of an Improvement Plan and Improvement Scheme for Mandogalup will remove statutory planning control from the City for this area and place it under the control of the WAPC. The WAPC has stated its intent to consider up-coding the area of the Improvement Scheme from rural to industrial.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Importantly, the City's LPP12 would not have any statutory effect under LPS2 once the gazettal of the new Improvement Scheme occurs. The timing largely rests with the WAPC with initial advice being two to three years. This could extend out longer depending on the capacity of the WAPC and its prioritisation.

LPP12 would still have statutory effect however under Area A. In this area, planning is able to progress normally with future land use zones subject to standard planning processes (rezonings, structure planning and subdivision). The WAPC, the ultimate approval authority for these processes, will need to have regard to an adopted LPP under LPS2. This would not prevent the WAPC however from making its own decision about a rezoning in Area A.

As discussed, City Officers are of the view that the WAPC will approve (subject to valid rezoning applications) residential land uses in this locality. This is likely to be the case irrespective of Council's LPP12.

It is within this context then that City Officers have considered the 61 community submissions in response to the advertising of the draft LPP12.

Consideration of Submissions made on draft LPP12.

Draft LPP12 was advertised from 1 February until the 15 March 2018. The advertising process was comprehensive. Advertisements were placed on site and in the local newspapers; landowners and residents within and adjoining Mandogalup were written to about the policy; and two community drop-in sessions were held and attended by an estimated 60 people. Multiple stakeholders were briefed on a one-to-one basis.

As a result, 61 submissions were received with many being lengthy and detailed. These can be broken down into four groups. Those submissions received from residents and landowners, those from developers, those from government agencies, and lastly, representatives of industry.

Two main themes emerging from the submissions include:-

1. The lack of economic and land use justification for Industrial land uses in Mandogalup. City Officers have responded to these concerns and the City engaged specialists in industrial development, Site to provide the City with expert advice in this regard.
2. Inconsistency with previously approved planning documents and WAPC decision making. In this respect, the draft LPP12 was advertised ahead of the release of the recent WAPC planning decisions. Further, it is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time across all of government.

Resident and Landowner Submissions

Of the 61 submissions received, 38 were from local residents / landowners. There was broad objection to draft LPP12 from these submitters and, in particular, the proposal for a Light Industrial Area across large parts of Mandogalup. Some residents preferred to be allowed to enjoy a rural lifestyle whilst others saw the area as suitable for residential uses. Some were silent on a preferred use but objected to the draft LPP12.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

The key reasons raised included no demand for industry, and that the local planning policy is premature ahead of further WAPC planning for the Improvement Scheme, air quality monitoring and the Westport Taskforce. Other concerns included uncertainty about future planning and the devaluation of properties. Some submitters comment that there are no air quality impacts from industry.

Issue	Detail	Comment / Modification
No demand for industry	There is already surplus industrial land. There is vacant industrial land in Latitude 32 (<i>Hope Valley Wattleup Redevelopment Act, 2000</i>).	<p>The WAPC has considered the importance of the Western Trade Coast as part of its Sub-regional Planning Framework (including consideration of Westport). This reflects an assessment on the needs of Perth for the long term for a range of industry types. The WAPC has identified Strategic and Non-Strategic Industrial land, Industrial Expansion land (in Latitude 32 and Postans Area) and Industrial Investigation land at Mandogalup. It has flagged that there may be the need for further industrial expansion in Latitude 32 in the long term.</p> <p>The planning process must consider future proofing the State's economy and safeguarding future employment. In this respect, the City's draft LPP12 largely reflects the industrial planning earmarked in the WAPC's Sub-regional Planning Framework.</p> <p>Site, a specialist industrial planning firm advise that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup's comparative advantages include existing large lot areas ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across the metropolitan region) proximity to existing industrial zoned land and established industrial uses, and direct access to the regional, state and national freight road networks following upgrades to Rowley and Anketell Roads.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>There is the potential for upward pressure on demand from three industries:</p> <ul style="list-style-type: none"> • Energy materials industry (Tianqi Lithium and Kidman Resources) and associated downstream processing • Defence West Project – potential for the Australian Marine Complex and the Western Trade Coast. • Freight Handling facilities and associated supply chain in the Outer Harbour (subject to Westport Taskforce investigations) <p>Notwithstanding this, draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC's Sub-regional Planning Framework.</p> <p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p> <p>Amendment Recommended.</p>
	Economic and industrial studies are required to determine the need for industry	<p>As discussed above, the WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework.</p> <p>Further, high level industrial analysis undertaken by Site points out that the Mandogalup area is most important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones (RIZ). The Framework identifies Areas B, C, D as industrial investigation. Areas B, C, D are part of the additional industrial land estimated to be required by 2050 (in addition to the 775 ha already identified).</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses. <p>No change proposed.</p>
	The government should compensate if the land is required for industry	<p>This is not a matter on which the City can comment. The State Government and WAPC announced its intent to undertake an Improvement Plan and Improvement Scheme in February 2018.</p> <p>No change proposed.</p>
	The area is suitable for residential. Close to Freeway and railway line.	<p>It is agreed that the Mandogalup area possesses advantages given its location along the Kwinana Freeway, the passenger rail line and its location along major arterial links (albeit that Anketell Road and future Rowley Road will be critical freight links). Further, that past sub-regional planning had identified and reserved land for a railway station in the south east corner of Mandogalup.</p> <p>Mandogalup is also situated close to the Kwinana Industrial Area and future Westport adding to its strategic value.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>These considerations mean that the locality has strategic value from both a residential as well as Light Industrial and Service Commercial purpose.</p> <p>No change proposed.</p>
	Use Alcoa Residue Disposal Area for industry	<p>The Sub-regional Planning Framework does identify the Alcoa Residue Disposal Area (RDA) as Industrial. The locality is currently being used for industrial related processes.</p> <p>No change proposed.</p>
Local Planning Policy is premature	Prior to the improvement plan	<p>It is acknowledged that further planning investigation is required in order to fully determine the nature of any industrial use or whether specific constraints may affect its feasibility for medium or long-term development. This might include existing mining operations and finished ground levels, groundwater levels, contamination, transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Plan / Scheme and Sub-regional Planning Framework.</p> <p>In this respect, it is not inappropriate that the City adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p> <p>No change proposed.</p>
	Prior to results of air quality monitoring	<p>In addition to concern about air quality, the proposal for the Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, similarly the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses. The draft LPP12 policy areas were based on pragmatic planning considerations of a combination of these factors.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		No change proposed.
	Prior to outcomes of the Westport Taskforce	<p>The Sub-regional Planning Framework now sets blueprint for more detailed planning within the City of Kwinana. It is considered that draft LPP12 is generally in conformity with the Sub-regional Planning Framework Plan. That plan integrates the Westport Planning being undertaken by the Westport Taskforce which was established by the State Government. The Sub-regional Planning Framework Report refers to and accounts for the Westport Project. This is not considered to be an inconsistency between the draft LPP12 and the Westport Taskforce objectives.</p> <p>No change proposed.</p>
There are no dust emissions from Alcoa RDA.	There are no dust emissions. Submissions are largely from landowners within Area B.	<p>This will vary depending on the location of the resident within Mandogalup but it is not accurate to state that there are no dust emissions from the Alcoa RDA. This is refuted by the considerable air quality modelling and monitoring by the EPA and DEWR over many years.</p> <p>The most recent advice from the EPA (EPA Section 16(e) advice to the Minister for Environment in June 2017) divided Mandogalup into four areas (A, B, C and D) based on air quality. (Attachment H). In Area A, the EPA considered that there was negligible health risk and low likelihood of amenity impacts. In Area B, health and amenity impacts appear unlikely but further investigation is required. In Areas C and D, the EPA advises that "air quality does not appear to meet NEPM air quality goals" and "There is also the potential for amenity impacts"</p> <p>As noted above, in addition to concern about air quality, the proposal for a Light Industry Area under draft LPP12 was based on a number of other considerations such as long-term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term. Similarly the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>The draft LPP12 policy areas were based on pragmatic planning considerations of a combination of these factors.</p> <p>No change proposed.</p>
	The government should compensate landowners if there is a health impact	<p>This is not a matter on which the City can comment.</p> <p>No change proposed.</p>
Uncertainty and the devaluation of properties.	Residents will be constrained and unable to sell their land. (loss of property rights). Uncertain financial security.	<p>It is acknowledged that planning for the Mandogalup area has taken place over many years and this has been due to the complexity of the planning challenges affecting the area. It is anticipated that the decision of the WAPC to introduce an Improvement Plan and Improvement Scheme and release its Sub-regional Planning Framework will now provide clarity for residents.</p> <p>Ultimately, it is the role of planning agencies to ensure the most appropriate long-term planning for the State and local government.</p> <p>Large parts of Mandogalup will now be part of the Improvement Scheme (Areas B, C and D) which will take effect upon the scheme gazettal. Advice from the Department of Planning, Lands and Heritage (DPLH) is that this is likely to occur in two to three years. This process will include consultation with the City of Kwinana and local residents and may result in land being rezoned from Rural to Industrial land uses.</p> <p>As the WAPC will take planning control over Areas B, C and D, it is that body which would need to respond to questions about the rights of existing landowners and questions such as the continuation of rural land uses as these are matters which the Improvement Scheme would need to address.</p> <p>It is noted however that the WAPC's Land Use Planning Response states, with respect to land within the Improvement Plan area that "Existing rural living activities remain unaffected, however the improvement plan may allow for a possible up-zoning of land to "Industrial" in the future".</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> for Area A. Under LPS2, Part V provides Non-Conforming Use Rights that allow pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>It is important to note that it is not the intent of the City to prevent existing uses from operating in Area A and these uses may persist for many years. Rather, a change in land use in response to rezoning is likely to take place over a number of years, depending on the demand for the ultimate use.</p> <p>No change recommended.</p>
	<p>Uncertain future – disrupting the lives of residents.</p> <p>Leave the area zoned Rural.</p>	<p>As discussed, it is anticipated that the release of the Land Use Planning Response by the WAPC earlier this year and the decision to introduce an Improvement Plan and Improvement Scheme will provide greater clarity for residents within this area and across Mandogalup</p> <p>Large parts of Mandogalup will now be part of the Improvement Scheme (Areas B, C and D) which will take effect upon the scheme gazettal. This is likely to occur in two to three years. This process will include consultation with the City of Kwinana and local residents and may result in land being rezoned from Rural to Industrial land uses.</p> <p>In respect to the retention of Mandogalup for rural uses, given Mandogalup's strategic location adjacent to transport and industry, the WAPC has, since the release of the draft JSP in the early 2000's, identified the area for more intensive land uses than the existing rural zoning. Similarly, Council has prepared district plans and there have been MRS and LPS2 rezoning of Rural land to Urban Zone. The strategic importance of Mandogalup means that its highest and best use is not rural.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		No change recommended.
	How will rates be affected?	<p>It is not possible to know how rates will be affected for properties given that planning for the locality has still to occur.</p> <p>The City will rate properties in accordance with standard practice where rates are based on two factors - the valuation of each property as assessed by the Valuer General (a division of Landgate) and the rate in the dollar set by Council each year at budget time. Based on valuation, rates are calculated and an Annual Rate Notice is generated and issued.</p>
	Concerned with non-conforming use rights. (If their house burnt down they would not be allowed to replace it).	<p>Areas B, C and D will now be part of the Improvement Scheme which will take effect upon the Scheme gazettal. It is likely that the Improvement Scheme will address non-conforming use rights and residents should liaise with DPLH in this regard.</p> <p>Within Area A, Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Part V of LPS2 provides Non-Conforming Use Rights that allow pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>As noted previously, it is not the intent of the City to prevent existing uses from operating in Area A. Rather, a change in land use in response to rezoning is likely to take place over a number of years, depending on the demand for the ultimate use.</p> <p>Amendment in part for Area A.</p>
	Explore alternative land use options that won't affect landowners and residents.	<p>The WAPC has clearly stated its intent for the planning of Mandogalup as part of the Land Use Planning Response and the Sub-regional Planning Framework. The City via its draft LPP12 has also expressed its vision for Mandogalup.</p> <p>No change recommended.</p>
	Postans can be developed for industry with less impact on residents	<p>The Sub-regional Planning Framework has already identified the Postans Area as Industrial Expansion.</p> <p>No change recommended.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Submissions from Major Land Developers

There were four detailed submissions from developers objecting to draft LPP12. Objections centred on the policy being premature and inconsistent with the Government initiatives, planning legislation, policies and practice. It is contended that there is no justification for the Light Industrial land. The Transitional Area was not supported by submitters who also considered that the draft policy adversely restricts the capacity of residential development, and also leads to poor urban design outcomes.

City Officers are recommending amendments to LPP12 in response to submissions received from land developers. This is to account for changes in the wider planning context and to show the Residential Area and Transition Area across all of Area A.

Issue	Detail	Comment / Modification
Local Planning Policy is premature and inconsistent with the Government initiatives	<p>It is premature pending investigations to be undertaken by the WAPC on the best possible future use for this land following the dust monitoring campaign for EPA Areas B, C and D currently being undertaken by the Department of Water and Environmental Regulation (DWER).</p> <p>It is premature to make any definitive land use decisions until the monitoring is complete and the optimum land use outcome is determined via the Improvement Plan.</p>	<p>It is acknowledged that further planning investigation is still required in order to fully determine the nature of any possible industrial use or whether specific constraints may affect its feasibility for medium or long term development.</p> <p>It is evident however with the release of the Land Use Planning Response by the WAPC and Sub-regional Planning Framework that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Plan / Scheme. The report on the Sub-regional Planning Framework highlights the importance of strategic and non-strategic industrial land.</p> <p>In this respect, it is not unreasonable that the City adopt a LPP which supports Light Industrial / Service Commercial Uses in Mandogalup.</p> <p>It is accepted that Area A has not been identified by the WAPC to be part of an Improvement Plan area and that development would occur in this locality under normal planning processes.</p> <p>In this respect, it is recommended that LPP12 be amended to identify all of Area A as Residential Area with an accompanying Transitional Area.</p> <p>Amendment to draft LPP12 recommended.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

	<p>LPP is inconsistent with the recent Government endorsement of the EPA Advice under s16e Environmental Protection Act.</p> <p>Area A is suitable for residential development in accordance with the EPA's section 16e advice.</p>	See above.
	<p>The policy is pre-empting and conflicting with State planning issues outside of its jurisdiction which is not appropriate</p>	<p>Under the <i>Deemed provisions for local planning schemes</i> as part of the <i>Planning and Development (Local Planning Schemes) Regulations 2015, Clause 3</i>, a local government "may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area."</p> <p>At present the land within the Improvement Plan and Scheme remains Rural under LPS2.</p> <p>It is not considered that Council is acting outside of its legal jurisdiction in preparing or adopting LPP12.</p> <p>City Officers are recommending amendments to draft LPP12 which better align the policy with the intent of the WAPC as per the Land Use Planning Response released in February 2018 and the Sub-regional Planning Framework.</p>
	<p>Ignores the early outcomes of the dust monitoring which clearly enable Urban uses over the wider Mandogalup cell.</p>	<p>The City acknowledges that additional dust monitoring is ongoing but dust modelling and impacts are not the sole rationale for the land uses proposed under the policy.</p> <p>In addition to EPA monitoring results to date, land uses proposed consider long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated. Similarly, the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses is a relevant factor.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

		<p>The draft LPP12 policy areas were based on pragmatic planning considerations of a combination of these factors.</p>
	<p>Ignores the declared Improvement Plan that takes direct planning control over Areas B, C and D.</p>	<p>The draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response by the WAPC and Sub-regional Planning Framework.</p> <p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area.</p> <p>The LPP will still recommend a Light Industrial Area across Areas B, C and D. The view is held that the most appropriate designation for these areas is a Light Industry Area.</p> <p>No change recommended</p>
<p>Inconsistent with planning legislation, policies and practice</p>	<p>Designation of the RDAs for Industrial and Mandogalup for Light Industrial is inconsistent with the MRS.</p>	<p>The Sub-regional Planning Framework released by the WAPC identifies the Alcoa RDA as Industrial. It is presently zoned Rural under the MRS. While this is a matter for consideration by the WAPC, it is not considered inappropriate as the Planning Framework is a strategic document. There are other locations where the current zoning under the MRS is not reflective of the proposed zoning under the Planning Framework.</p> <p>In a similar way, LPP12 seeks to provide a guide to future land use zoning within Mandogalup.</p> <p>No change recommended.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

	<p>The LPP is inconsistent with the Government endorsed JSP and Council's ERIC district structure plan.</p>	<p>It is important to recognise that over the past decade (since the release of the JSP in 2007), the strategic planning for the Mandogalup locality has been complex and dynamic. This has been in response to the significant challenges and constraints which apply in the locality. With the release of the Sub-regional Planning Framework, much of the previous planning is superseded. LPP12 does have regard to the most recent Planning Framework. It is anticipated that the strategic land use planning for the area is now finally determined.</p> <p>No change recommended</p>
	<p>Planning jurisdiction for the balance of the Mandogalup cell has now been legally transferred to the WAPC via the Improvement Plan, which will determine the most appropriate land use pattern and interface.</p>	<p>As noted previously, the draft LPP12 was prepared and advertised prior to the release of the Land Use Planning Response by the WAPC and Sub-regional Planning Framework.</p> <p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as Residential Area with an accompanying Transition Area.</p> <p>The LPP still proposes a Light Industrial Area across Areas B, C and D. The view is held that the most appropriate use for these areas is Light Industry Area.</p> <p>Agreed in part. Amendment Recommended.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

	The Council has been inconsistent in its decision—making without explanation or reasons.	As noted above, since the release of the Jandakot Structure Plan – JSP in 2007, the strategic planning for the Mandogalup locality has been complex and dynamic by the WAPC. This has been in response to the significant challenges and constraints which apply in the locality. The City has responded to the framework provided to it and has sought to guide planning in accordance with its responsibilities as a planning authority. No change recommended.
Justify demand for additional industrial land	RDAs for industry should follow detailed study and the proper statutory planning processes.	The Sub-regional Planning Framework released by the WAPC identifies the Alcoa RDA as Industrial. This is a matter for consideration by the WAPC. No change recommended.
	There is no demonstrable demand data to suggest any additional Light Industrial land needs to be added to the previous comprehensive metropolitan strategy on the matter - Economic and Employment Lands Strategy, April 2012.	Please refer to comments previously made in response to this issue for the Residents and Land Owners Submissions.
Do not support transition zone	Subject to the monitoring supporting additional Urban in Areas B, C and D, the transition could be achieved by the district ecological corridor, regional road and/or infrastructure alignment.	Noted. It is not anticipated however that Areas B, C and D would contain additional Urban given the position taken by the WAPC on the Improvement Plan and Scheme. No change recommended.
	There is no logic in a Composite zone to transition between residential and light industrial uses when light industrial uses are, in themselves a transition zone. The only need for a transitional zone is between residential and general industrial uses.	Light Industrial uses can contain industrial types which can generate significant local offsite impacts such as noise and odour. This may include traffic impacts if not managed appropriately. It is considered that a transition between residential uses and light industrial is justified. No change recommended.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Poor planning outcome	<p>The existing Mandogalup Urban (Residential) zone is confined to a narrow strip with much reduced amenity.</p>	<p>It is agreed that the size of the Residential Zone in Mandogalup is limited and that this has the potential to adversely impact on the capacity to build a sustainable community.</p> <p>The recommendation of City Officers to expand the Residential Area to the whole of Area A with appropriate Transitional Areas facilitates more sustainable Residential development in Mandogalup.</p> <p>Agreed. Amendment Recommended</p>
	<p>The potential for a high quality residential garden suburb in Mandogalup would be compromised by the proximity to nearby industrial and light industrial uses.</p> <p>The potential to create the full range of urban services and amenities including shops, schools and medical facilities is compromised by the reduced residential potential.</p> <p>There is the opportunity of providing attractive housing close to stations on the metropolitan suburban rail system is lost.</p>	<p>Noted.</p> <p>The design of additional residential areas in Mandogalup within Area A will need careful consideration so as to ensure the best amenity outcomes possible. The use of Transitional Areas will be important in this regard.</p> <p>It is agreed that the potential to provide services and amenities and promote a station is less with a smaller residential area.</p> <p>Agreed. Amendment Recommended</p>
	<p>Mandogalup is ideally located for residential development being close to employment, transport, in particular public transport, infrastructure and urban services, and is ideally positioned for the delivery of affordable housing.</p>	<p>It is agreed that Mandogalup possesses advantages given its location along the Kwinana Freeway, the Passenger Rail line and its location along major arterial links. Further, that past sub regional planning had identified and reserved land for a railway station in the south east corner of Mandogalup.</p> <p>Mandogalup is also situated close to the Kwinana Industrial Area and future Westport adding to its strategic value.</p> <p>These considerations mean that the locality has strategic value for a wide range of land uses.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Submissions from Government Agencies

The 16 submissions from government agencies expressed mixed views given the varying responsibilities of each agency.

The WAPC submission reinforced that it would be taking planning responsibility for the Improvement Plan and Scheme, and, the investigative work accompanying that decision to determine planning outcomes.

The Department of Health (DoH) advises that it's position has remained changed to that advice it has provided in the past for the Mandogalup locality wherein it is supportive of effective separation of sensitive land uses from industry.

No major changes to LPP12 are recommended as a result of the submissions from government agencies.

Issue	Agency	Comment / Modification
Support the policy objectives and planning principles as outlined in the LPP12.	Dept of Health	Noted
It is intended that planning for this area will become the responsibility of the WAPC, who will consult with local governments, industry and landowners in the development of a draft plan and scheme to guide future land use decisions for the area.	WAPC, Dept of Jobs, Tourism, Science and Innovation	<p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the local government as well as the State. The Mandogalup locality is more extensive than the Improvement Plan and Scheme area and LPP12 provides the Council's position as to how future rezoning should take place across the locality.</p> <p>Any planning adjacent to the Improvement Plan and Scheme and visa versa should have regard to how each area is to be developed and implemented. It is on this basis that an additional provision has been included into the proposed final LPP12.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

<p>The land subject to the proposed LPP for Mandogalup is currently used for commercial agriculture and that the proposed LPP for Mandogalup does not take this into consideration. This area is considered to be High Quality Agricultural Land on the Spearwood system with groundwater available.</p>	<p>Dept of Primary Industries and Regional Development</p>	<p>Whilst nonconforming use rights would prevail in areas within Mandogalup permitting existing uses to continue, the prevailing State Government regional and sub-regional planning for the Mandogalup area does not retain the locality for agricultural uses.</p>
<p>Object to the policy and strongly recommends a robust traffic impact assessment is undertaken demonstrating the impact on both the state controlled and local road network.</p>	<p>Main Roads</p>	<p>The proposal to introduce land uses other than existing Rural uses in Mandogalup has already been determined as part of past sub-regional planning by the WAPC. This includes the Jandakot Structure Plan (2007) which showed much of the Mandogalup area as future urban, the Perth –Peel Sub- regional Structure Plan (2015) which considered Industrial Investigation and the more recent decision of the WAPC to introduce an Improvement Plan and Improvement Scheme.</p> <p>Draft LPP12 is in keeping with these higher order planning documents.</p>
<p>Do not support the location of the Station Precinct Area situated adjacent to Kwinana Freeway and Anketell Road interchange.</p>	<p>Main Roads</p>	<p>The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Reservation for a railway station has already occurred under the MRS following previous station and freeway / interchange design for a station in this location. There is a strong view that a station would provide a valuable public transport interchange role in the longer term for the workforce within the Kwinana Industrial area and into Westport.</p>

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

It is recommended that Lot 2 be identified for retention and protection under the Local Planning Policy.	DBCA	The environmental values of any land subject to LPP12 would be considered as part of more detailed planning to inform the structure of each area led by either the WAPC for Areas B, C and D or the City in Area A.
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Submissions from Industry bodies.

Overall, industry representatives expressed support for draft LPP12. This was based on the view that the draft policy approach provided a good separation between sensitive land uses and industry, and afforded the protection of land for industrial purposes into the longer term.

No amendments are proposed as a result of the submissions but it should be noted that Policy Option 2 does reduce the extent of Industrial Area across Mandogalup.

Issue	Agency	Comment / Modification
The local planning policy is the appropriate means for the City of Kwinana to set out its position and strategic considerations in relation to planning and development in the Mandogalup area.	Industry Organisation.	Noted
The Draft Policy reflects the outcomes of various studies, investigations and proposals for the Mandogalup area over the last 15 years.	Industry Organisation.	Noted
The proposed Light Industry Area is consistent with the State government strategic planning and policy for industrial facilities in the Mandogalup area, and safeguards the area for the long-term growth of industry, supporting the Fremantle outer harbour.	Industry Organisation.	Noted
The Transition Area provides suitable guidance for managing the interface between industrial and residential areas.	Industry Organisation.	Noted

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Alcoa does not support new sensitive land uses within the existing Kwinana Air Quality Buffer (KAQB) or its transition zone. Specifically the proposed composition lots in the Transition Area which should not allow new sensitive land uses.	Industry Organisation.	Noted
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Consideration of options for the final LPP12.

City Officers have considered a final LPP12 in light of the submissions received but also in the context of the recent WAPC planning decisions impacting on the statutory planning context of Mandogalup.

As has been discussed, the following observations are made about this new planning context:

- The WAPC will be the responsible authority for land use planning within the Improvement Plan and Scheme area (Areas B, C and D).
- The WAPC's intent for the Improvement Plan and Scheme area is to consider up-coding from rural to industrial land. This is supported under the Sub-regional Planning Framework.
- Gazettal of the Improvement Scheme may take two to three years or longer to occur dependent on the WAPC. In the interim, an adopted LPP12 would have statutory effect under LPS2.
- LPP12 would provide Council's position and intent for land use as part of future zoning to be considered under the Improvement Scheme. In addition, LPP12 will provide guidance to City Officers on the assessment and determination of any development approvals being considered by the City from the time of the policy adoption, to the gazettal of the Improvement Scheme.
- LPP12 would still have statutory effect however under Area A. The WAPC must have regard to an adopted LPP but it would not prevent the WAPC from making its own decision about a rezoning in Area A.
- City Officers consider it likely that the WAPC will approve valid rezonings within Area A for Urban and residential land uses in the future. This would be the case irrespective of the identification of land uses such as Light Industrial.

Furthermore, in terms of the matters raised by the submissions:-

- Industrial Land demand at Mandogalup is considered substantiated;
- LPP12 is not considered inconsistent with the Sub-regional Planning Framework;
- In terms of a more sustainable residential community and potential argument for a train station, the designation of Area A as Residential and Transition Areas is supported.
- It is important that planning within one Area is complementary to and does not prejudice the other.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

Taking account of the above and the submissions received, City Officers considered a range of options for the finalisation of LPP12.

Option 1 - Adopt draft LPP12 with some relatively minor amendments

This option is to adopt LPP12 largely as advertised with the following amendments:-

- Including a section of Transition Area west of current Urban Zoned land to complement that to the south.
- Including some minor textual amendments to update Part 2 Policy Application to refer to the recent WAPC decisions effecting Mandogalup.
- Including some minor textual amendments to better word parts of the policy further to legal advice received by the City.
- Inserting an additional Part 6 Future Rezoning to read:-

In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which shall demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area."

The Amended LPP12 (Option 1) is shown in Attachment B.

Officer Comment on this Option

This option proposes a Light Industrial Area designation across much of Mandogalup with the exception of the existing Urban Zoned land, the associated Transitional Area, and the station Precinct and Freight Road interface area. It remains essentially the same and does not materially respond to the more recent decisions of the WAPC for Mandogalup nor to some of the points made as part of the submissions with respect to sustainable residential areas and the area's suitability to some residential uses.

Adoption of LPP12 in this form would limit residential land uses to the existing Urban Zone which prevents the possibility of a larger potentially more sustainable residential community in the locality.

While this is a viable option, City Officers take the view that for Area A in particular, this policy approach will not be proactive and will run contrary to predicted WAPC decision making as part of rezoning for Area A. In this respect, it is anticipated that the WAPC would not support the extent of Light Industrial land within Area A of LPP12 and instead would approve rezoning for residential land uses.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT**Option 2 - Adopt an amended draft LPP12 with some amendments**

This option is to adopt LPP12 with the following amendments:-

- Retain the Industrial Area within Areas B, C and D.
- Expand the Residential A to include the majority of Area A with the exception of a Transition Area to be located within Area A that would provide a transitional buffer between the Residential Area and the Light Industry Area.
- Lengthen the Freight Road Interface Area to include all of Area A.
- Including some minor textual amendments to update Part 2 Policy Application to refer to the recent WAPC decisions effecting Mandogalup and to accommodate administrative.
- Including some minor textual amendments to better word parts of the policy further to legal advice.
- Inserting an additional Part 6 Future Rezoning to read:-

In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which shall demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrate that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area.

This Amended LPP12 (Option 2) is shown in Attachment C.

Officer Comment on this Option

This option is recommended by City Officers as the preferred option. The principal change is to expand the Residential Area to include all of Area A with the exception of transitional land uses and the freight road interface.

The advantage of this option is that it responds better to the position of the WAPC stated in its recent Land Use Planning Response at Mandogalup. It allows the City to be proactive in its planning for Area A and support a residential community that will yield necessary service and facilities to be self-sustainable. This option also supports the City's position for the development of the train station precinct with State Government as it provides for an additional residential catchment. In this respect, the proposed introduction of the additional Part 6 Future Rezoning in LPP12 would complement and support the best planning outcomes for the locality.

It is also intended that the inclusion of the Transition Area within Area A ensures that consideration will be given to the most appropriate interface between industrial uses and residential areas.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

The policy would still however be stating that Light Industrial / Service Commercial land uses should occur across Areas B, C and D (the areas which are subject to the Improvement Plan and Scheme). As noted previously, the gazettal of the Improvement Scheme may take several years or more dependent on the WAPC. In the interim, the adopted LPP12 would have statutory effect under LPS2. Once gazettal of the Improvement Scheme occurs, LPP12 would not have any statutory effect. Following gazettal of the Improvement Scheme, it would be appropriate for LPP12 to be reviewed to have regard to the Improvement Scheme.

Option 3 – Abandon LPP12

This option would effectively terminate the policy.

While this is a valid course of action, the dis-benefit to this approach is that Council is taking no further part in the forward strategic planning for Mandogalup albeit that it will have input into rezonings under the MRS and LPS2 and will have statutory obligations to consider local structure planning, subdivision and development in the area. It will not be in a position to influence in a statutory sense nor express a view on land uses ahead of more detailed planning.

It is not recommended that Council support this option.

Other Considerations

Future of the Hope Valley Lots outside the LPP12 area

As part of the advertising of draft LPP12, it became evident that there are a number of Rural zoned land holdings situated outside of LPP12, the proposed Improvement Plan and Improvement Scheme area, and the area of the *Hope Valley Wattelup Redevelopment Act 2000* (Attachment M). The lots are effectively sandwiched between these areas.

There is the need to consider the best planning land uses for these lots and this should occur in consultation with the land owners. It is recommended that a report be provided to Council recommending the most appropriate action for the future of these lots, once consultation with all landowners and stakeholders is undertaken.

Establishment of a Formal Position between the City and the DPLH on statutory management of development and land use in the Improvement Plan area prior to the gazettal of an Improvement Scheme.

The City is unclear how it should consider applications for development and land use changes in the locality now and until the gazettal of the Improvement Scheme. In order to provide good and proper planning and not prejudice future planning for the locality, there is the need to formalise an agreement between the City and DPLH which sets out the process and guidelines for planning decision making.

Application of the Lifting of Urban Deferment.

As discussed, the City has received a request from the WAPC to provide comments on a proposal under the MRS to lift urban deferment from 59 ha of land within the Mandogalup area (Attachment H).

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

City Officers received an extension by the WAPC to allow Council to consider these matters together at its Ordinary Meeting on the 27 June 2018. In this respect, a separate report item on the matter of the Urban Deferment is contained within this Council Meeting Agenda.

It should be noted that the advice back to the WAPC on the lifting of Urban Deferment is largely predicated on Council endorsement of LPP12 as per Option 2 in this report.

Implications under Part V of LPS2.

Clause 4.1 of LPS2 establishes Policy Areas and Zones. LPS2 establishes a total of 20 Policy Areas, and each Policy Area is the subject of a Policy Statement which establishes broad land use objectives as a guide to future decisions concerning subdivision, development and zoning. Established in the early 1990's at the commencement of the scheme, many of these policy positions have been superseded by WAPC State planning policy, sub regional planning frameworks, and, the City's own district planning. Subsequent MRS and LPS2 rezoning have amended LPS2 accordingly.

In this regard the Policy Statement for Area 4 - Mandogalup states:

Whereas market gardening has been developed on groundwater supplies and whereas rural homesites have been established primarily on existing lots and whereas Lake Wattleup wetlands have landscape amenity, the following planning policy shall apply:

- (a) The predominant use shall be rural, provided such uses are not in conflict with principles of groundwater conservation and do not significantly contribute to nutrient discharge to the district drainage network;*
- (b) Subdivision shall only be supported where consistent with the predominant use;*
- (c) The landscape amenity of the Lake Wattleup wetlands shall be conserved;*
- (d) Tailings ponds are not permitted.*

Whilst the Policy Statement for the Mandogalup area establishes that the predominant land use should be of a rural nature, it does not preclude the City from establishing a further policy position such as that under the proposed LPP. The changes to zoning within the Mandogalup area under the MRS have effectively superseded the Policy Statement objectives contained within LPS2, and additionally, the announcement of the WAPC to introduce an Improvement Plan further diminishes the LPS2 policy objectives for the area. The Improvement Scheme will in fact replace and supersede LPP12. In light of recent planning positions for the Mandogalup area set out by the WAPC, the City could consider reviewing or amending the Policy Statement for the Mandogalup area. It is anticipated however that the City's new Local Planning Scheme 4, being prepared as part of the new Local Planning Strategy will entail the removal of the historic policy provisions.

LEGAL/POLICY IMPLICATIONS:

Deemed Provisions Clause 3 (1) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, allows Council to 'prepare a Planning Policy in respect of any matter related to the planning and development of the Scheme Area...'

LPP12 was advertised for public comment in compliance with clause 4.1 of the Deemed Provisions.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

The City sought legal advice as to the wording of LPP12 as part of its assessment of submissions and during advertising. These recommended changes have been incorporated into the final LPP12.

FINANCIAL/BUDGET IMPLICATIONS:

The preparation and advertising of the draft LPP has been undertaken within the City's existing budget. There are no other direct financial implications associated with the draft LPP.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications related to this item.

ENVIRONMENTAL IMPLICATIONS:

There are potential environmental implications regarding the amenity for people living within the Mandogalup area depending on the ultimate land uses. A submission was received from DEWR concerning land with vegetation of a high environmental value. It is proposed that this land be considered further as part of future rezoning assessment by the WAPC and Council.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan 2017 - 2027.

Plan	Outcome	Objective
Corporate Business Plan 2017 - 2027	A well planned City	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 deemed to meet the category of High Impact: Local in the City's Community Engagement Policy. A High Impact: Local issue means *"an initiative with a high level of real or perceived impact or risk to one or more suburbs or user groups. It may include a change to a local or niche amenity or service"*.

The following community engagement took place:

- Letters to all landowners within the subject area;
- Signs on site (near the intersection of Anketell Road and Mandogalup Road);
- Media Releases;
- Notice in Local Newspapers;
- Two community drop-in sessions attended by approximately 60 people.
- Meeting with key stakeholders during the advertising period.
- An extended submission period to provide all stakeholders with the opportunity to make a submission

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

RISK IMPLICATIONS:

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

Risk Event	That the optimal planning decision is made for local planning policy by Council for the Mandogalup locality for the long term.
Risk Theme	Best planning outcomes for the City of Kwinana
Risk Effect/Impact	Economic and community
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Unlikely
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Carefully consider range of stakeholder views and determine optimum outcome for the locality.
Rating (after treatment)	Low

COUNCIL DECISION

208

MOVED CR S MILLS**SECONDED CR S LEE**

That Council takes the following action in respect to the Local Planning Policy No. 12: Mandogalup Future Development (LPP12):

1. Endorse the Schedule of Submissions (Attachment L).
2. Endorse the following modifications to the advertised version of LPP12 (as shown in Attachment C); noting that Areas A, B, C and D detailed below are in reference to the areas identified in the June 2017, Environmental Protection Authority section 16 (e) advice under the *Environmental Protection Authority Act, 1986* titled "Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area".
 - Revise the Residential Area to include the majority of the locality termed Area A with the exception of a Transition Area to be located within Area A that would provide a transitional buffer between the Residential Area and the Light Industry Area.
 - Retain the Light Industry Area within the localities termed Areas B, C and D.
 - Lengthen the Freight Road Interface Area along future Rowley Road to the boundary of Area A.

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

- **Include textual amendments to Part 2 Policy Application to refer to recent Western Australian Planning Commission (WAPC) determinations affecting Mandogalup, and, Part 4 Planning Principles to accommodate the revised Residential Area and Transition Area.**
- **Include additional minor textual amendments to better clarify parts of the policy.**
- **Insert an additional Part 6 Future Rezoning to read:-**

“In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area

- 3. Publish notice of the adoption of LPP12 in a newspaper circulating in the City of Kwinana.**
- 4. Publish notice of the adoption of LPP12 on the City’s Facebook page and website and write to all submitters advising of Council’s decision.**
- 5. Advise the WAPC of the Council’s adoption of LPP12 and request that a formal agreement be established between the City of Kwinana and the Department of Planning, Lands and Heritage as to the best statutory planning management of land in the Improvement Plan area prior to the gazettal of an Improvement Scheme. This may include some guidelines for planning decision making for development applications or land use changes so as to not prejudice future planning outcomes in the locality.**
- 6. Write to the Minister for Planning requesting that the Minister progress the Improvement Plan and Improvement Scheme as a matter of urgency to provide greater clarity and certainty for residents and landowners in the locality.**
- 7. Give further consideration and undertake further consultation with those landowners and residents located in the Hope Valley area (Lots 6, 7, 500, 501, 502, 503 and 504 Mandogalup Road, Hope Valley) which are located ‘in between’ the LPP12 locality, the Improvement Plan and Improvement Scheme area, and the area of the Hope Valley Wattelup Redevelopment Act 2000 as to the optimum future land use for these lots.**

**CARRIED
5/2**

15.4 ADOPTION OF LOCAL PLANNING POLICY NO 12: MANDOGALUP FUTURE DEVELOPMENT

NOTE: That the Officer Recommendation has been amended to include Lot 500 as it is zoned Rural and outside both the area of Hope Valley Wattleup Redevelopment Act 2000 and the Improvement Plan and Improvement Scheme Area. Lot 379 has been removed as it is situated within the area that is subject of the Hope Valley Wattleup Redevelopment Act 2000.

Local Planning Policy Mandogalup Future Development Policy

1. Policy Objectives

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

2. Policy Application

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

3. Definitions

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

4. Planning Principles

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

5. Policy Areas

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

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

5.1 *Residential Area*

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

5.2 *Light Industry Area*

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

5.3 *Transition Area*

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

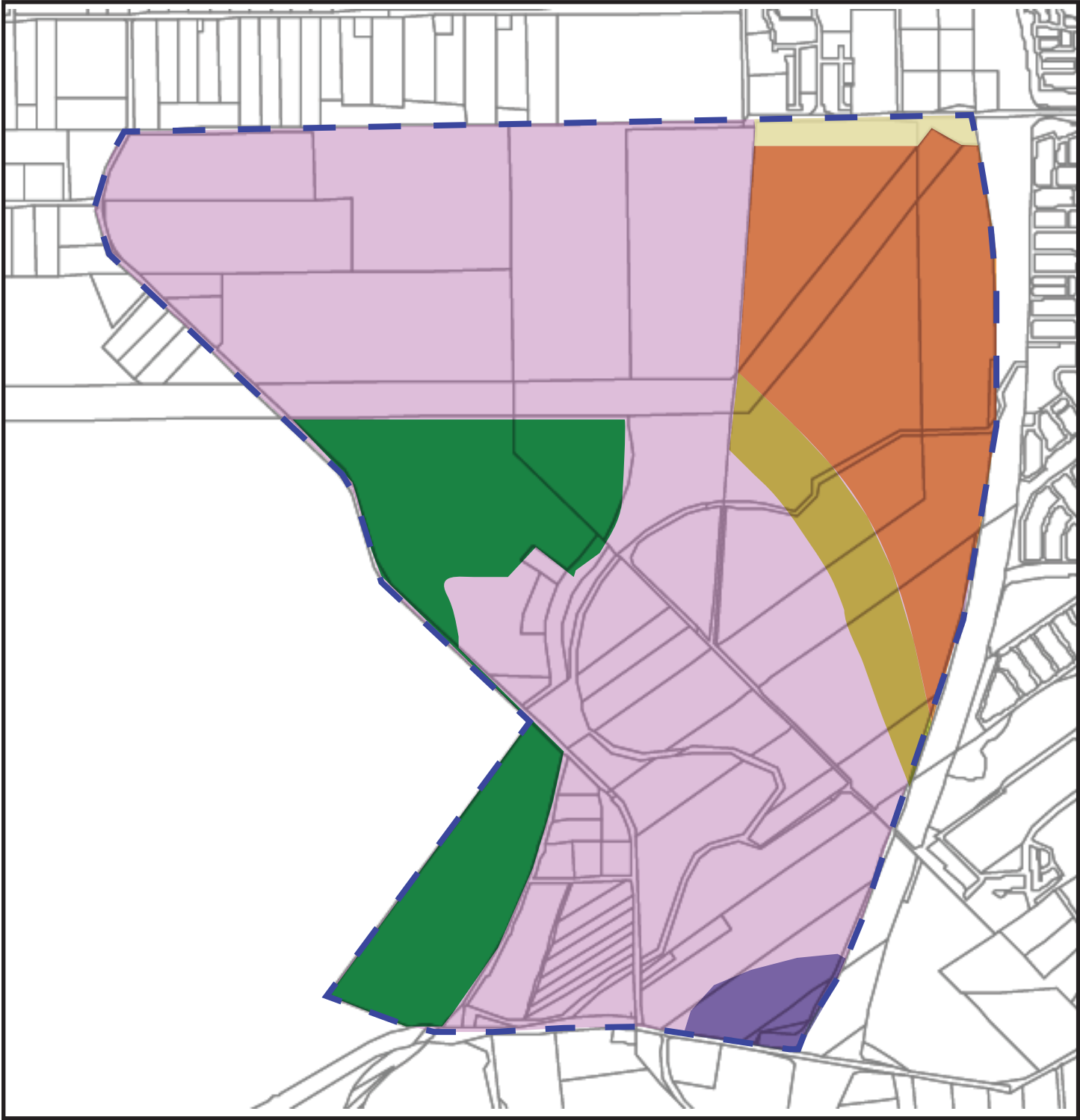
5.4 *Station Precinct Area*

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

5.5 *Freight Road Interface Area*

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

Mandogalup Future Development Policy Map



Light Industry Area



Residential Area



Transition Area



Station Precinct Area



Freight Road Interface Area



MRS Reserve



Policy Boundary

Local Planning Policy Mandogalup Future Development Policy

1. Policy Objectives

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

2. Policy Application

- *City of Kwinana Local Planning Scheme No.2*
- Strategic Community Plan
- State Planning Policy 4.1 State Industrial Buffer
- Draft State Planning Policy 4.1 Industrial Interface
- State Planning Policy 5.4 Road and Road Transport Noise and Freight Considerations in Land Use Planning
- Draft State Planning Policy 5.4 Road and Rail Noise
- Perth and Peel @3.5million
- South Metropolitan Peel Sub Regional Planning Framework, March 2018
- Question and Answer; Section 16(e) Land Use Planning Response at Mandogalup, February 2018

3. Definitions

The terms used in this policy have the same meaning as if they were terms used in the City's Local Planning Scheme No.2.

4. Planning Principles

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

5. Policy Areas

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

5.1 *Residential Area*

It is intended that this area contains the existing Development Zone. This area will continue to be developed as per the provisions of Local Planning Scheme No.2

5.2 *Light Industry Area*

It is intended that this area will be set aside for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support uses such as freight and logistics in the area.

5.3 *Transition Area*

This area is intended to support Composite Residential/Light Industrial Uses where residential and light industrial uses are provided for on the same lot to provide for owner operator light industrial uses as well as providing a suitable interface between the Light Industry and Residential Areas. A minimum lot size of 0.5 hectare is considered appropriate.

5.4 *Station Precinct Area*

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

5.5 *Freight Road Interface Area*

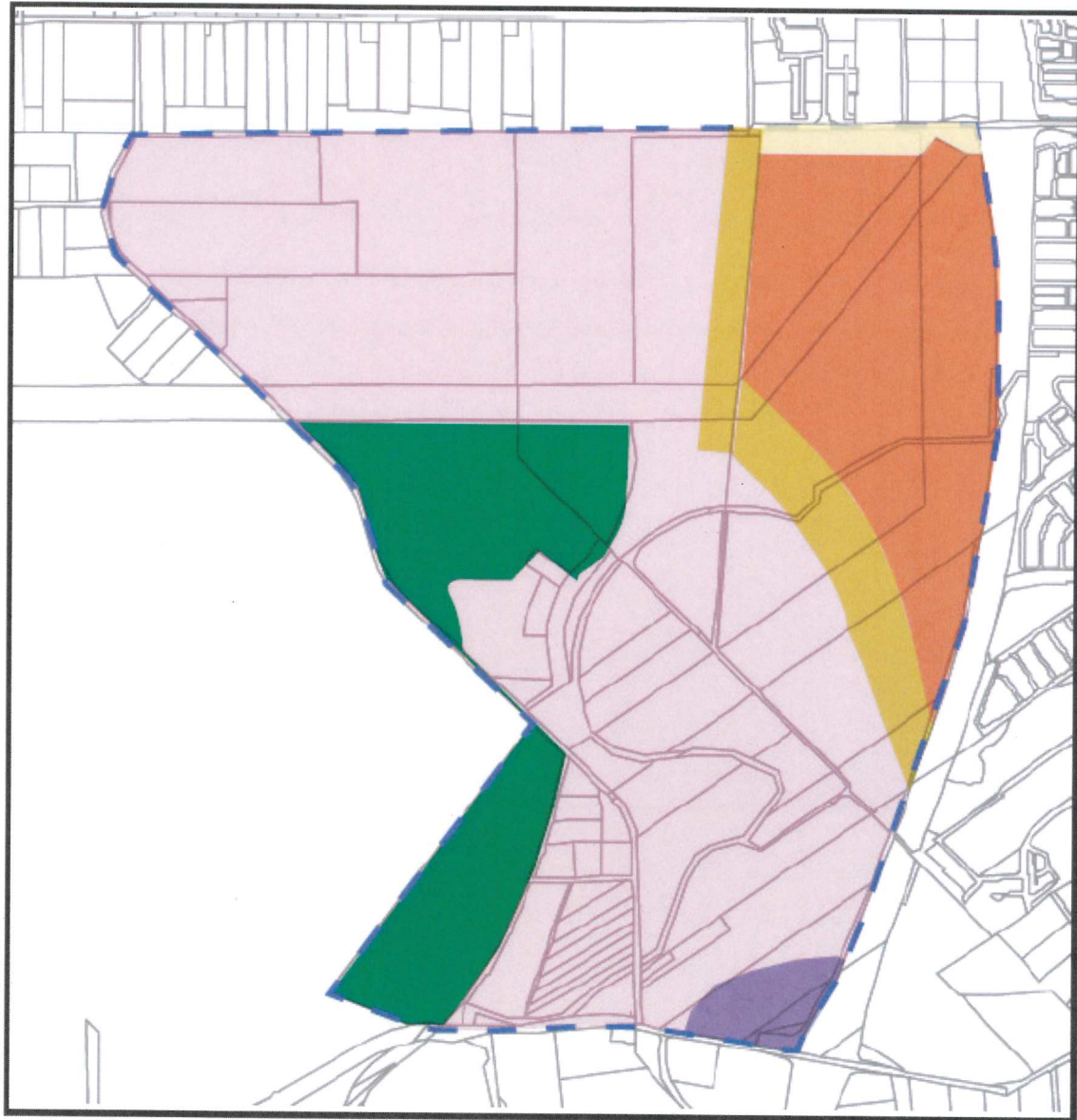
This area is intended to be rezoned and developed in accordance with draft State Planning Policy 5.4. Future zoning in this area should seek to avoid the risk of land use conflict in this area by identifying suitable non-sensitive uses that provide adequate spatial separation. Where it is considered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

6. Future Rezoning

In order to ensure the optimal planning outcomes for Area of Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the Western Australian Planning Commission and should demonstrate that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Improvement Scheme but supports the development of that area.

Mandogalup Future Development Policy Map



Light Industry Area

Residential Area

Transition Area

Station Precinct Area

Freight Road Interface Area

MRS Reserve

Policy Boundary

Local Planning Policy No 12: Mandogalup Future Development Policy

1. Policy Objectives

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

2. Policy Application

- *City of Kwinana Local Planning Scheme No.2*
- Strategic Community Plan
- State Planning Policy 4.1 State Industrial Buffer
- Draft State Planning Policy 4.1 Industrial Interface
- State Planning Policy 5.4 Road and Road Transport Noise and Freight Considerations in Land Use Planning
- Draft State Planning Policy 5.4 Road and Rail Noise
- Perth and Peel@3.5million
- South Metropolitan Peel Sub Regional Planning Framework, March 2018.
- Question and Answer; Section16(e) Land Use Planning Response at Mandogalup, February 2018.

3. Definitions

The terms used in this policy have the same meaning as if they were terms used in the City's Local Planning Scheme No.2.

- Areas A, B, C and D are given the same meanings as Areas A, B, C and D respectively as detailed in the Question and Answer; Section16(e) Land Use Planning Response at Mandogalup, February 2018.

4. Planning Principles

- 4.1 The City supports the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region.
- 4.2 Recognising the long term importance of the Kwinana Outer Harbour, land uses of a light industrial and service commercial nature will be promoted in Areas B, C and D as the desired future outcome of the area.
- 4.3 There will need to be an appropriate interface within Area A between approved residential areas and adjacent light industrial and service commercial land uses in Areas B, C and D to protect the amenity of residents. An appropriate solution would be for this to take the form of composite lots allowing for dual owner/operator residential / industrial uses.
- 4.4 Sensitive Land Uses will not be supported within Areas B, C and D.

5. Policy Areas

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

5.1 *Residential Area*

Refers to Area A including the existing Development Zone but excludes the Transitional Area, Freight Road Interface Area and Station Precinct Area. It is intended that this area will continue to be developed as per the provisions of Local Planning Scheme No.2

5.2 *Light Industry Area*

Refers to Areas B, C and D, it is intended that this area will be set aside for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support such uses as freight and logistics in the area.

5.3 *Transition Area*

This area is intended to support Composite Residential/Light Industrial Uses where residential and light industrial uses may be provided for on the same lot to provide for owner operator light industrial uses as well as providing a suitable interface between the Light Industry and Residential Areas. A minimum lot size of 0.5 hectare is considered appropriate.

5.4 *Station Precinct Area*

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

5.5 *Freight Road Interface Area*

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

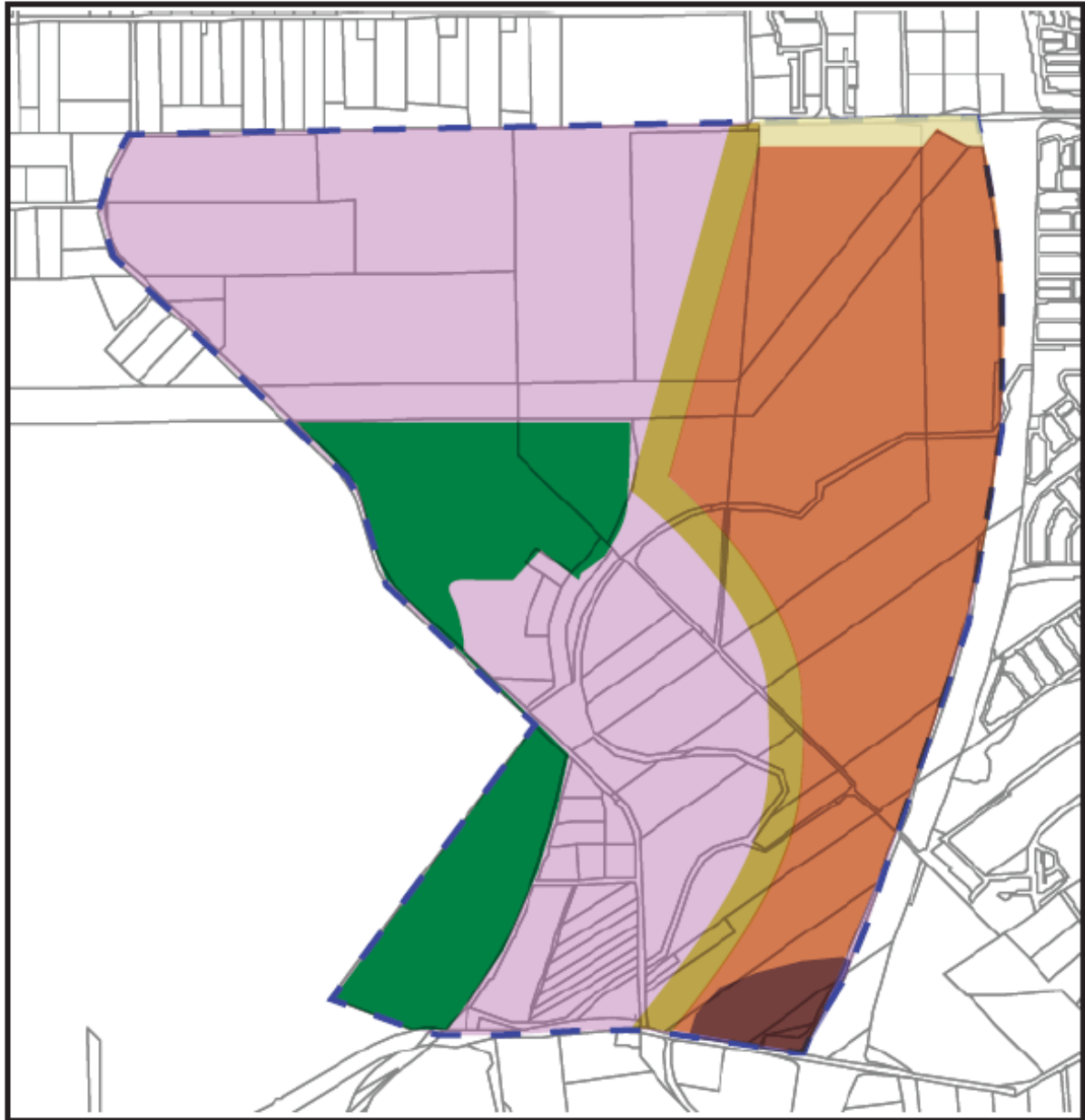
6. Future Rezoning

In order to ensure the optimal planning outcomes for Area A of the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A.

This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the Western Australian Planning Commission and should demonstrate that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Improvement Scheme but supports the development of that area.

Mandogalup Future Development Policy Map

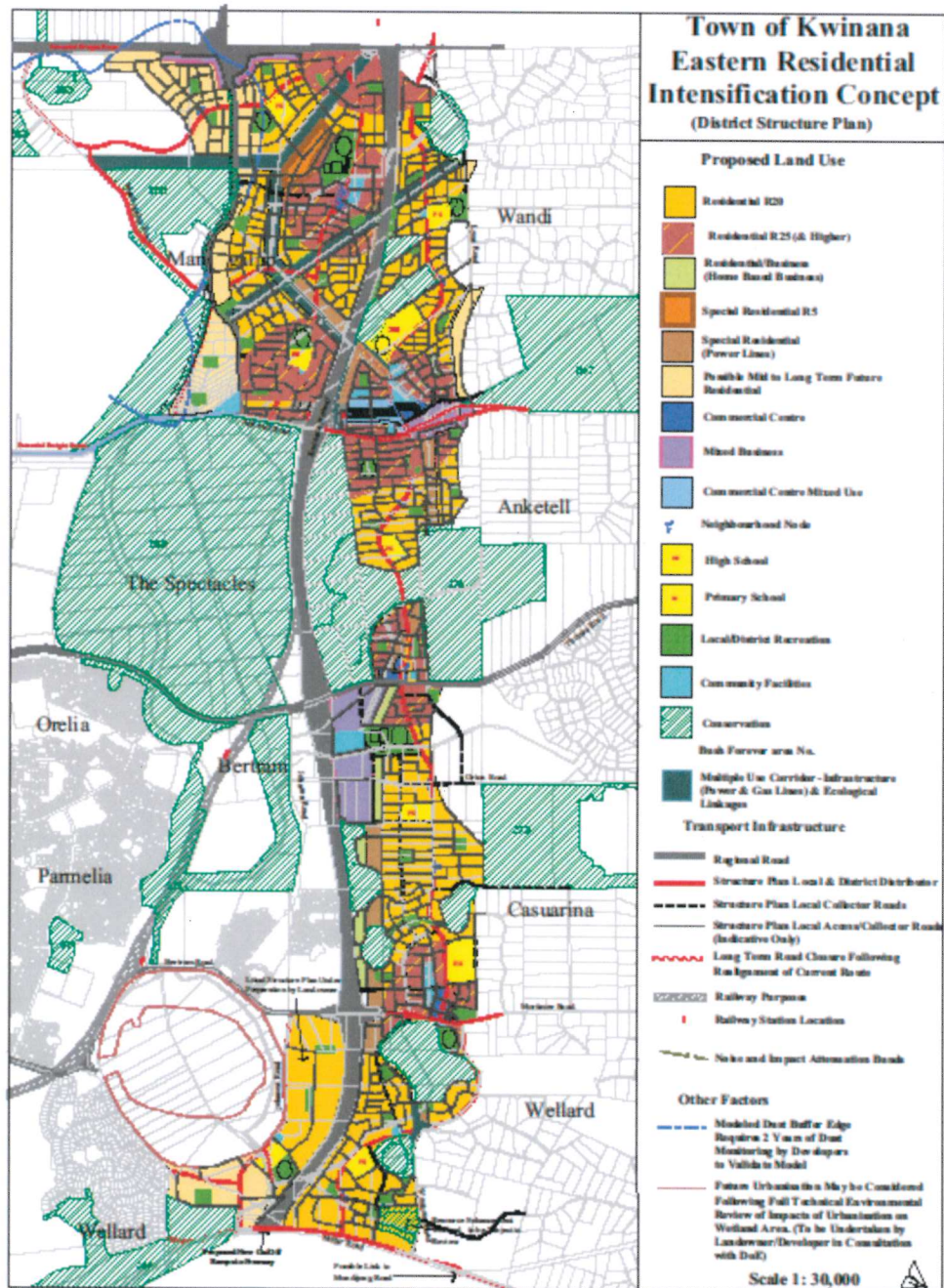


- Light Industry Area
- Residential Area
- Transition Area
- Station Precinct Area

- Freight Road Interface Area
- MRS Reserve
- Policy Boundary

Attachment E – Eastern Residential Intensification Concept (ERIC)

Eastern Residential Intensification Concept (District Structure Plan)
Draft Only
 Plan 24 District Structure Plan (Eastern Residential Intensification Concept)



Attachment F-
MRS Amendment 1114/33
Rural Zone to Urban Deferred

Figure 1

Le gend

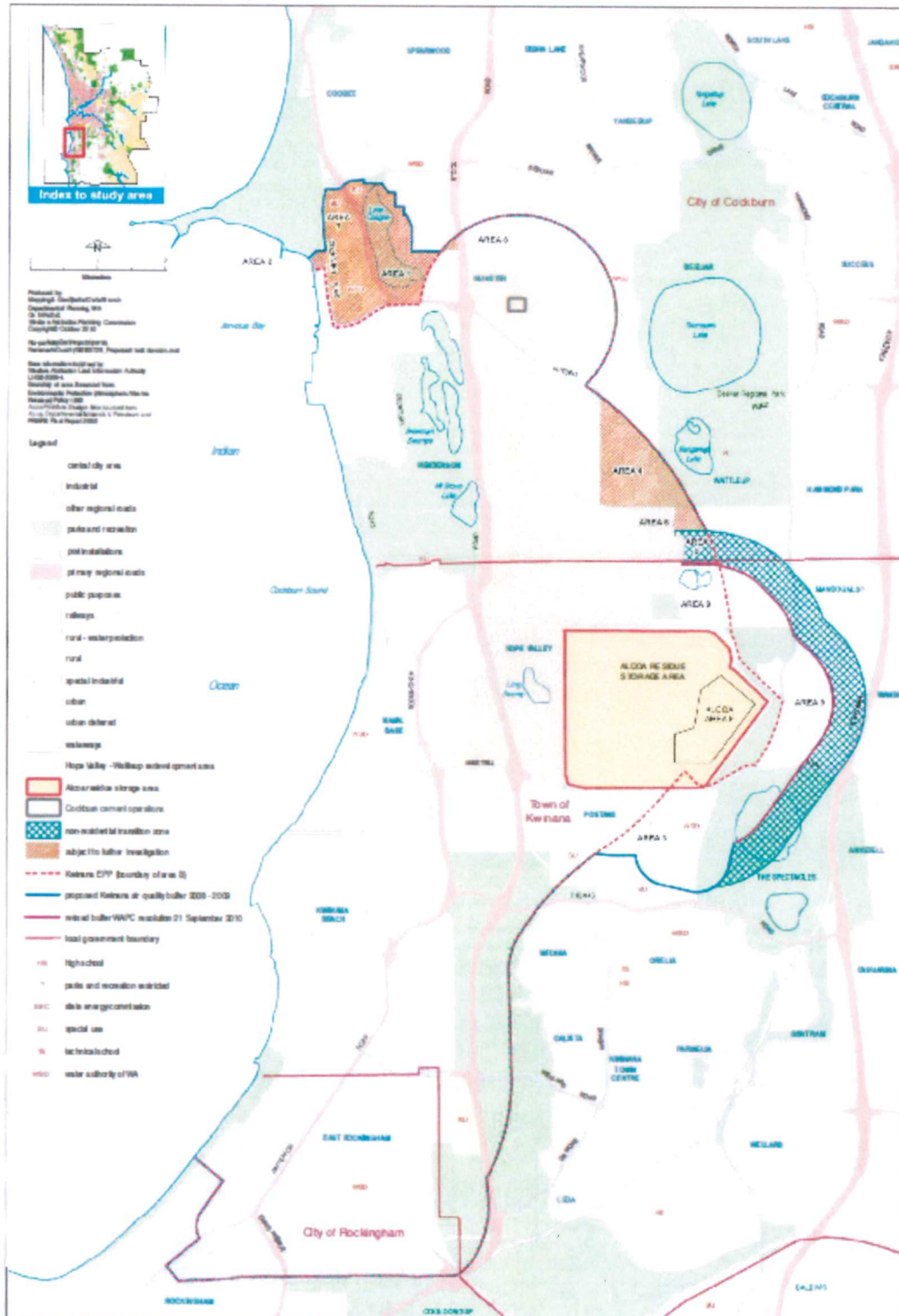
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Attachment G – Alcoa RDA Buffer alignment

Attachment B

Kwinana industrial (including air quality) buffer





METROPOLITAN REGION SCHEME PROPOSED AMENDMENT



Attachment H

Legend

Reserved lands

-  Parks and recreation
-  Railways


Reserved roads

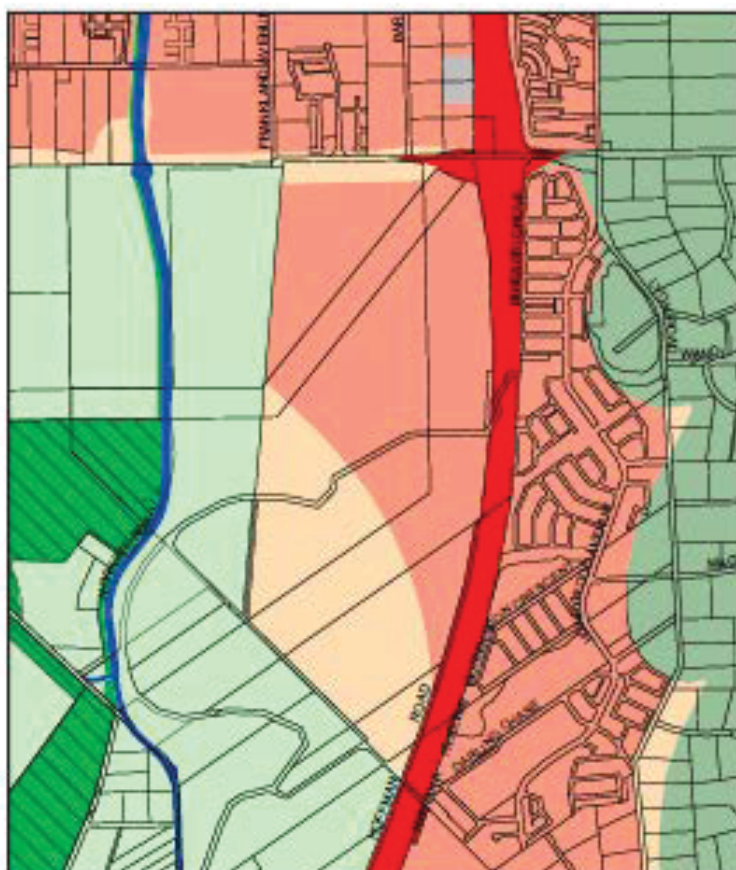
-  Primary regional roads
-  Other regional roads

Zones

-  Urban
-  Urban deferred
-  Rural
-  Rural - water protection

Notice of delegation

-  (Site No) Bush forever area



EXISTING SCHEME

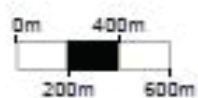
Legend

Zones

-  Urban



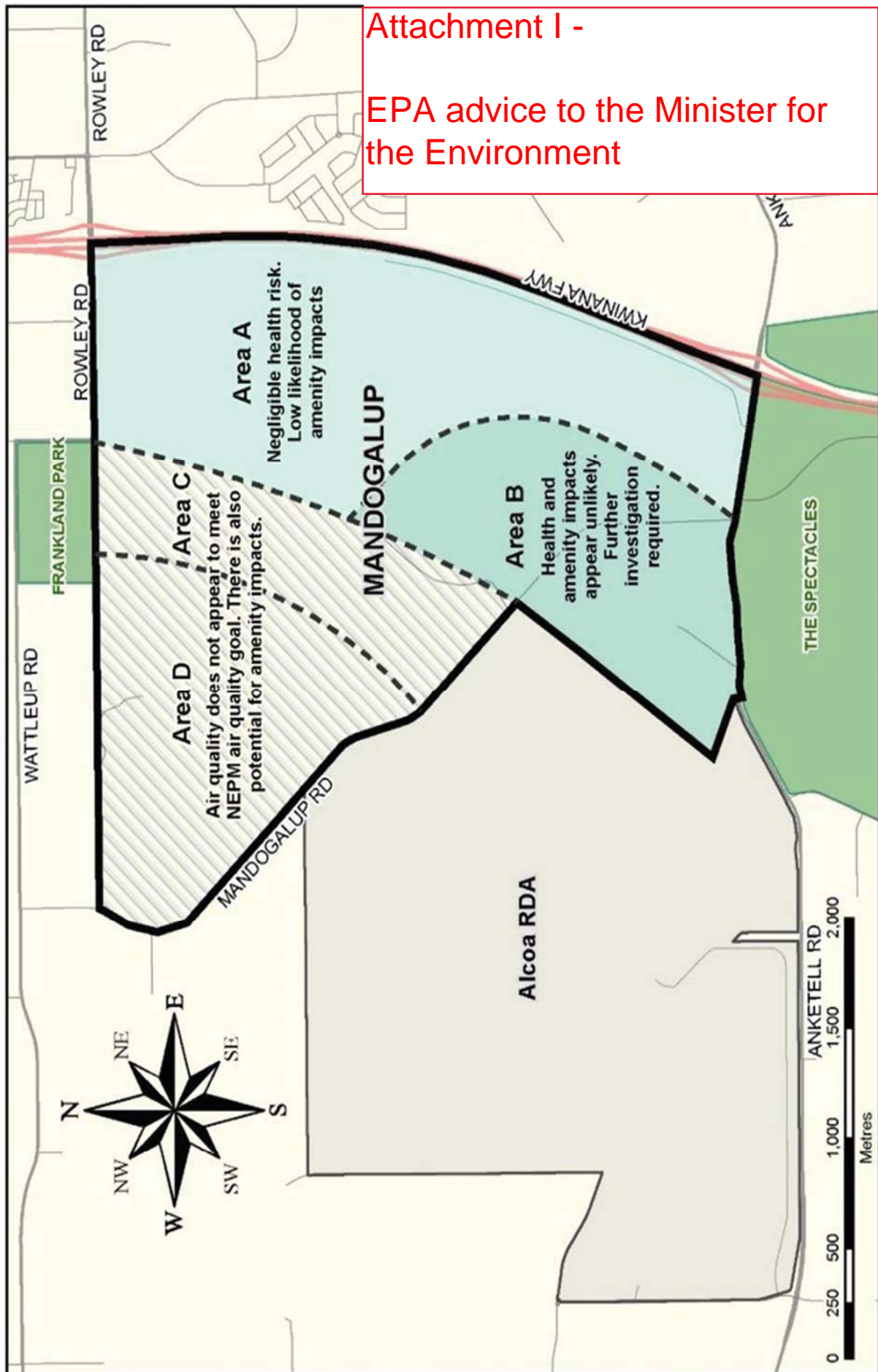
PROPOSED SCHEME



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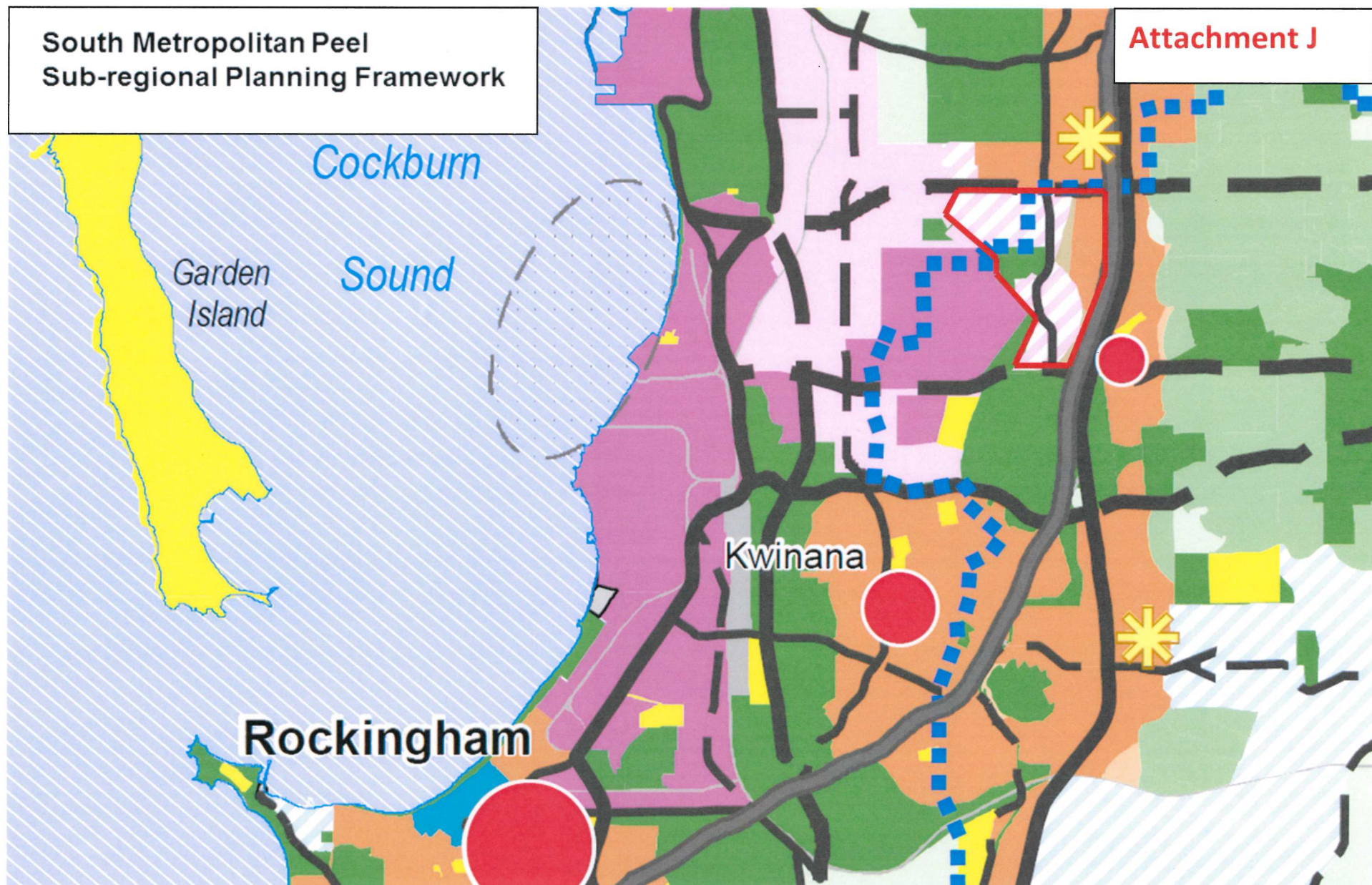
Attachment I -

EPA advice to the Minister for the Environment



South Metropolitan Peel
Sub-regional Planning Framework

Attachment J





QUESTION & ANSWER

SECTION 16(E) LAND USE PLANNING RESPONSE AT MANDOGALUP

EPA Section 16e Advice

In June 2017, the Environmental Protection Authority (EPA) provided the Minister for Environment with a section 16(e) advice titled "*Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area*".

This advice was requested by the previous government to assist in the consideration of establishing legislation to control urban (residential) and other sensitive land uses in the vicinity of the Kwinana Industrial Area (particularly in close proximity to Alcoa's Kwinana Residue Disposal Area (RDA)).

The subject area is shown on Map 1. The area consists of four sub-areas (A-D) that have been defined on the basis of air quality and amenity impacts as outlined in the EPA's advice.

What were the key findings of the EPA Section 16e advice?

Key findings in the section 16(e) advice by EPA include:

- in area A, located in the eastern area of Mandogalup (abutting the Kwinana Freeway) there are negligible health risks or likelihood of unreasonable amenity impacts from dust produced by the RDA..
- health and amenity impacts appear unlikely in Area B but further investigations are required; and
- air quality in areas to the north and north-east of the RDA (Area(s) C and D) does not appear to currently meet the revised National Environment Protection (Ambient Air Quality) Measure (NEPM) goal for air quality, under both current and planned (reduced) future RDA operation. There is also a potential for amenity impacts.

WHAT'S CHANGING

The State Government has endorsed findings by the Environmental Protection Authority that will allow for urban development on land to the north east of the RDA as it found negligible health and amenity impact from dust in this area.

Urban zoned land can accommodate residential, and other land uses such as commercial, light industrial or other employment activities. Suitability of land uses will be determined when more detailed planning takes place.

The Western Australian Planning Commission will start preparing a draft improvement plan over rural land to the north, south and east of the RDA (land in closest proximity to the RDA boundary).

What is an improvement plan/improvement scheme?

- Section 119 of the Planning and Development Act 2005 states that the Western Australian Planning Commission (WAPC) can recommend to the Minister that an improvement plan be made “for the purpose of advancing the planning, development and use of land”
- Improvement plans are statutory land use planning instruments that can be used to facilitate the development of land in areas identified by the WAPC as requiring special planning.
- An improvement plan can also be used to provide the head-of-power to create an improvement scheme.
- An improvement scheme operates in a similar manner as a local planning scheme but it is administered by the WAPC.

What is the purpose of the improvement plan/improvement scheme at Mandogalup?

- It is proposed that an improvement plan and scheme be placed over land currently zoned rural under the Metropolitan Region Scheme (area identified in attached Map to the north, south and east of the RDA).
- This will enable the land to be strategically planned for future land use development.
- There will be further assessment of potential health and amenity impacts of future industrial activities in the area as part of preparing the improvement plan/ improvement scheme.
- Preparing an improvement plan requires the Western Australian Planning Commission (WAPC) to consult with local government, industry and landowners.
- Preparation of an improvement scheme follows the same process as for a local planning scheme (as provided in the *Planning and Development (Local Planning Scheme) Regulations 2015*).

What does the improvement plan and improvement scheme mean for existing landowners?

I. Land Owners in Area A

It is not proposed to put an improvement plan over Area A. Land owners within Area A on land zoned Urban will be able to progress development opportunities in line with any approved structure plans. In areas not yet subject to structure plan approvals, consideration in the preparation of any plan will need to have due regard to the lands interface with the proposed improvement plan area.

Land owners with land zoned Rural may continue to operate rural activities on the land. If land owners wish to seek a change in zoning for the land, this will require the preparation of a re-zoning submission to both the Metropolitan Region Scheme and the Local Town Planning Scheme, for consideration by the local government and the WAPC.

II. Land Owners in Areas B, C and D

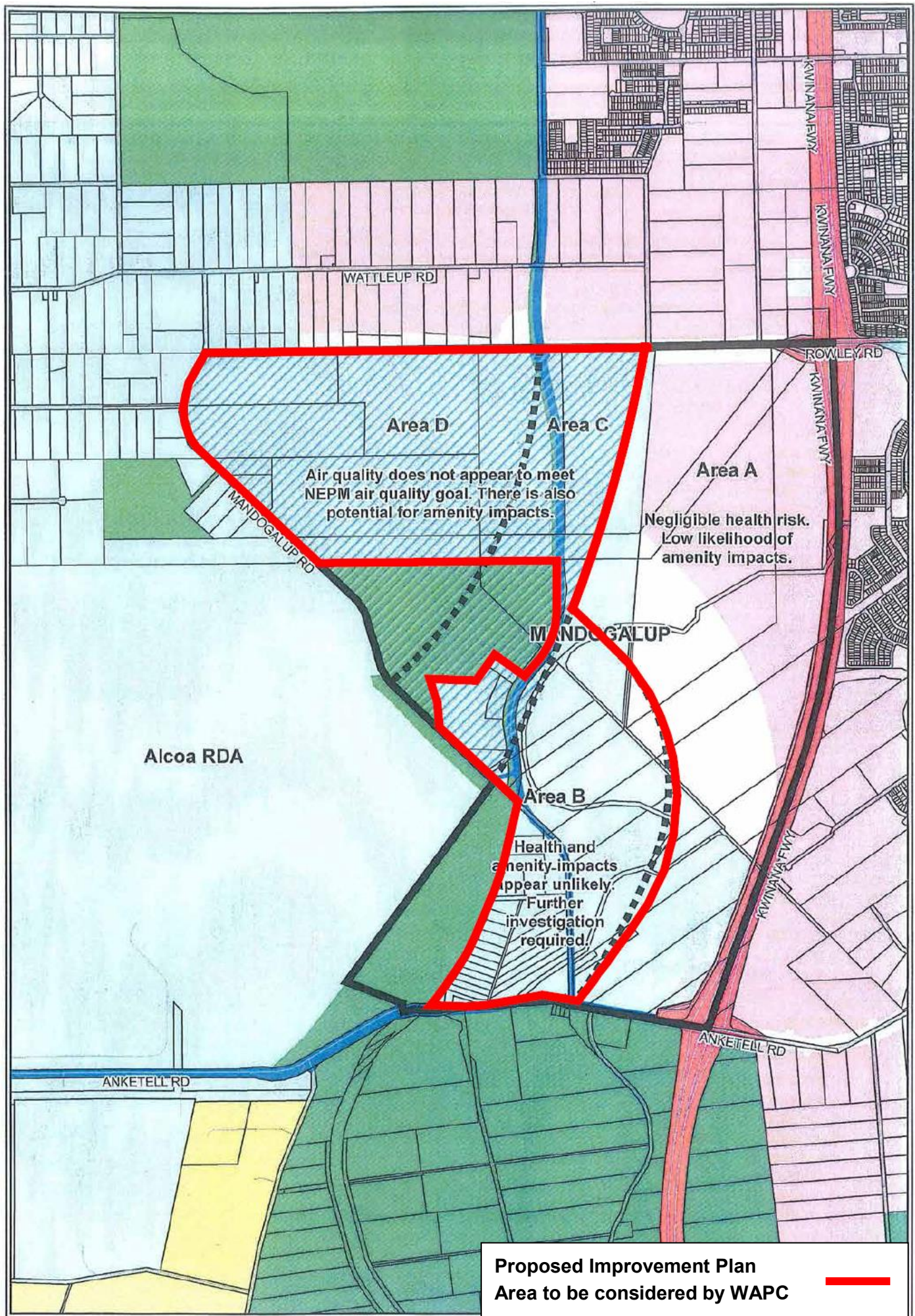
An improvement plan and improvement scheme is proposed to be placed over these areas. Existing rural living activities remain unaffected, however the improvement plan may allow for a possible up-zoning of land to “Industrial” in the future. Future development will be subject to further investigation by the WAPC. If an improvement plan is adopted for the area, the WAPC becomes the responsible authority for land use planning.

III. Residential development in surrounding areas

New residential subdivision/ development in Mandogalup, and surrounding land in Hammond Park and Wattleup, will be subject to notifications on titles advising future residents of potential amenity impacts associated with dust.

What does it mean for industry in the Kwinana Industrial Area?

- The improvement plan and scheme will allow for greater certainty for Industry and ensure adequate separation from new residential populations and strategic/heavy industrial activity.
- Existing and future industrial developments will still be required to comply with all relevant planning and environmental requirements.



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SUBMITTER AND ADDRESS		SUBMISSION	CITY OF KWINANA COMMENT
1.	City of Cockburn Contact: Andrew Trosic	The Western Australian Planning Commission (WAPC) has recently resolved to prepare an improvement plan for the area which, inter alia, provides the head of power to create an improvement scheme. An improvement scheme if prepared will replace the equivalent local planning scheme and be administered by the WAPC. This would provide the alternative mechanism to advance the planning, development and use of land within Mandogalup, and remove the application of the draft local planning policy in this regard.	Noted The resolution to prepare an Improvement Plan and Improvement Scheme by the State Government for a portion of Mandogalup is a critical planning decision that will eventually provide certainty for that part of the Mandogalup area, when that planning is completed in several years time. However, this doesn't address planning for the whole of the area or address what happens in the interim.
		The draft policy appears to be inconsistent with the prevailing strategic planning framework of the southern growth corridor.	Not supported The policy is not considered to be inconsistent with the South Metropolitan Peel Sub Regional Planning Framework recently released (March, 2018) by the Western Australian Planning Commission (WAPC).
		There is no economic or market demand modelling provided which confirm the market ability for further industrial land in this location. This may impact on the ability for the market to appropriately concentrate industrial development activities and infrastructure provision in the strategic industrial development of Latitude 32, which spans the Cities and Kwinana and Cockburn. At this moment in time, the Latitude 32 area remains primarily undeveloped. Only stage 1 (the Flinders Precinct atop the former Hope Valley town site) is developed, which is 85ha or less than 10% of the total 1 000ha Latitude 32 area. In this precinct, about 50% of it is still undeveloped. The key question is to what extent do the strategic goals for a consolidated and focussed industrial area become impacted by the addition of a further potential 200ha of industrial land which is not directly connected to Latitude 32.	Noted
		The draft policy may impact the strategic planning now underway for the Fremantle Outer Harbour initiative. It is recommended that Council respectively not support the draft local planning policy. There are a number of subregional and regional implications that a regional land use change could impact on, and this need to be looked at strategically before local decisions take place.	Noted It is acknowledged that there are regional and subregional planning assessments ongoing which may impact on the Kwinana area. It is not anticipated that the work of the Westport Taskforce would be adversely impacted by draft Local Planning Policy No 12 (draft LPP12). Draft LPP12 will provide a guide to the City's views about land uses in the locality.
		The draft policy may impact on the provision of the future Rowley Road Primary Freight Route, by creating an alternative land use to what has been considered in the design of that freight route to date and its connections to the adjoining land along the route.	Noted Ultimately, Rowley Road will be designed to serve a number of functions primarily as a heavy vehicle freight corridor. It's design will need to respond to adjoining land uses and functionality. It is not considered that the land uses adjoining Rowley Road would adversely impact the future design and function of this road.
		While the planning system should readily adapt and change as circumstances shift, the draft local planning policy is not considered to provide an adequate account for the prevailing regional planning factors that should contribute to any decision to change future land use. Within the suburbs of Hammond Park and Wattleup for example, the City of Cockburn has planned for an integrated future community with that to be delivered within Mandogalup (as depicted by the Jandakot Structure Plan). This includes aspects such as the investigation of an underpass at Barfield Road once Rowley Road is redeveloped, and further connectivity mid-block between the Kwinana Freeway and Hammond Road. This was based upon the expectation of future residential development.	Noted. It is acknowledged that planning north of Rowley Road is based principally on residential uses and that this land use has been responsive to sub regional planning frameworks released by the WAPC in the past. In this respect, there is also intended to be residential uses south of Rowley Road on land already zoned for this purpose. It is not considered inappropriate however for the planning of land uses to vary over time and it is not anticipated that Light Industrial or Service Commercial uses

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		Should a change to this occur, there would need to be both regional and local planning considerations given to ensure the right kind of long term planning decision are made. This appears within the scope of the improvement area process that the WAPC are set to embark on, and this process should occur and inform responses by the local planning framework, whatever they made be.	in Mandogalup would adversely impact on residential communities north of Rowley Road.
2.	Department of Education Contact: Stephen Muldoon Senior Consultant Strategic Asset Planning	<p>The Department of Education notes the proposed residential area in the north eastern area of the Mandogalup future development area. Previous departmental discussions with developers and the Department of Planning, Lands and Heritage have indicated a lot yield of approximately 1,200 Lots.</p> <p>The Department has indicated to developers the requirement for a stand-alone 4 ha primary school site or a 3.5 ha site with co-located local playing fields to accommodate the anticipated student yield from this residential development. Concept Plan of the proposed primary school site has commenced.</p> <p>There has been substantial discussion and planning carried out with the Town Planners representing land owners in this area to locate the primary school in an acceptable location for all parties concerned. Considerable effort has been made to procure the site in a location that is unrestrained by surrounding easements and buffers.</p>	<p>Noted</p> <p>The primary school is intended to serve the needs of the local residential community on land already approved and endorsed by the WAPC for residential development. This will not change as a result of the LPP12. Should additional residential development occur within the Mandogalup locality, then additional planning for school uses will be required.</p>
3.	Department of Fire and Emergency Services Contact: Sandeep Shankar Land Use Planning Officer	<p>It is unclear from the documentation provided if the City of Kwinana has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal.</p> <p>Should you apply SPP 3.7 then, DFES request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide bespoke comment prior to the City's endorsement of the policy.</p>	<p>Noted</p> <p>Draft LPP12 has not applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7). It is intended that SPP 3.7 will apply to future rezoning, structure planning and subdivision for the locality.</p>
4.	Department of Health Contact: Vic Andrich	<p>The DoH supports the policy objectives and planning principles as outlined in the LPP12.</p> <p>The policy is consistent with DOHs previous advice to the now disbanded Kwinana Industry Buffer Committee about the importance of setting an industrial buffer that protects public health while recognising the long term importance of the industrial strip.</p> <p>DOH understands that zoning is yet to be determined with input from the WAPC and the State Government. In the event, that residential development is indeed supported beyond the current allocation of land zoned urban the DOH provides the following comment:</p>	Noted
		<p><u>Water Supply and Wastewater Disposal</u></p> <p>The Local Planning Policy is to reflect that all developments are required to connect to scheme water and reticulated sewerage as required by the Government Sewerage Policy - Perth Metropolitan Region.</p>	<p>Noted</p> <p>The provision of infrastructure for water and sewer reticulation is considered during the preparation of structure plans and assessment of subdivision and development applications.</p>
		<p><u>Medical Entomology</u></p> <p>The Policy should encompass a Mosquito Management Plan for the whole area with the proviso that individual subdivisions within the strategic area comply with the Plan thus ensuring consistency across the industrial area.</p>	<p>Noted</p> <p>The requirement to prepare a Mosquito Management Plan is part of the assessment of subdivision and development applications.</p>
5.	Department of Jobs, Tourism, Science and Innovation Contact: Christine Gibney Executive Director Infrastructure and Land Planning	<p>On 9 February 2018, the Minister for Planning announced that the Western Australia Planning Commission (WAPC) will start preparing a draft improvement plan over rural land to the north, south and east of Alcoa's Residue Disposal Areas.</p> <p>It is intended that planning for this area will become the responsibility of the WAPC, who will consult with local governments, industry and landowners in the development of a draft plan and scheme to guide future land use decisions for the area.</p>	<p>Noted</p> <p>It is acknowledged that the WAPC has recently announced its intent to apply an Improvement Plan and Improvement Scheme. The Improvement Scheme will not take affect until it is gazetted. In the interim it is intended that LPP12 will be used to guide decision making under LPS2.</p>

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6.	Department of Mines, Industry Regulation and Safety Contact: Jeffrey Haworth Executive Director Geoscience and Resource Strategy Division	<p>The Department of Mines, Industry Regulation and Safety has assessed this proposal with respect to mineral and petroleum resources, geothermal energy, and basic raw materials and makes the following comment.</p> <p>There is sand extraction occurring in the northern side of the proposal area. This resource is recognised in State Planning Policy 2.4 - Basic Raw Materials (SPP 2.4) and in the draft Green Growth Plan for 3.5 Million.</p> <p>In line with section 6.5 of SPP 2.4, we recommend adding a principle to the policy that encourages sequential land use in which the extraction of sand can take place in advance of longer-term use and development.</p>	<p>Noted.</p> <p>Non-conforming use rights would prevail in areas within Mandogalup which remain under the control of Local Planning Scheme No 2 (LPS2). This will permit existing uses to continue should rezoning occur. This is also likely for all land subject to the future Improvement Scheme area controlled by the WAPC but this is a matter for the WAPC.</p>
7.	Department of Primary Industries and Regional Development Contact: Melanie Strawbridge Director Land and Water Assessment	<p>The land subject to the proposed LPP for Mandogalup is currently used for commercial agriculture and that the proposed LPP for Mandogalup does not take this into consideration. This area is considered to be High Quality Agricultural Land on the Spearwood system with groundwater available.</p> <p>State Planning Policy SPP2.5 intent is to protect and preserve Western Australia's land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. The Department of Primary Industries and Regional Development (DPIRD) does not support the rezoning of the land currently used for commercial agriculture to non-agricultural uses.</p> <p>I draw your attention to State Planning Policy 2.5 Rural Planning, Section 5.1 (g) which requires planning for the introduction of sensitive land uses that may compromise existing primary production. Rural land can also be a buffer to separate industrial land uses and sensitive land uses in urban areas (SPP4.1)</p> <p>It is recommended that the proposed LPP for Mandogalup be amended to include provisions to protect the horticulture production area in Mandogalup from urban development and to permit it to act as compatible buffer between the industrial and planned urban area.</p>	<p>Not Supported</p> <p>Whilst non-conforming use rights would prevail in areas within Mandogalup permitting existing uses to continue, the prevailing State Government regional and sub-regional planning for the Mandogalup area does not retain the locality for agricultural uses into the future.</p>
8.	Department of Transport Contact: Jacob Martin Senior Transport Planner/Engineer Policy Planning and Investment	<p>The subject site abuts Kwinana Freeway, Anketell and Rowley Roads which form part of the Metropolitan Freight Network. These roads, along with the future extension of Rowley Road, are anticipated to experience growth in heavy vehicle traffic in future years. For this reason, it is important that the policy adequately addresses potential noise impacts on sensitive receivers.</p> <p>The DoT team has no objection to this draft policy subject to the following:</p> <ul style="list-style-type: none"> a) The policy should be consistent with, and meet any obligations of SPP5.4; b) The proponent should undertake a Traffic Assessment of the proposed land uses in accordance with the WAPC Guidelines for Transport Impact Assessment. 	<p>Agree in part</p> <p>The importance of Rowley and Anketell Roads is acknowledged and understood by the City.</p> <p>Agreed</p> <p>Noted</p> <p>Future traffic assessments will be required as part of future structure planning and subdivision applications.</p>
9.	Department of Water and Environmental Regulation Contact: Brett Nunn Land Use Planning Kwinana Peel Region	<p>It is noted the area proposed for "Light Industry" is generally consistent with the <i>Draft South Metropolitan Peel Sub-Regional Planning Framework</i> (DoP, 2015), as it is identified as "Industrial Investigation".</p> <p>Consistent with the Framework, further investigation of this area is to occur to determine suitability of this future land-use. With regard to water, the northern area of the land is relatively unconstrained, however, careful planning will be required around the Mandogalup Swamp area, including:</p> <ul style="list-style-type: none"> a) Upstream and/or downstream flooding of the Peel Main Drain; b) Rising groundwater levels as a result current horticultural businesses ceasing to operate; c) Export of legacy nutrients to the Spectacles Wetland and Peel-Harvey Estuary via the Peel Main Drain. 	<p>Agreed in part.</p> <p>Urban Water Management planning will be required as part of future rezoning, structure planning and subdivision applications consistent with Better Urban Water Management.</p> <p>While it was not considered that adoption of LPP12 should have awaited the final determination of the South Metropolitan Peel Sub-Regional Planning Framework by the WAPC, the planning framework has now been released by the WAPC and has been considered as part of Council's final consideration of LPP12.</p>

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		Notwithstanding the above, the finalisation of the policy should await final determination of the <i>South Metropolitan Peel Sub-Regional Planning Framework</i> , to ensure consistency.	
		<p><u>Better Urban Water Management</u> The area identified within the local planning policy as “Residential” is currently undergoing relevant water planning concurrently with land planning processes, consistent with Better Urban Water Management (BUWM) (WAPC, 2008).</p> <p>The proposed future <i>Light Industry</i> zone will be subject to requirements of BUWM, with an endorsed District Water Management Strategy to inform an amendment to the <i>Metropolitan Region Scheme</i>, to demonstrate the change in land use can manage water quality and quantity.</p>	Agreed
10.	Main Roads Western Australia Contact: Justin McKirdy Manager Statutory Road Planning	<p>Main Roads WA key issues are access, the impact upon traffic flow, impact upon the future road network and critical access to industrial land to the west and the future outer harbour. The Local Planning Policy must acknowledge Planning Control Areas PCA 111 and PCA 112.</p> <p>Perth and Peel @ 3.5 million reinforces the importance of Rowley Road and Anketell Road upgrades as providing "vital east-west freight linkages between the future outer harbour and freight logistics". The Spatial Plan (Figure 4) and the Planning Framework (Plan 1) of the South Metropolitan Peel Sub-Regional Planning Framework identified this land as future industrial investigation, urban, open space and urban expansion areas.</p>	<p>Noted</p> <p>This matter will be considered as part of future rezoning, structure planning and subdivision.</p>
		<p>Main Roads objects to land located within PCA 112 and PCA 111 (See plan 1. 7367 and 1.7364 attached) being rezoned to a higher level of land use (e.g. Light Industrial and Freight Road Interface). This land is currently zoned Rural. Main Roads is of the opinion this land use should not change in order to facilitate the delivery of a key infrastructure project. Please review carriageway plan 200221-33. It is acknowledged the Freight Road Interface Area does not reflect the PCA e.g. drainage basin is located outside Freight Road Interface Area (see PCA Plans and Carriageway Plan for more detail).</p> <p>No development is to be entertained or encouraged within the PCA 112 or PCA 111.</p>	<p>Noted</p> <p>The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Detail about specific boundaries for future rezoning is a matter for determination at the Metropolitan Region Scheme (MRS) and local scheme amendment stage. The Planning Control Areas will be considered as part of this process.</p>
		<p>Current road planning for both Rowley Road and Anketell Road has not factored in any future traffic from the proposed Light Industrial Area to both Anketell Road or Rowley Road. Vehicle access will be restricted to the future intersection of Mandogalup Road and extension of Hammond Road with Rowley Road. With regards to Anketell Road access shall be restricted to Clementi and Mandogalup Road. No other access will be entertained.</p> <p>Main Roads <u>objects</u> to this Local Planning Policy and strongly recommends a robust traffic impact assessment is undertaken demonstrating the impact on both the state controlled and local road network. In order for Main Roads to adequately review the proposal the anticipated yield, trip generation (including direction), trip generation and preliminary intersection assessment is required. Electronic Files (SIP files) should be provided, so the SIDRA models can be reviewed and assumptions verified.</p>	<p>Not Supported</p> <p>It should be noted that the proposal to introduce land uses other than existing Rural uses in Mandogalup has already been determined as part of past subregional planning by the WAPC. This includes the Jandakot Structure Plan (2007) which showed much of the Mandogalup area as future urban and Perth – Peel Subregional Structure Planning which considered Industrial Investigation. There is also the recent decision of the WAPC to introduce an Improvement Scheme.</p>

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		Main Roads does not support the location of the Station Precinct Area situated adjacent to Kwinana Freeway and Anketell Road interchange. Anketell Road is an East West freight route which will carry 36.5m Road Trains and is designated as a high wide load corridor for oversized freight. Experience has demonstrated that rail stations adjacent to freeway interchanges generate considerable additional traffic demand resulting in significant infrastructure provisions to meet the additional demand. Main Roads strongly objects to the Station Precinct Area being located adjacent to this critical freight corridor, as well as adjacent to a freeway interchange. It is recommend the Station Precinct Area be removed from the Local Planning Policy, as the Station Precinct Area must not be located in this area. From a planning perspective the location of such precincts, should not be located at major intersections or on freight routes.	Noted The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Reservation for a railway station has already occurred under the MRS following previous station and freeway / interchange design for a station in this location. There is a strong view that a station would provide a valuable public transport interchange role in the longer term for the workforce within the Kwinana Industrial Area and Westport.
		The Station Precinct Area is inconsistent with Plan 5 (Public Transport) of the South Metropolitan Peel Sub-Regional Planning Framework, as a Passenger Rail Station is not identified in this area, therefore Main Roads <u>objects</u> strongly to the inclusion of the Station Area Precinct within this Local Planning Policy.	Noted The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Reservation for a railway station has already occurred under the MRS following previous station and freeway / interchange design for a station in this location. There is a strong view that a station would provide a valuable public transport interchange role in the longer term for the workforce within the Kwinana Industrial Area and Westport.
		Any future noise sensitive uses as listed in <i>State Planning Policy 5.4 - Road and Rail Noise Implementation Guidelines</i> will be required to be appropriately treated as per the guidelines requirements.	Agreed
		Council is reminded that Main Roads permitted only temporary access to Rowley Road via application 155567 (733 residential lots) assessed by WAPC. All other residential access is to be via the extension of Hammond Road.	Noted
		From a land use planning perspective consideration should be given to extending the transition area or alternatively implementing a buffer to the western side of the mapped residential zone to avoid land use conflict and minimise negative externalities generated by the future light industrial land use impacting upon the approved residential land use. It is acknowledged, there is a 733 residential lot subdivision application within the residential area as mapped within this Local Planning Policy. A preliminary review of this application has not identified provision for buffers between the residential and existing rural land uses.	Noted The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Detail about specific boundaries for future rezoning is a matter for determination at the MRS and local scheme amendment stage. The Planning Control Areas will be considered as part of this process.
		Based on the above discussion Main Roads strongly objects to the proposed Local Planning Policy. In the interest of an outcome and forward planning for this area Main Roads is willing to engage and discuss further development of this area with the City of Kwinana.	Noted
11.	Public Transport Authority Contact: Janelle Ricciardi Strategic Railway Network Planner	Due to the proximity to Kwinana Station and minimum residential catchment as a result of surrounding land constraints, there are no plans for a station to be constructed in this location in the foreseeable future.	Noted The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Reservation for a railway station has already occurred under the MRS following previous station and freeway / interchange design for a station in this location. There is a strong view that a station would provide a valuable public transport interchange role in the longer term for the workforce within the Kwinana Industrial Area and Westport.

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12.	Water Corporation Contact: Brett Coombes Senior Planner Land Planning Development Services	The Water Corporation has no objections to the policy. The policy area is covered by the Water Corporation's existing water and wastewater infrastructure planning that provides for long term urban development in this area. When the policy has been finalised, the Corporation will undertake revisions of its planning to address the location and extent of the station precinct and industrial land uses now proposed for the area.	Noted
13.	Department of Planning, Lands and Heritage (Aboriginal Heritage Directorate) Contact: Aidan Ash Team Leader	The Aboriginal Heritage Directorate (AHD) of the Department of Planning, Lands and Heritage (DPLH) has reviewed the Register of Sites and Objects and advises there are no reported Aboriginal sites within the area of the Proposal. The AHD recommends that developers undertaking activities within the proposal area take into consideration the DPLH's Aboriginal Heritage Due Diligence Guidelines when planning specific developments. These guidelines have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present.	Noted Future rezoning, structure planning and subdivision for the locality will take into account DPLH's Aboriginal Heritage Due Diligence Guidelines.
14.	Western Australian Planning Commission	It is acknowledged that a local government may, under its local planning scheme, adopt a local planning policy to guide development, however, I recommend the following matters be considered. Firstly, the Commission has resolved to prepare an Improvement Plan over part of the Mandogalup area to which the Draft Policy is to apply. This step is the first towards the planning for this area becoming the responsibility of the Commission. The next step will see the Commission consult extensively with the City, other Stakeholders and the Community over the Strategic Land Use Planning Framework for this area. After detailed investigation and analysis of planning and environmental considerations, recommendations will be made to the Minister as to the future planning for the area. At this time, it is noted that the recently released South Metropolitan Peel Sub- regional Planning Framework designates part on the land covered by the draft policy as "Industrial investigation." This is defined as land that, "may be suitable for industrial development, but requires further investigation to determine its suitability and / or refinement of the area for industrial use." It is clear, further analysis must be completed in order to identify the most appropriate land use for this area. For the above reasons, it would appear premature for the City to adopt the Draft Policy which promotes a land use response prior to the strategic planning investigation being finalised.	Noted. The WAPC has considered the importance of the Western Trade Coast as part of its Sub-regional Planning Framework (including consideration of Westport). This reflects an assessment on the needs of Perth for the long term for a range of industry types. The WAPC has identified Strategic and Non-Strategic Industrial land, Industrial Expansion land (in Latitude 32 and Postans Area) and Industrial Investigation land at Mandogalup. It has flagged that there may be the need for further expansion of industrial in Latitude 32 in the long term. In this respect, LPP12 largely reflects the industrial planning earmarked in the WAPC's Sub-regional Planning Framework. Site, a specialist industrial planning firm, advise that there is the potential for upward pressure on demand from three industries: <ul style="list-style-type: none"> • Energy materials industry (Tianqi Lithium and Kidman Resources) and associated downstream processing • Defence West Project – potential for the Australian Marine Complex and the Western Trade Coast. • Freight Handling facilities and associated supply chain in the Outer Harbour (subject to Westport Taskforce investigations). Mandogalup's comparative advantages include existing large lot areas ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region), proximity to existing industrial uses, and proximity to major transport infrastructure. Notwithstanding this, draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC's Sub-regional Planning Framework. It is acknowledged that the release of these strategic documents establish a new planning framework for the locality. In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context whilst supporting

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			the development of a sustainable residential community in Mandogalup going forward.
15.	Department of Biodiversity, Conservation and Attractions Contact: Lyndon Mutter Senior Land Use Planner	<p>The Department notes that the local planning policy provides for the retention of the Parks and Recreation Zoned Bush Forever Site 268.</p> <p>The policy does not show any retention protection for Bush Forever site 393 within the policy area. It is the Department's expectation that the future planning for the area will provide for the protection and management of Bush forever Site 393 and for the Resource Enhancement wetland (UFI 6610) and appropriate buffers. The Environmental Protection Authority (EPA) Guidance Statement 33 recommends that wetlands that are to be protected should be provided with a minimum 50 metre buffer.</p> <p>The proposed local planning policy area includes Lot 2 Rowley Rd which was shown in the draft Green Growth Plan as a Broad Commitment area, and was being proposed (by the Department of Biodiversity Conservation and Attractions) in the drafting of the final Strategic Assessment of the Perth and Peel Regions (SAPPR) documents as a retention area.</p> <p>Lot 2 supports Bassendean - Central and South vegetation complex, the Commonwealth listed Banksia Woodland of the SCP TEC, and feeding habitat for Carnaby's cockatoo. It was proposed as retention area not only because of the values on site, but as a strategic choice of a larger good condition patch of banksia woodland whose retention would partly mitigate, compensate, and offset the amount of other areas of banksia woodland proposed to be cleared in SAPPR development.</p> <p>The Department recommends that this area be identified for retention and protection under the Local Planning Policy, particularly as the adjoining Lot 682 Rowley Rd which supports areas of banksia woodland is proposed to be developed. This recommendation is also because the area known as Frankland Park (Crown reserve 27057, Lot 2022), just to the north of Lot 2 (and just on outside boundary of this study area) is proposed to have approximately 7.6ha (1/3 of its area) cleared or lost for new Primary Regional Road and Other Regional Road (MRS Red and Blue roads) and urban development. Inclusion of the existing Rural zoned Lot 2 as bushland would partly compensate for this loss.</p> <p>It is the Department's expectation that the future planning, and structure plans will address the management of environmental values on the site including remnant vegetation, the Commonwealth listed banksia woodland TEC, wetlands, and threatened fauna habitat.</p> <p>The Department recommends that if the proposal is to clear the vegetation on Lot 2 then approval for this should be based on further site based survey and referral to the EPA under the EP Act and to the Commonwealth Department of Environment and Energy under the EPBC Act.</p>	<p>Noted</p> <p>Future rezoning, structure planning and subdivision for the locality will take into account the environmental values of the locality.</p>
16.	Alcoa of Australia Contact: Joanna McKenzie Vice President of Government Affairs and Sustainability	<p>Alcoa supports the Draft Policy, and in summary provide the following comments:</p> <p>a) The local planning policy is the appropriate means for the City of Kwinana to set out its position and strategic considerations in relation to planning and development in the Mandogalup area.</p> <p>b) The Draft Policy reflects the outcomes of various studies, investigations and proposals for the Mandogalup area over the last 15 years.</p> <p>c) The proposed Light Industry Area is consistent with the State government strategic planning and policy for industrial facilities in the Mandogalup area, and safeguards the area for the long-term growth of industry, supporting the Fremantle outer harbour.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>

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		d) The Transition Area provides suitable guidance for managing the interface between industrial and residential areas.	Noted
		e) Alcoa does not support new sensitive land uses within the existing <i>Kwinana Air Quality Buffer</i> (KAQB) or its transition zone. Specifically the proposed composition lots in the Transition Area which should not allow new sensitive land uses.	Noted
17.	ATCO Contact: Fiona Snellin Land Management and Project Coordinator	ATCO Gas doesn't operate gas mains nor infrastructure in the area coloured on the Mandogalup Future Development Policy Map, however ATCO Gas does operate and own gas mains and assets in a small portion of Rowley Road to the north. ATCO Gas does not have any objection to the City of Kwinana's draft Local Planning Policy being approved.	Noted
18.	Kwinana Industries Council Contact: Chris Oughton Director	The Policy as presented is supported in its entirety. The KIC support for the proposed policy is based on three principles: a) The Draft Policy is aligned with higher-level State planning policy intentions, ie the WAPC's resolution referred to as the 'Revised Kwinana industrial (including air quality) buffer (September 2010)'. b) The highest and best use of the land within the WAPC buffer and transition zone is being pursued. c) The Draft Policy is clear, unequivocal and unambiguous, there is no room for discretionary decision making at the officer level, which means decisions conflicting with the policy will be appropriately made by the Council in public.	Noted Noted Noted Noted
		Clearly there is no pressing planning reason for the rural land in Mandogalup to be rezoned for any other use or purpose. It does however make complete sense that in the event the State government proceeds with the development of the new port in Kwinana (and there is no reason why it wouldn't), additional industrial-zoned land will eventually be in high demand as the Western Trade Coast becomes built out. It is at that time that the landowners in Mandogalup could profit handsomely from a rezoning for this purpose, and that rezoning activity would be in alignment with the City's proposed Policy.	Noted
19.	Caroline Basilio Lot 23 (57) Mandogalup Road	All owners are related to the original owner, Maurice Frank White, who purchased the land in the 1950's. The land has been used for grazing, dairying, residential and market gardening purposes. The White family formerly owned other land adjacent to Alcoa ponds, growing vegetables and dairy farming since 1931. Testing done on milk and vegetables disclosed no problems for human consumption. (NO HEALTH ISSUES) Three of the owners or their relatives reside on the lots. All long term residents are in excellent health. One owner has lived there for over 60 years and is 89 years old. Some of the lots are cleared and some with bush.	Noted.

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		<p>WHY would you have Mandogalup zoned into light industrial area east of Alcoa.</p> <p>There is plenty of land - hundreds of hectares that is west of Alcoa tailing ponds including Wattleup and Hope Valley that were urban areas which the government changed to Industrial (Latitude 32) several years ago which is still vacant land.</p> <p>I can't see why you require more land to become industrial when there is plenty of hectares vacant that if you wish to move the port out of Fremantle to Kwinana area you would have enough land available already on the West side of Alcoa Tailing ponds.</p> <p>Alternatively, all land in the suburb of Mandogalup should be zoned Urban and developed for residential purposes. This suburb would be serviced by the existing passenger Mandurah to Perth railway, the Aubin Grove station and the Kwinana Freeway and with new high school soon to be built in Hammond Park.</p> <p>The suburb would provide a living area for those employed in the Kwinana Industrial Area & Latitude 32.</p> <p>Mandogalup in Metro Area 30 minutes from Perth & Mandurah and even less to Fremantle.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Plan and Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
20.	David & Corina Callaghan Lot 75 (23) Mandogalup Road Mandogalup	<p>We David and Corina Callaghan, of 23 Mandogalup Road, oppose Industrial zoning in Mandogalup and support Mandogalup being deferred urban as stated in the Jandakot structure plan in 2007.</p>	Noted
		<p>We are residents of Mandogalup and wish to discuss the draft policy proposal to make Mandogalup Industrial for the Harbour.</p> <p>Area B in Mandogalup has many longstanding residents, who would, both financially and emotionally be adversely impacted by industrial zoning, since it would unnecessarily sterilize their land, limiting their options and devaluing their properties. Most of the Mandogalup residents are closing in on retirement and expect to retire on their properties worth as it was before the proposed changes made by KIC and WAPC.</p> <p>We have on numerous occasions attempted to sell our property since the Alcoa lobbying WAPC with the .5km buffer extension began and hit the same brick wall each time, being 'The insecurity of the properties future is too high risk due to the uncertainty of the buffer zone'. However we had a signed contract to sell on the Vendors condition "Kwinana Council to approve proposed changes" Kwinana Council did not approve the changes on the grounds that our property fell in a "sensitive area" category! Therefore we lost and the sale fell through and property value has since dropped dramatically.</p> <p>Residents have been unable to sell due to Alcoa lobbying WAPC with the .5km buffer extension, which lifted the deferred urban zoning from Mandogalup so it was taken out of the 2007 Jandakot structure plan.</p> <p>A decision made with no proof of dust and no consultation with the Mandogalup residents. This decision has kept the Mandogalup residents land at hostage to the Alcoa imposed buffer that was based on little to no evidence. The EPA showed that there was negligible risks of dust in Mandogalup (Area B) and requested further investigation which is currently being tested with dust monitoring to Area B in Mandogalup.</p>	<p>Not Supported.</p> <p>It is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government. This can create confusion and anxiety to those affected by the planning.</p> <p>It is anticipated that with the release by the State Government and the WAPC of the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 and LPP12 that greater certainty prevails.</p> <p>The key planning principles of LPP12 are:</p> <ul style="list-style-type: none"> • The need to avoid adverse impacts of industry on sensitive land uses and to provide an appropriate interface between existing approved residential areas and non-residential uses to protect the amenity of residents. • Support for the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area with the City opposing development that has the potential to restrict or impinge upon the future growth of industry in the region. • Linked with this, the long term strategic need for industrial land use and supporting land uses recognising the importance of Westport. <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determinations for both the Improvement Plan and Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p>

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			Further, high level industrial analysis has been undertaken by Site Planning and Design (Site), specialists in industrial planning. In summary, the analysis demonstrates the importance of Mandogalup to Perth's need for additional industrial land as its population reaches towards 3.5 million people as articulated in the Sub-Regional Framework. Transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.
	Why is the City of Kwinana trying to override this process, set up by the State Government and still trying to change the zoning for our land use, without waiting for the dust monitoring results? The Buffer issue is a separate issue to the harbour issue, and should be treated separately. If there is no proof of dust with the dust monitoring, then the Mandogalup land in Area B has no reason to be sterilized.	Not Supported	The City and the WAPC are proposing industrial uses in Area B (LPP12 also allows for service commercial uses). Orderly and proper planning includes sound pragmatic decisions on land uses based on a range of factors. Dust monitoring is only one of the considerations that should be considered.
	Why take the land the residence have worked to establish a comfortable life style for now and for our future retirement, when there are more suitable areas that do not affect the lives of the existing Mandogalup residents? ie: The Postans area is closer to the new harbour, Naval Base and Hope Valley and the industrial area!	Noted.	The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State.
	Why would the City of Kwinana adversely impact the lives of the residents, when there is no reason to do so? If the City of Kwinana wants industrial land to support the Industrial Harbour, then why doesn't the City of Kwinana consider looking at other land alternatives which are clearly available and more suited. ie Postans area? Rural land and closer to the new harbour, Naval Base and Hope Valley, the industrial area! Whereas Mandogalup (Area B) is near the freeway, Aubin Grove train station and residential areas.	Noted.	It is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government. This can create confusion and anxiety to those affected by the planning. It is anticipated that with the release by the State Government and the WAPC of the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 and LPP12 that greater certainty prevails. The City is of the view that Area B be set aside for Light Industrial/Service Commercial land uses. The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Plan and Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017. Further, high level industrial analysis has been undertaken by Site Planning and Design (Site), specialists in industrial planning. In summary, the analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land as its population reaches towards 3.5 million people as articulated in the Sub-Regional Framework. Transport, postal and warehousing sectors are

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			likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.
		Why destroy the future residential growth in the area, when there can be other avenues to create industrial land options in Kwinana, or utilize the extensive industrial land that has been wasted in Hope Valley.	<p>Noted</p> <p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the wider State.</p> <p>Areas B, C and D will now be part of the Improvement Scheme which will take effect upon the scheme gazettal. It is likely that the Improvement Scheme will address non-conforming use rights and residents should liaise with DPLH in this regard.</p> <p>Within Area A, Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Part V of LPS2 provides Non-Conforming Use Rights that allows pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>As noted previously, it is not the intent of the City to prevent existing uses to operate in Area A. Rather, a change in land use in response to rezoning is likely to take place over a number of years, depending on the demand for the ultimate land use.</p>
		We ask that the City of Kwinana explores alternative land options that would not affect the lives of the Mandogalup residents and wait until the outcome of the dust monitoring in order to determine the appropriate land use options. It would not be fair to sterilize land that has no dust impact.	Not supported.
21.	<p>Multi signature letter Main signatory David Callaghan. Lot 75 (23) Mandogalup Road Mandogalup</p> <p>Other signatories: Monique Hall Sharinka Boyle Cody Callaghan Harrison Callaghan Casey TePuni Vicki Oldfield Ryan Hall Steve Boyle Michelle Callaghan Rebecca Adams</p>	<p>We cannot understand why so much land is required for a project that has not even been approved. Latitude 32 is only 1/3 developed leaving 2/3 still under developed and has been zoned, yet not been developed. You also have all of the land on Abercrombie road that could be utilised before ours, hence giving you the same if not more land that could be rezoned as no residents will effected. So why have so much land doing nothing?</p> <p>Once my property is zoned industrial or light industrial pray tell where am I and my family meant to live and pay not only for my current property, that we can't live in and then a rental property.</p> <p>We had a buyer for our property that intended to be used as a community centre, so would have be able to fit in with the future plan, yet the council rejected the buyer's additions to the property. So how are we to sell it if council are only going to knock back buyers.</p> <p>If the council wish to have my land frozen for years while proposed development is worked on hence freezing my ability to move forward to my retirement, as it stands I could possibly be in my grave or retirement home before our property could be sold and by this time it will be my children that will be left to deal with it.</p>	<p>Noted/ Not Agreed.</p> <p>It is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government. This can create confusion and anxiety to those affected by the planning.</p> <p>It is anticipated that with the release by the State Government and the WAPC of the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 and LPP12 that greater certainty prevails.</p> <p>The WAPC has also identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Plan and Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p>

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		<p>Please consider the position we as land owners will be left in both financially and emotionally if our property and financial future are put in jeopardy by the decisions you make regarding the status of OUR property and that of our fellow land owners.</p>	<p>Further, high level industrial analysis has been undertaken by Site Planning and Design (Site), specialists in industrial planning. In summary, the analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land as its population reaches towards 3.5 million people as articulated in the Sub-Regional Framework. Transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>Areas B, C and D will now be part of the Improvement Scheme which will take effect upon the Scheme's gazettal. It is likely that the Improvement Scheme will address non-conforming use rights and residents should liaise with DPLH in this regard.</p> <p>Within Area A, Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Part V of LPS2 provides Non-Conforming Use Rights that allows pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>As noted previously, it is not the intent of the City to prevent existing uses to operate in Area A. Rather, a change in land use in response to rezoning is likely to take place over a number of years, depending on the demand for the ultimate land use.</p>
22.	<p>Elizabeth Carbone</p> <p>Lot 665 (90) Mandogalup Road Mandogalup</p>	<p>Our family have lived in Mandogalup for over 50 years and for more than the past two decades the area has been planned for future urban development. Our family is extremely concerned with the proposed LPP which proposes a buffer by restricting land uses to light industry.</p> <p>This is inconsistent with previous planning for the area and is premature and unnecessary given the work currently undertaken by the State Government relating to dust monitoring and the recent announcements that an Improvement Scheme and Improvement Plan will be prepared for parts of Mandogalup.</p> <p>An Improvement Scheme and associated plan will result in land use planning being controlled and regulated by the Western Australian Planning Commission (WAPC). The Improvement Scheme and plan will override the local planning scheme and any LPP for the area, meaning the proposed LPP is not required.</p>	<p>Noted</p> <p>It is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government. This can create confusion and anxiety to those affected by the planning.</p> <p>It is anticipated that with the release by the State Government and the WAPC of the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 and LPP12 that greater certainty prevails.</p> <p>It is acknowledged that an Improvement Scheme will be prepared for parts of Mandogalup. An Improvement Scheme will result in land use planning being controlled and regulated by the WAPC.</p> <p>This does not prevent the City from adopting a position and view in relation to land use in Mandogalup via a local planning policy.</p>
		<p>The draft LPP is not considered an orderly and proper planning mechanism to guide future planning for the area and should not be proceeded with. Identifying large areas for industrial development and applying a land use buffer would normally be planned via a local planning strategy and subsequent amendments to the local planning scheme, not an LPP. The LPP is also in conflict with the existing zoning under the local planning scheme and Metropolitan Region Scheme.</p>	<p>Not Agreed.</p> <p>The Council has the authority to adopt a LPP for Mandogalup under the Local Planning Scheme and under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>

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	<p>During around 2005, the City of Kwinana undertook consultation and an information/briefing session with Mandogalup residents relating to the significant increase in land rates due to the proposed urban changes to Mandogalup. The City's changing opinion is having a significant impact on landowners, most of who have lived in the area for many decades.</p> <p>In December 2007, the City of Kwinana Council made a resolution that it did not support light industry in Mandogalup and preferred Urban development and advised the then Minister for Planning accordingly.</p> <p>The State Government and the City of Kwinana have invested a significant amount of time and money in planning Mandogalup for future residential development. It is extremely important that this buffer issue be resolved and land use planning confirmed, to provide certainty to all landowners in an orderly and proper manner. The proposed local planning policy does not achieve this as outlined below.</p>	<p>Noted.</p> <p>As discussed, it is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government. It is anticipated that with the release by the State Government and the WAPC of the "Question and Answer Section 16(e) Land Use Planning Response at Mandogalup" released in February 2018 and LPP12 that greater certainty prevails.</p> <p>The City will rate properties in accordance with standard practice with rates based on two factors: the valuation of each property as assessed by the Valuer General (a division of Landgate); and the rate in the dollar set by Council each year at budget time. Rates are calculated on valuation and an Annual Rate Notice is generated and issued.</p>	
	<p>The Alcoa residue disposal area (RDA) is located adjacent to Mandogalup within the suburb of Hope Valley. The RDA is made up of a number of drying disposal areas with drying Area F the closest to Mandogalup. Area F is the oldest RDA and has almost reached its capacity and is required to be closed. Alcoa previously committed to the closure of Area F by 2010, which was documented in their 2005 Long Term Residue Management Strategy (LTRMS) as well as a media statement issued in 2004.</p> <p>The LTRMS was reviewed in 2011 and the strategy published in 2012, which indicates drying Area F will be closed within the short term (within 7 years i.e. by approximately 2019). According to the 2012 LTRMS, Alcoa is currently implementing plans to close and rehabilitate Area F and significant progress has been made to cap and rehabilitate the area with only 19% (in 2012) of the original drying area remaining open. Recent aerial photographs indicate the capping of area F has significantly advanced in recent months and the closure of area F is progressing well.</p> <p>The western portion of Alcoa's landholding was rezoned to Rural B under the City of Kwinana's Local Planning Scheme in 2008 to enable the construction of tailing ponds for future drying areas O and P, on the north-western side of the RDA. This was supported on the basis that it provides for the early closure of drying Area F and therefore the westward movement of the tailing ponds away from Mandogalup, enabling the urbanisation of Mandogalup. This is mentioned in the 2006 Council report which supported the local planning scheme amendment as detailed below.</p> <p><i>The revised rezoning request will allow westward expansion of the residue area necessary to achieve closure and rehabilitation of the eastern portions of the residue disposal area. This will in turn reduce dust impacts on Mandogalup, freeing the area up for urbanisation earlier than possible. This is consistent with Council's strategic objectives under the Draft District Structure Plan (Eastern Residential Intensification Concept) ("Eric"). Eric proposes that development could occur by 2010 subject to two years of dust modelling to validate the dust lift off model prepared for Alcoa by SKM Consultants as part of the Strategic Review Group forum.</i></p> <p>To facilitate the proposed westward movement of the RDA into drying areas O and P, a 2km section of Postans Road was closed and sold to Alcoa.</p>	<p>Noted</p> <p>In addition to concern about air quality which may emanate from the Alcoa residue disposal area (RDA), the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, the need to ensure sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses. The LPP12 policy areas are based on pragmatic planning considerations of a combination of these factors.</p> <p>It should be noted that the WAPC has also stated its intent for industrial uses in the Improvement Scheme area. This is not inconsistent with the EPA Section16(e) advice to the Minister for Environment in respect to air quality and dust emissions.</p> <p>The rationale for industrial land at Mandogalup is detailed above.</p>	
	<p>During 2007 and 2008, Alcoa's consultants undertook dust monitoring for a dust study associated with the RDA. However it is understood that the methodology used in the modelling for the study wasn't properly defined and therefore a conservative approach was used in defining a buffer. In 2010 the</p>	<p>Noted. Please see the above comments.</p>	

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	<p>WAPC made a decision based on Alcoa's dust modelling study to create a 1.5km buffer to the east of the RDA. In October 2011, a WAPC letter to landowners' states that the buffer will be reviewed in five years' time to ensure that its extent and location reflects the current conditions in the area. This indicates that the buffer was intended to be temporary, particularly as Area F was intended to be closed. Significant flaws were also cast over the reliability of the methodology used to define the buffer. This was highlighted in the State Administrative Tribunal's (SAT) 2011 decision between the WAPC and Wattleup Road Development Company (WASAT 160), for a residential subdivision in the adjacent suburb of Hammond Park, where the tribunal found:</p> <p><i>No weight should be placed on the definition by the WAPC of an off-site buffer from the residue disposal area affecting the site, because of significant methodological concerns in relation to the scientific assessment utilised for the purpose of establishing the buffer....</i></p>	
	<p>The proposed LPP is based on a dust study that is known to have significant methodological concerns and intended to be temporary. The SAT has indicated that no weight should be placed on this buffer. In addition, the monitoring is over 10 years old and the proposed LPP and the council report on this matter does make any mention of the dust monitoring currently being undertaken by DWER.</p>	<p>These events and opinions have been superseded by the EPA advice and the WAPC decision to prepare an Improvement Scheme for the Mandogalup area.</p>
	<p>Importantly, it must be reminded that Alcoa operates under the Alumina Refinery Agreement Act which states that:</p> <p><i>....the Company will ensure that the residue discharge through the pipe or pipes containing the sands will not contain any material which may be or become or cause a nuisance or be or become dangerous or injurious to public health.</i></p> <p>There is significant concern that Alcoa may be contravening the Agreement if a buffer is proposed over Mandogalup and adversely affects residents.</p>	<p>No comment.</p> <p>These matters cannot be considered by a local planning policy.</p>
	<p>The EPA in August 2017 released a report on dust impacts in Mandogalup to assist in defining the extent of urban development and future land use options. To help clarify the dust impacts, particularly in the northern parts of Mandogalup, the Department of Water and Environmental Regulation (DWER) engaged consults to undertake extensive dust monitoring over the 2017 /18 summer period. It is extremely concerning that the Council report makes no mention of the monitoring currently being undertaken by DWER.</p> <p>It is understood that following the dust monitoring campaign, DWER will be producing a report on the results which will help inform the Government's position on whether a buffer is required, and if so its location and size. It is premature for Council to make a decision until the dust study is complete and guidance provided from DWER.</p> <p>The current State Government has made significant progress in trying to resolve the buffer issue in an accountable, transparent and scientifically defensible manner. This is extremely important as the uncertainty over the buffer issue and land use options has caused a significant amount of stress, uncertainty and financial hardship. The City should defer making a decision or recommendation until the dust study is complete and clear advice is provided by the State based on scientific evidence.</p> <p>An important aspect of the EPA advice is the closure of drying area F and what that means for areas B, and possibly area C of the EPA report. In relation to Area B, the report states that "the closure of drying bed F would reduce the likelihood of any amenity impacts from dust in this area". If a buffer is to be applied to Mandogalup, it should only be measured from the active area of drying Area H.</p>	<p>Noted. As, discussed, the LPP12 policy areas are based on pragmatic planning consideration of a combination of these factors.</p>
	<p>As stated in the EPA report it is unlikely that urban development in Mandogalup will constrain future development in the Kwinana Industrial Area. As stated by the EPA, it is expected that industry premises be designed and operated to avoid or minimise emissions, and ensure that unacceptable emissions do not occur beyond the boundary of the premises.</p>	<p>Noted. As, discussed, the draft LPP12 policy areas were based on pragmatic planning consideration of a combination of these factors.</p>

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		<p>It should also be reminded that the Fremantle-Rockingham Industrial Area Regional Strategy (2000) aims to resolve land use conflict within the existing Kwinana Industrial buffer (EPP buffer). The strategy and subsequent Hope Valley-Wattleup Master Plan transitions land use zones (and intended land uses) within the existing EPP buffer to ensure properties outside the EPP buffer (i.e. Mandogalup) are not impacted by industry. This provides for commercial type uses within the outer edges of the EPP buffer so there are no offsite impacts on the Mandogalup area.</p> <p>In relation to other possible amenity impacts (such as visual and noise), the RDA is surrounded by extensive bush forever areas to the east which minimises amenity impacts on Mandogalup. Alcoa has also comprehensively designed the RDA to reduce the visual amenity impacts and to ensure that it blends in with the natural environment as much as possible. Furthermore, as drying area F will be closed, there is not considered to be any adverse amenity impacts on Areas A and B and possibly C of the EPA report.</p> <p>It is understood that the Kwinana Industrial area is the biggest metropolitan industrial area in Australia and includes significant areas of land which have not been developed. Mandogalup is approximately 6km from the heavy industrial uses along the Kwinana industrial strip which is much further away from these heavy industrial uses than the Kwinana townsite, including the town centre. Recently work for the planning of the Kwinana outer harbour has commenced (known as Westport) and there is suggestion within the LPP that Mandogalup could accommodated future industry associated with the port. The work on Westport is in its infancy and it is too premature to make this assumption; the Westport taskforce will need to determine whether additional industrial land is required. In any event, there is significant land in Postans (approximately 300ha which is mostly State owned), which could be used for future industrial purposes if needed. The Postans area is located closer to the industrial area and likely port location and would not impact on private homes unlike Mandogalup. Our land is located over 6km from the possible port location. The southern section of Mandogalup where our mother's land is located is isolated from the industrial area given the location of bush forever along its western boundary and the location of the RDA.</p> <p>The importance of Mandogalup as a strategic location for residential development should not be underestimated, particularly in relation to the Government's MetroNet initiatives. Mandogalup is approximately 3km from the recently constructed \$125 million Aubin Grove Train Station, bus interchange and park and ride facility. Currently the 2000 bay park and ride facility is estimated to be approximately 85 per cent empty and with very limited undeveloped urban land remaining in the locality it is difficult to determine where the demand for this park and ride facility will be derived from. The development of Mandogalup for residential purposes will greatly improve the efficiency of this station and park and ride facility as well as improved feeder bus services to the station. This is consistent with the Government's MetroNet objectives to connect communities and increase public transport patronage.</p> <p>Limiting the amount of residential land within Mandogalup may have implications in achieving the intent and objectives of the Jandakot Structure Plan. This includes impact on planned schools, community facilities and the district shopping centre in Wandi.</p>	<p>Noted.</p> <p>The WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework. It considered both Mandogalup and the Postans Area.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is most important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones (RIZ). Projections indicate the total potential industrial land demand within the sub region to be 5,900ha at 2050.</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses. <p>Agreed in part.</p> <p>It is agreed that the Mandogalup area possesses advantages given its location along the Kwinana Freeway, the passenger rail line and its location along major arterial links (albeit that Anketell Road and future Rowley Road will be critical freight links). Further, that past sub-regional planning had identified and reserved land for a railway station in the south east corner of Mandogalup.</p> <p>Mandogalup is also situated close to the Kwinana Industrial Area and future Westport adding to its strategic value.</p> <p>These considerations mean that the locality has strategic value from both a residential as well as Light Industrial and Service Commercial purpose.</p>
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			City Officers are recommending LPP12 include the Residential Area and Transition Area across Area A.
		<p>The City should not proceed with the proposed LPP given the WAPC will be preparing an Improvement Scheme and Improvement Plan for Mandogalup. In addition it is premature for the City to make recommendations on land use matters for this area prior to the dust monitoring for Mandogalup being completed. The proposed LPP is also inconsistent with the recent advice of the EPA, inconsistent with the zoning of the land and is based on out-dated information.</p> <p>Kwinana Council defer all decisions in regard to the proposed Mandogalup local planning policy pending the outcome and consideration of the current and relevant state government's investigation, consideration and review of this area.</p>	<p>Noted/Not agreed.</p> <p>It is acknowledged that an Improvement Scheme and Improvement Plan will be prepared for parts of Mandogalup. An Improvement Scheme and associated plan will result in land use planning being controlled and regulated by the WAPC.</p> <p>This does not prevent the City from adopting a position and view in relation to land use in Mandogalup via a local planning policy.</p>
23.	Nancy Carbone Lot 665 (90) Mandogalup Road Mandogalup	I strongly oppose the proposal to make Mandogalup Industrial, based on no evidence of dust, and feel this would undermine the existing processes that the state government is currently undertaking to determine the appropriate uses of land in Mandogalup.	<p>In addition to concern about air quality which may emanate from the Alcoa residue disposal area (RDA), the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses. The draft LPP12 policy areas were based on pragmatic planning considerations of a combination of these factors.</p> <p>It should be noted that the WAPC has also stated its intent for industrial uses in the Improvement Scheme area. This is not inconsistent with the EPA Section16(e) advice to the Minister for Environment in respect to air quality and dust emissions.</p>
		I suggest the Kwinana council considers the needs of the Mandogalup residents (rate payers), who live there, and not purely base this decision on the needs of industry. Let's not ignore the findings of the EPA and include them in the proposal for land use in Mandogalup	Noted. See above.
		It seems reasonable to wait until the dust monitoring outcome in order to determine the appropriate uses of land in Mandogalup. It would be unfair to unnecessarily sterilize the land in Mandogalup by making it Industrial, if the dust monitoring results confirm that Mandogalup is free from dust impacts. Imposing industrial zoning, before these findings, would unnecessarily prevent the land owners from having the option of selling, subdividing or living in their properties when there is no proven risk of dust.	<p>Not Agreed.</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determinations for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
		I agree with the 2007 Jandakot Structure Plan vision to keep Mandogalup urban, given its locality and would respectfully suggest that the Kwinana Council waits for the dust monitoring outcome before making its recommendations about appropriate land use in Mandogalup.	<p>Noted.</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determinations for both the Improvement Scheme</p>

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		<p>The City of Kwinana proposal to make Mandogalup industrial does not fit with the long term planning that was intended for urban land use. In 2007 the Jandakot Structure Plan marked Mandogalup as deferred urban, until Alcoa raised the fear of a possible dust event, which has not occurred in the 40 years during the time Alcoa has been there.</p> <p>Alcoa could not confirm a dust issue in the air quality results over the decades. The buffer was unnecessarily extended over my family's land with no evidence of dust, which has prevented our family from being able to sell, subdivide and devalued the property by causing us financial hardship and stress for a decade.</p>	and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018.
		<p>The EPA states the closure of area F would reduce the likelihood of any amenity impacts from dust in Mandogalup. Alcoa's F Lake is one of the oldest of Alcoa's RDAs, nearing its full capacity of its operation with only 19% left in 2012, according to the LTRMS in 2011. According to the LTRMS in 2012 Alcoa was set to close F Lake to make way for urban development to accommodate the community needs and expectations, however, Alcoa has resisted its plans. If Alcoa's F lake is nearing the end of its life span and set to close in 2020, according to the F Lake Closure Statement, then is no potential risk for dust to prevent urban development from occurring. Therefore, why zone the land industrial when there is no dust risk to warrant a concern?</p> <p>If the Kwinana council is concerned about dust, why not wait until the dust monitoring findings in June 2018, rather than pre-maturely making a decision based on no evidence and further appropriating the land that does not belong to them. The land owners have had no choice on how to use their land, their rights have been taken away from them, with no reason for concern. How would you like it if this was your home, taken over and imposed by the agendas of others?</p>	In addition to concern about air quality which may emanate from the Alcoa residue disposal area (RDA), the proposal for Light Industry Area under LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses. The LPP12 policy areas are based on pragmatic planning consideration of a combination of these factors.
		<p>With the lack of affordable housing options for families, close to the CBD, it would seem a waste to sterilize the land in Mandogalup and prevent residential growth, in an area that was planned for urban development, near the freeway and new train station. Kwinana would not benefit from the increased revenue, infrastructure and amenity that urban development would provide.</p>	City Officers are recommending LPP12 include the Residential Area and Transition Area across Area A.
	Nancy Carbone (Addendum)	<p>Area B in Mandogalup has many longstanding residents, some who've lived there for decades, who would be adversely impacted by industrial zoning, since it would unnecessarily sterilize their land, limiting their options and devaluing their properties. No one wants Anketell road to be used for heavy trucks or freight, destroying the natural ambiance of the area.</p>	Noted
		<p>For over a decade, many residents have been unable to sell due to Alcoa lobbying WAPC with the 0.5km buffer extension, which lifted the deferred urban zoning from Mandogalup so it was taken out of the 2007 Jandakot structure plan. The WAPC based its decision with no proof of dust and no consultation with the Mandogalup residents. The WAPC decision has kept the Mandogalup residents land at hostage to the Alcoa imposed buffer that was based on a methodological flaw.</p>	Noted
		<p>The EPA showed that there was negligible risks of dust in Mandogalup (Area B) and requested further investigation, which the State Government is currently undertaking with dust monitoring to Area B in Mandogalup, in order to determine the appropriate use of land. The State Government is currently resolving this issue. Therefore, why is the City of Kwinana trying to override this investigatory process, set up by the State Government? Why is the City of Kwinana trying to impose the outcome for land use, without waiting for the dust monitoring results? It would seem unfair to the residents, who've waited a decade for a fair outcome. Why further put the lives of the residents at hostage and destroy how they live the remainder their lives? Some residents have lost lives, moved to nursing homes and lost their nest egg, waiting to sell. Isn't it time to consider the lives of the actual people who live in Mandogalup, rather than impose upon them, again and again. Our family has suffered financial hardship, without being able to sell the farm.</p>	The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State. This may not always align with the interests of the current landowners.

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		<p>Why would the City of Kwinana adversely impact the lives of the residents, when there is no reason to do so? If the City of Kwinana wants industrial land to support the Industrial Harbour, then why doesn't the City of Kwinana consider looking at other land alternatives that do not have residents? Unlike Area B in Mandogalup, the Postans area is rural land, with no residents that would be affected by a change to Industrial zoning. Wouldn't it be a more suitable option to consider Postans as an industrial area or use the existing industrial land in the area, instead of taking over the land of the residents. Wouldn't it be more suitable to make the areas industrial that do not affect the lives of the existing Mandogalup residents.</p> <p>The Postans area is closer to the new harbour, Naval Base and Hope Valley, the industrial area. Whereas Mandogalup (Area B) is near the freeway, Aubin Grove train station and residential areas. If the dust studies prove there is no dust impact, then it is respectfully suggested that the City of Kwinana looks at alternative land options, other than Mandogalup (Area B).</p> <p>There is a lack of affordable housing options for families close to the freeway and CBD, without driving further South. Why destroy the future residential growth in the area, when there can be other avenues to create industrial land options in Kwinana, or utilize the extensive industrial land that has been wasted in Hope Valley. Kwinana will miss out on the infrastructure, amenity and revenue that residential growth would offer.</p> <p>I would recommend that the City of Kwinana explores alternative land options that would not encroach on the lives of the Mandogalup residents and wait until the outcome of the dust monitoring in order to determine the appropriate land use options. It would not be fair to sterilize land that has no dust impact. Therefore, I propose that the City of Kwinana waits for the outcome of the dust monitoring and explores alternative land options which do not impact the lives of the Mandogalup residents. I oppose Industrial zoning in Mandogalup and support Mandogalup being deferred urban as stated in the Jandakot structure plan in 2007.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
24.	Rodney and Carmel Gaskin Lot 71 (39) Mandogalup Road Mandogalup	<p>We wish to formally ask KCC and all individual councillors the following questions which we hope will stimulate some informed debate.</p> <ol style="list-style-type: none"> How much industrial land is available in a) Kwinana; b) Cockburn; c) Rockingham? How much industrial land is required for West Port and Western Trade Coast? What is the life and long-term plan for the Kwinana rubbish tip/dump site on corner of Thomas Rd and Rockingham Rd? What is the long- term plan for Alcoa residue sites A; B; C including the Perth Motorplex site? What is the life expectancy of Alcoa Kwinana Refinery as a Smelting Grade Alumina bulk producer? What is the life expectancy of Alcoa residue areas in both current use and planned future use including west of Postans Rd? What information has KIC provided to KCC councillors and KCC planning department regarding Mandogalup? What information has been given to KIC by KCC including conflict of interest plans and discussions? What consideration has been given to preservation of The Spectacles wetland area and catchment which includes a significant part of Mandogalup? What is the current position/extent of pollution regarding Alcoa Kwinana's emissions to ground water from refining and residue storage? <p>These questions should be easily answered if thorough investigations have already been under-taken and the information provided to Councillors.</p>	<p>Further planning investigation is required in order to determine the nature of industrial use whether specific constraints. This might include existing mining operations and finished ground levels, groundwater levels, contamination, transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the WAPC is to pursue investigation for industrial uses within the Improvement Scheme area as per the Sub-regional Planning Framework.</p> <p>In this respect, it is appropriate for the City to adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p>
		Our submission is that the existing land use should remain rural in Area B and Central Area A as described in "Proposed Improvement Plan" - "Area to be considered WAPC".	Not supported

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		Alcoa Area F should be rehabilitated as Public Open Space/Buffer. Alcoa, by their own admission, is not prepared to voluntarily commit to dust control measures that would contain pollution within their current boundaries or comply with their own long-term planning. We believe it is not unreasonable to expect Alcoa to confine its operations within its existing boundaries. The cost of containment should fall to Alcoa, not the residents of Mandogalup.	It should be noted that the proposal to introduce land uses other than existing Rural uses in Mandogalup has already been determined as part of past subregional planning by the WAPC. This includes the Jandakot Structure Plan (2007) which showed much of the Mandogalup area as future urban and Perth and Peel Subregional Structure Planning which considered Industrial Investigation. There is also the recent decisions of the WAPC to introduce an Improvement Scheme.
25.	Janet Carr Lot 126 (2) Lill Place Anketell	As there is so little land in Hope Valley/Wattleup that has been developed in the last ten years, why rush to have more industrial land further east in Mandogalup.	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
		Many of the land owners in Mandogalup were there well before Alcoa. In fact several large blocks have been in the same families for 70 or more years. So why should a multi-national push the little people out. Perhaps it's time Councillors and Council staff read the book <i>Kwinana — Third Time Lucky</i> which details the privations of those early settlers in Mandogalup and other areas.	Noted
		The reference to "noise or light which could impact amenity and result in complaints" seems to ignore the fact that there is much more noise and light from the Kwinana freeway and train line than Alcoa. Not to mention Kwinana Motorplex.	The potential impacts of noise and light emissions from the Kwinana Freeway on sensitive land uses will be considered during the assessment of future structure plans.
		What are the total amount of rates paid to City of Kwinana by Mandogalup residents compared to payments made to City of Kwinana by Alcoa?	This has not been a relevant consideration in the preparation of LPP12.
		We don't need big stores like Bunnings etc and small factory units — probably similar to Cockburn South Central — in fact, do we really need so many concrete structures when we can all benefit from the trees and greenery currently in the area — something City of Kwinana is usually proud to promote.	Noted
		I support the push for the new port development in Kwinana, provided 80% of the goods in/out are moved by train thus reducing the numbers of heavy vehicles on the Freeway and Rowley, Anketell and Thomas Roads.	Noted
		With all the new dwellings in Honeywood and the new estate being developed on the south side of Anketell Road, the proposed railway station is a good idea.	Noted
26.	Hubert de Haer 3 Norkett Road	I strongly oppose the future zoning of Mandogalup to Industrial.	Noted

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	Mandogalup	<p>I came to Mandogalup in 1954 as a child with my parents. My father built a home in Clementi Road which still stands today. I left the area for a while and returned in 1999 when I built a home next to my in-laws. My wife and I brought our four children to Mandogalup and they loved living here. None of us have ever had any health issues. We have always relied on rainwater and swam in our swimming pool.</p> <p>I have put a lot of capital and hard work into getting our home and surrounds like it is today. I also renovated my in-laws home which was originally built in 1953.</p> <p>This year I will be turning 70 years old and if in the coming years I am unable to maintain my property or need to go into care, it may become necessary for me to sell my home and property.</p> <p>I want some certainty over the district of Mandogalup so that I will be able to find a suitable purchaser for our property. I believe if Mandogalup becomes zoned industrial we will have no buyers for our land for many, many years as 62% of the land in Latitude 32 is still undeveloped.</p> <p>I do not want to give my land and home away, I wish to sell at market price. In my opinion it would be better to remain zoned rural and if zoning occurs change to urban deferred. We need to await the results of the dust monitoring currently in progress in Mandogalup being done in Area C where I reside and also Areas B and D.</p>	
		If there is a definite risk to health and amenity which is scientifically identified and Mandogalup is definitely not suitable for residential development, then it is not suitable for the current residents and compensation should be made to the landowners to relocate to safer areas. Compensation should be made before rezoning devalues the land. Industrial land is not more valuable as there is no demand at present for industrial land in the Kwinana area.	This is not a matter on which the City can comment. The State Government and WAPC announced its intent to undertake an Improvement Plan and Improvement Scheme in February 2018.
		I attended Alcoa community meetings and was in attendance at the SRG meeting in 2004 when we were informed that Alcoa would close F Residue Lake by 2010 and rehabilitate it by 2015. Alcoa should be made to honour their commitment.	Noted
		<p>The Planning Department needs to do economic studies to determine what kinds of industrial/ light industrial/ retail/ tech park lands the market will demand in the future. The 62% of industrial land still in the area which is undeveloped needs to be used first. Not the idiocracy 'build it and they will come'.</p> <p>I no longer wish to have my land rights held hostage by all parties concerned.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
27.	Katie de Haer Former resident	As a former Mandogalup resident, I strongly object to an Amendment of the Local Planning Policy for Mandogalup.	Noted

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		<p>I lived in Mandogalup for close to 20 years. My family's home is located in the area that the City of Kwinana intends to zone light industrial. It is currently zoned rural, and families like my own have lived in the suburb for generations.</p> <p>If this goes ahead and the Kwinana Council gets their way, my family (including my parents who are in their late 60s and my Great Aunt who is in her late 80s) and the whole Mandogalup community (with a median age of 59) will be left trapped and unable to sell their homes for at least the next 30 years.</p>	
		<p>It would be prudent for the City of Kwinana to withhold making local planning policy amendments until the EPA have finalised dust monitoring in the area. Further to this, if the City of Kwinana has a genuine concern about the potential hazards associated with the Alcoa tailing ponds, then it should be proactive in ensuring that Alcoa confines its operations to within its current land entitlements.</p>	<p>The intent of LPP12 is to provide guidance for decision making authorities as to Council's preferred land uses for future rezoning of the Mandogalup locality. Reservation for a railway station has already occurred under the MRS following previous station and freeway / interchange design for a station in this location. It is considered that a station would provide a valuable public transport interchange role in the longer term for the workforce within the Kwinana Industrial Area and Westport.</p>
28.	<p>Margaret and Hubert de Haer</p> <p>33B Norkett Road Mandogalup</p>	<p>We wish to make comment on proposed changes to <i>State Planning Policy 4.1: State Industrial Buffer</i> (SPP4.1), which has been renamed SPP4.1: Industrial Interface.</p> <ul style="list-style-type: none"> a) The current State Government did not endorse the West Trade Coast Protection Area Legislation when they were elected. b) Why can't the decision of making an Industrial Interface (buffer) be left till after the results of the current EPA monitoring are completed? c) Only 1 member from Kwinana Council and 1 person from WAPC have bothered to come to Mandogalup to talk to the residents and see for themselves we do not have any dust, noise, odour or light issues from our only industry Alcoa Residue Disposal Areas. Our family has been in the area since 1931 and 1954 several generations have lived in Mandogalup and are all healthy. d) Why can't Alcoa be made responsible to honour its commitment made in 2004 to close Residue Area F by 2010 and rehabilitate by 2015? e) As residents we can't understand why more industrial land is required when 62% of the current industrial land is undeveloped. 	<p>Noted</p> <p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State. This may not always align with the interests of the current landowners.</p> <p>Noted</p> <p>This matter is outside of the City of Kwinana's control and cannot be enforced by the City.</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>

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		<p>f) All we want is our property rights like every other Australian and not have unelected others requisition our land.</p> <p>g) This Industrial Interface (buffer) does not appear to be based on any scientific fact and appears to have a hidden agenda.</p>	<p>Local planning policies such as LPP12 are adopted by Elected Members of Council.</p> <p>Noted</p>
29.	<p>Margaret de Haer</p> <p>Lot 22 (33) Norkett Road Mandogalup</p>	<p>My family has a long-standing connection to Mandogalup and its surrounds. My grandparents arrived in 1931 with their three sons; my father was one year old. The family established a market garden and dairy farm which they expanded over a period of seven decades. The family farm became AJ White & Sons, growing produce for the local market and export. Alcoa Residue F Lake was constructed in the late 1960's while I was still at school. My father and uncles were told the residue lake would be there for 20 years.</p> <p>Produce was grown along Mandogalup Road across from Residue Lake F. Cows were milked just down Norkett Road, milk being tested regularly.</p> <p>We do not have scheme water in Mandogalup so we rely on rainwater for drinking, cooking, washing and swimming. Alcoa tested our rainwater and bore water annually initially, and now an independent contractor does testing every two years. The results have always been within acceptable limits.</p>	Noted
		<p>I am opposed to the proposed local planning policy and the intention to zone my home industrial. I view this simply as another attempt (pushed by the Kwinana Industries Council and Alcoa) to introduce an unnecessary 1.5km buffer over much of my suburb.</p>	Noted
		<p>Dust monitoring is currently being carried out by the EPA. I currently live on the edge of Area C, within 50 metres of the delineation from Area B according to the EPA map. The City of Kwinana should wait for the outcome of the testing before making any decisions on the zoning of my land.</p>	<p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State. This may not always align with the interests of the current landowners.</p>
		<p>Mandogalup is situated in an ideal location, close to the Kwinana Freeway and the Mandurah to Butler rail line. It is senseless to promote further urban sprawl (to the poorly serviced Baldivis, for example) when Mandogalup is 34kms from Perth and has been identified for future urban development in state and planning documents since the 1980s. The Alcoa RDA can be used as a delineation between rural/residential land and industrial land.</p>	<p>City Officers are recommending LPP12 include the Residential Area and Transition Area across Area A.</p>
		<p>The 62% of undeveloped industrial land in the Kwinana and Rockingham area needs to be developed first before land in Mandogalup is required for industry. Melbourne, Sydney and Auckland do not have such a large requirement of land for their ports.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established</p>

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			industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.
		<p>Most of the families in Mandogalup are nearing retirement age or older. The 2016 Census showed the average age was 59 years. I have two aunties who have lived in Mandogalup Road since the early 1950s; both will be turning 90 this year.</p> <p>As residents get older and can no longer manage their properties, they will need to sell their homes to be able to fund their retirement and/or care needs. It is practically impossible to sell land and homes in Mandogalup and has always been that way because of the restrictions that the Alcoa buffer has placed on property owners. If Mandogalup is to become zoned industrial for the new Outer Harbour, when will we find a buyer? In 20 to 50 years time?</p> <p>Families face great uncertainty and financial insecurity and there is no end in sight. This is causing stress for those who are unable to sell their own homes, and the homes of their parents.</p>	Noted
		I do not support the zoning of Mandogalup to industrial. It should remain zoned rural, and if rezoning is to occur, the land should become urban deferred. At least then we will have a chance to sell our property when the time comes. Zoning to industrial will devalue our land as there is no demand for industrial land at present in the area and may not be for 20 to 50 years.	Noted
		Alcoa should be made to honour their commitment made in 2004 to close Residue F Lake by 2010 and rehabilitate it by 2015.	This matter is outside of the City of Kwinana's control and cannot be enforced by the City.
		Alcoa should be expected to confine its operations within its existing boundaries. If it is proved that it is not safe to live in Mandogalup, then Alcoa has a duty of care to compensate us.	Noted
30.	Steven de Haer Former resident	<p>I have lived in Mandogalup for close to 20 years. My family's home is located in the area that the City of Kwinana intends to zone light industrial. It is currently zoned rural, and families like my own have lived in the suburb for generations.</p> <p>The addition of hundreds of hectares of industrial land (as this draft policy proposes) would contribute to what is an existing glut of industrial zoned land in the immediate vicinity (approximately 60% of such land in Rockingham and Kwinana is currently vacant). Given the nature of supply and demand, it is highly unlikely that landowners (who will have had this zoning change forced upon them) will be able to sell their properties in the very immediate future in order to fund retirement or settle estates.</p> <p>While this draft policy proposal may provide certainty to industry, it does not provide certainty to residents. In the meantime, and for the immediate future, land in Mandogalup should remain zoned rural.</p>	<p>Noted</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State. This may not always align with the interests of the current landowners.</p>

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		<p>It would be prudent for the City of Kwinana to withhold making local planning policy amendments until the EPA have finalised dust monitoring in the area. Further to this, if the City of Kwinana has a genuine concern about the potential hazards associated with the Alcoa tailing ponds, then it should be proactive in ensuring that Alcoa confines its operations to within its current land entitlements.</p> <p>It has become evident over a period of years that the City of Kwinana acts only in the interests of the Kwinana Industries Council. This is unacceptable and represents an abrogation of its duties to represent its ratepayers, whose concerns have been dismissed at every stage.</p>	
31.	William de Haer Former resident	<p>a) The proposal does not reflect the “highest and best use of land in the context of the region”. A person with just an elementary understanding of property economics would know this is patently wrong. Has the City consulted with property economists about what reflects the highest and best use in this area? Taking into account the full context (and not just those industrial activities occurring to the west), i.e. proximity to the CBD, proximity to other residential areas, proximity to transport infrastructure. Such expert advice should be sought and should be published by the City.</p> <p>b) Related to point 1, the proposal for a ‘station precinct’ near the junction of the Kwinana Fwy and Anketell Road is not reflected in state policy, furthermore the development of a station (as seems to be proposed by this policy) would be an uneconomical use of taxpayer money. There is no density (indeed no residential development permitted at all at the western boundary) to support such an investment. This is simply poor planning. Presumably if the City was serious about avoiding conflicting land uses it would seek to avoid such an infrastructure in this location, as its underutilisation would inevitably result in calls for more dense development in the future.</p> <p>c) The City has not consulted about what uses are supported by its community. The City is elected to reflect the interests of all constituents fairly and the policy proposal completely ignored feedback provided by the Mandogalup community to the City of Kwinana about their opposition to further industrial development.</p> <p>d) The proposal has been prepared hastily and without full consideration of the environmental studies currently underway by the Environmental Protection Agency (EPA). It reflects arbitrary “buffer zones” which were designed by the very business interests which support this policy and seek to subvert the interests of affected local constituents. The proposal should not progress any further without the full release of studies being undertaken by the EPA.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority’s (EPA’s) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth’s need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City’s specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup’s comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>Past sub-regional planning identified and reserved land for a railway station in the south east corner of Mandogalup.</p> <p>Mandogalup is situated close to the Kwinana Industrial Area and future Westport adding to its strategic value.</p> <p>These considerations mean that the locality has strategic value from both a residential as well as Light Industrial and Service Commercial purpose.</p> <p>Local residents have been consulted in accordance with the Planning and Development Regulations during preparation of LPP12 and this schedule of submissions outlines the comments received by the City in relation the proposed LPP12.</p> <p>It is acknowledged that further planning investigation is required in order to fully determine the nature of industrial use and whether specific constraints exist. This might include existing mining operations and finished ground levels, groundwater levels, contamination, transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Scheme and Sub-regional Planning Framework.</p> <p>In this respect, it is appropriate that the City adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p>

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32.	Louise de Haer 33 Manchester Street Victoria Park	<p>As a former Mandogalup resident of 17 years I strongly object to an Amendment of the Local Planning Policy for Mandogalup.</p> <p>here is already an overwhelming surplus of Industrial Land in the surrounding suburbs of Hope Valley and Wattleup, with over 60% of the land still sitting vacant more than 15 years after the residents were booted from their homes.</p> <p>This purple shaded area instead represents a prime residential location sitting alongside the Kwinana Freeway and Perth to Mandurah Railway Line.</p> <p>If this goes ahead and the Kwinana Council gets their way, my parents and the whole Mandogalup Community (with a median age of 59) will be left trapped and completely unable to sell their homes for the next 30 plus years. They will have no hope of funding their retirement, let alone enjoying it. Due to the overwhelming surplus of vacant industrial land in the area. Not to mention the considerable drop in their property values due to an industrial zoning.</p> <p>I can attest from living in Area C on the EPA Map (Norkett Road) that there is no health or amenity risk and there never has been. If the purple shaded section was to become residential I would have absolutely no hesitation moving back into the area and living there with a future family. Mandogalup is an area of history and immense potential and doesn't deserve to be destroyed by an idiocracy system.</p>	<p>City Officers are recommending LPP12 to include the Residential Area and Transition Area across Area A</p>
33.	Greg and Mary Devlin 72 Collis Road Wattleup	<p>We do not agree with making Mandogalup an industrial area.</p> <p>To do so we believe, is environmentally and financially unsound for the state generally and emotionally unsound for the current residents and ratepayers there.</p> <p><u>Outer Harbour</u> It appears that authorities have dived in and jumped the gun in relation to proposing Mandogalup as an industrial area. We don't know yet, for sure whether the outer harbour will even be built. Let's see if the Outer harbour is in fact Viable, sustainable and of benefit to all for "the greater good". Then, if so, look to the land requirements. Given the amount of land already gazetted as industrial in Kwinana and Latitude 32, it beggars belief that Mandogalup land would be needed, too. It is too far away from the coast anyway, plus it is isolated from the coast by the Alcoa rubbish ponds, Which are growing by the day. There is data to suggest that the land required for such a proposal is nowhere near the amount of under-utilised land already available in mainly the Lat 32 area, eg Eastern states harbours with way larger volumes work well with much less land. We have the land without having to steal Mandogalup land as well.</p> <p>It also should be remembered that not all WA industry needs to be in the West Coast area. Some decentralisation should occur in the Perth metro and indeed, and essentially in many country areas. The harbour is to benefit all of the State, not just the West Coast.</p> <p><u>Environment</u> At present, Whilst Mandogalup is rural, there exists a green belt stretching from the North of the Metro area right through to the far South. City of Cockburn (COC) has done an excellent job in having Thomsons' Lake, the Harry Waring marsupial Park and the East side of Wattleup as natural and rural land. CoC has recently moved through the rural part of Wattleup and organised landowners to keep the rural amenity continuing. Where truck yards etc had formed, these were moved on or were made to fit in with the rural amenity. If Mandogalup became industrial, this great greenbelt would be forever broken. Thus, the wildlife corridor also, would be forever broken. There has been much recent discussion regarding the need for "green" corridors for Wildlife use in all developments.</p>	<p>Noted</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>Noted</p> <p>These matters can be considered during more detailed structure planning within the Mandogalup area.</p>

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	<p>With such a great base in place, why would anyone want to destroy that? Since European settlers have come to WA, our record for environmental care has been abysmal. Wetlands, (some 80%) have been filled and built on. Others were turned into rubbish tips, which will pollute forever. (Lake Monger, Swan River at Burswood, Hertha Rd Swamp to name a few). A book titled “Recollections of the Beeliar Wetlands” by Cathy Drake and Shona Kennealy shows just how much has been destroyed.</p> <p>We have thousands of hectares of buildings and housing, so dense that one can hardly even fit a pot plant on the lot. Meanwhile, all the concrete and tar radiate heat to such an extent that air conditioners are a “must have” to keep. No natural cooling is left available.</p> <p>It should be noted that “The Spectacles” was the first choice for the Alcoa rubbish ponds, but the area was deemed unsuitable. Had that come to pass, “The Spectacles” would have been gone forever. However, we still managed to destroy some great bushland instead. Most recently we managed to destroy Postans Rd, which has created traffic bottlenecks elsewhere.</p> <p>In summary, this outer harbour proposal is just that—a proposal. (like several others before it). Therefore, it has not been decided and as part of the decision making process, other options need to be canvassed. It will take several years (if we are lucky) to formulate and examine all proposals. We therefore believe: that Mandogalup residents should have security of present tenure for at least the next 75 years. The urban deferred section should go ahead. The lack of allowed action here is also depriving CoK and most importantly all COK residents of Vital rate income for future amenities.</p>	
	<p><u>Latitude 32</u> Whilst not part of Mandogalup, Lat 32 is very much involved, here. This development has been going for some 20 years, now. Most of it is an eye sore. Apart from truck parking, container storage and verge rubbish dumping, not much has happened there. We have sensed that lat 32 is in the “too hard” basket due to lack of funds and high development costs due to having to flatten limestone hills etc. Too late now. It has to be made to work. Only about a third of available land is in use. This fact has already been stated by the Mayor of the City of Kwinana.(COK) It is probably questionable as to Whether all of Lat 32 will ever be needed. Due to this difficulty, Mandogalup is considered an easier place to develop. Maybe so, but, what about Lat 32? It cannot be left in the “basket” for ever.</p> <p>“The bed” has been made, develop it. We can’t keep annexing land everywhere, just because another chosen area is too hard. We know of several businesses that have tried to set up in Lat 32, but have walked away (make that ran away) due to there being no coherent plan or policy to which they can plan or conform. Advice from authorities was useless. So, we need to get Lat 32 up and running, because, at the moment it is just a stranded asset. Once that is done, we believe it will be blatantly obvious that there is more than enough industrial land already available.</p>	<p>The WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework.</p> <p>Further, high level industrial analysis undertaken by Site points out that the Mandogalup area is important to Perth’s additional industrial land supply as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones (RIZ). The Framework identifies Areas B, C, D as industrial investigation. Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup’s comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses.
	<p><u>Infrastructure and current industry at Mandogalup</u> Mandogalup has no scheme water, gas or sewerage. Apparently the NBN won’t be put there either, because NBNco does not know what is happening there. After 20 years, Lat 32 is still without most of these things in large areas of it. So, if Lat 32 couldn’t get them in 20 yrs, how is Mandogalup, further away going to get them in less than 100 years?</p>	<p>These matters will be considered as part of more detailed structure planning and development stages of the planning process.</p>

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		<p>A further irony to this is that the Dampier—Bunbury gas line and the pipeline from the water desalination plant run through Wattleup. Were there any pipes put in to service the local district? N02 is the answer.</p> <p>There is no rail infrastructure at Mandogalup, either, but, there is at Lat 32. However, despite this lack of facilities, there is already a thriving industry there in the form of market gardens (as there were in Wattleup). These enterprises produce food for export. Many other countries have lost the ability to produce enough and indeed high quality food for themselves.</p> <p>Australia still can, so let us use it. Why destroy that? Leave the gardens where the good soil is and put industry in the useless soil. The gardens are of course feeding us and bringing income into the state.</p>	
		<p><u>Disruption to Mandogalup Residents.</u> These residents have already had several years of being held illegally in a spurious “buffer zone” which was said to be needed to protect people from Alcoa dust. Although no scientific investigation was done at that stage, subsequent testing has proven that no such dust problem exists in Mandogalup. Alcoa still seems to think it does exist.</p> <p>So, if it does why would you convert the area to industrial where a lot more people would be working up to 12 hours per day breathing in this allegedly toxic dust?</p> <p>These days, no industry should be polluting anyway, but if an area is to be polluted, then that industry should also own the land needed as a buffer. Private residents should not have to cover that. So, the solution here is for Alcoa to move their operation to a county area where N0 residents are affected by dust or anything else. Such action will benefit the whole West Coast area and solve many problems. It should also be noted that the recent EPA report stated that having such a facility Within 50kms of a major city is very unusual. In any event we cannot see why a council and/or government would allow any entity to be allowed to create dust to the detriment of other landowners, whether they be rural, suburban or industrial. We are in 2018, not 1818. When a business was creating bulk dust from the lat 32 area some 10 years ago, CoC were right on to it and made the firm comply with dust reducing rules. Any council should do the same if it has any consideration for its ratepayers and the environment now and into the future.</p> <p>Some current Mandogalup residents have moved from the desecration of Wattleup back to their ancestral homes at Mandogalup, only to be confronted again with a whole lot of red tape, spurious buffer zones and threats of industrialization. It should also be noted that many of the current residents have had the family home there since around 1919, way, way before any industry was even thought of. It is high time that the residents were left alone, away from any threats to their properties. Enough lives and properties have already been destroyed and desecrated in the Mandogalup, Wattleup and Hope Valley areas, generally.</p>	<p>The City anticipates that the release of the Land Use Planning Response by the WAPC earlier this year and the decision to introduce an Improvement Scheme will provide greater clarity for residents within this area and across Mandogalup.</p> <p>Large parts of Mandogalup will now be part of the Improvement Scheme (Areas B, C and D) which will take effect upon the Scheme gazettal. This is likely to occur in two to three years. This process will include consultation with the City of Kwinana and local residents and may result in land being rezoned from Rural to Industrial land uses.</p> <p>In respect to the retention of Mandogalup for rural uses, given Mandogalup’s strategic location adjacent to transport and industry, the WAPC has, since the release of the draft JSP in the early 2000’s, identified the area for more intensive land uses than the existing rural zoning. The strategic importance of Mandogalup means that its highest and best use is not rural.</p>
		<p>After considering all the points outlined, we implore you to leave Mandogalup rural. Through our research and lived experience in Wattleup, any Change in Mandogalup from its current status is way premature. It will negatively impact the environment and at the same time ignores areas already set aside for industrial use and undervalues land that for many years has been listed as urban deferred. The outer harbour undertaking requires a huge investigation using a top down approach. Just homing in on one small area is a bottom-up approach and is fraught with danger. Latitude 32 is an example of what can happen when direction is every unclear.</p>	Noted
34.	Reid Donald Lot 73 (31) Mandogalup Road, Mandogalup	<p>We have lived in Mandogalup for well over 30yrs in which time we have raised 2 children who are now raising their own children.</p>	<p>Areas B, C and D will now be part of the Improvement Scheme which will take effect upon the Scheme gazettal. It is likely that the Improvement Scheme will address non-conforming use rights and residents should liaise with DPLH in this regard.</p>

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		<p>We don't want industry whether it is light or otherwise, this is causing us great stress which is affecting our health. I am 71yrs old a cancer sufferer for 13 yrs. My wife will be 70 in May and suffers from Macular Degeneration.</p> <p>The main worry in all of this is the answers to 2 questions put to your Planning Department.</p> <p>(1) We can't rebuild if our house burns down or is badly damaged.</p> <p>This is a terrible situation to be in when you are over 70 and not in the best of health.</p> <p>(2) We can't live in our house if we vacate for 6mths or longer.</p> <p>Why the hell can't we live in our own house?</p> <p>What if we were hospitalised for 6mths or more?</p>	<p>Within Area A, Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Part V of LPS2 provides Non-Conforming Use Rights that allow pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>As noted previously, it is not the intent of the City to prevent existing uses to operate in Area A. Rather, a change in land use in response to rezoning is likely to take place over a number of years depending on the demand for the ultimate use.</p>
35.	<p>Mark and Catherina Garbutt</p> <p>Lot 500 (325) Mandogalup Road, Hope Valley</p>	<p>The development the Kwinana Council is proposing is unacceptable given that the WAPC already has plans to industrialize all the land from behind our residence of 25 years on Mandogalup Rd. If this proposal goes ahead my property along with my 6 neighbours will be an island surrounded by industry.</p> <p>There is already a surplus amount of vacant industrial land, over 60% unused in this and neighbouring councils. The residents of Wattleup were removed with their homes demolished over 15 years ago with no development taking place.</p> <p>Mandogalup Road has become a cut through area with vehicles avoiding the freeway congestion. It is impossible to turn right into Wattleup Rd or Anketell Rd during peak times.</p> <p>We constantly have our sleep interrupted because of the noise generated by vehicle movements. Further development will only compound the current noise issue.</p> <p>There have never been footpaths or cycle ways as we are in a "rural area" Walking or riding on the road verge as we previous did is no longer safe due to the amount and speed of traffic along Mandogalup Rd.</p> <p>The ANZ bank which was our mortgage provider has stated they will not support any further loans or improvements due to the area in its current state. Documentation can be provided if required.</p>	<p>City Officers recommend that the City should give further consideration and undertake further consultation with those landowners and residents located in the Hope Valley area (Lots 6, 7, 501, 502, 503 and 504 Mandogalup Road and Lot 379 Sayer Road, Hope Valley) which are located 'in between' the LPP12 locality, the Improvement Scheme area, and the area of the <i>Hope Valley Wattleup Redevelopment Act 2000</i> as to the optimum future land use for these lots.</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>Noted</p>

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		<p>The Wetlands on Mandogalup Rd need to be taken into account. This is a significant breeding area for Wildlife, with more study and consultation required.</p> <p>Our investment in our home and property has been significantly diminished over the years due to the uncertainty in the area as has our rural lifestyle.</p> <p>If this proposal goes ahead we will be stuck in an industrial waste land with no compensation or the ability to recoup our investment financially or relocate to a similar home & block size.</p> <p>Our lifestyle continues to be eroded for the benefit of Industry and a Town Council which appears to support the Kwinana Industry Association to our detriment.</p> <p>We are all ratepayers and as such should be supported by our council and notified of impending changes that affect our area in the form of official council documentation. A street sign which is subject to vandalism is not adequate.</p>	
36.	Rodney and Carmel Gaskin Lot 71 (39) Mandogalup Road, Mandogalup	a) How much industrial land is available in <ul style="list-style-type: none"> • Kwinana; • Cockburn; and • Rockingham b) How much industrial land is required for West Port and Western Trade Coast? c) What is the life and long-term plan for the Kwinana rubbish tip/dump site on corner of Thomas Rd and Rockingham Rd? d) What is the long- term plan for Alcoa residue sites A; B; C including the Perth MotorPlex site? e) What is the life expectancy of Alcoa Kwinana Refinery as a Smelting Grade Alumina bulk producer? f) What is the life expectancy of Alcoa residue areas in both current use and planned future use including west of Postans Rd? g) What information has KIC provided to KCC councillors and KCC planning department regarding Mandogalup? h) What information has been given to KIC by KCC including conflict of interest plans and discussions? i) What consideration has been given to preservation of The Spectacles wetland area and catchment which includes a significant part of Mandogalup? j) What is the current position/extent of pollution regarding Alcoa Kwinana's emissions to ground water from refining and residue storage?	<p>The City acknowledges that further planning investigation is required in order to fully determine the nature of industrial use and whether specific constraints exist. This might include existing mining operations and finished ground levels, groundwater levels, contamination of transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Scheme Area as per the Sub-regional Planning Framework.</p> <p>In this respect, it is appropriate that the City adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p>
		Our submission is that the existing land use should remain rural in Area B and Central Area A as described in "Proposed Improvement Plan" - "Area to be considered WAPC".	Given Mandogalup's strategic location adjacent to transport and industry, the WAPC has, since the release of the draft JSP in the early 2000's, identified the area for more intensive land uses than the existing rural zoning. The strategic importance of Mandogalup means that its highest and best use is not rural.
		Alcoa Area F should be rehabilitated as Public Open Space/Buffer. Alcoa, by their own admission, is not prepared to voluntarily commit to dust control measures that would contain pollution within their current boundaries or comply with their own long-term planning. We believe it is not unreasonable to expect Alcoa to confine its operations within its existing boundaries. The cost of containment should fall to Alcoa, not the residents of Mandogalup.	Noted
37.	Julia Geaney Lot 62 (38) Clementi Road, Mandogalup	My interests are affected as an owner, occupier. If the zoning changed to industrial how would that affect the amount payable to Council for rates.	The City will rate properties in accordance with standard practice with rates based on two factors: - the valuation of each property as assessed by the Valuer General (a division of Landgate), and the rate in the dollar set by Council each year at budget time. Rates are based on valuation and an Annual Rate Notice is generated and issued.

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		I am opposed to a zoning change because I have been informed that if the house burnt down I would not be able to replace it.	<p>Non-conforming use Areas B, C and D will now be part of the Improvement Scheme which will take effect upon the Scheme's gazettal. It is likely that the Improvement Scheme will address non-conforming use rights and residents should liaise with DPLH in this regard.</p> <p>Within Area A, Council will still have planning responsibility under its LPS2 and <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Part V of LPS2 provides Non-Conforming Use Rights that allow pre-existing approved uses to continue to operate within a newly imposed zone. It effectively protects the existing uses but details certain provisions which may affect its continuation. Council has discretion in this regard.</p> <p>As noted previously, it is not the intent of the City to prevent existing uses to operate in Area A. Rather, a change in land use in response to rezoning is likely to take place over a number of years depending on the demand for the ultimate use.</p>
38.	Katie Gear Lot 111 Young Road, Baldivis	<p>I grew up in Mandogalup. My kids go to visit their grandparents there. I can't believe that the Kwinana Council, WAPC and KIC want to make the area light industrial and put peoples livelihoods at stake - the residents are and will be in limbo for years waiting for these decisions. Look what happened to Wattleup it's a ghost town have the land is vacant.</p> <p>Area B was deemed by the EPA to unlikely have any health impacts and now you want to make it light industrial.</p> <p>This is affecting my elderly parents state of mind they are retirees they should be enjoying their retirement instead of every time I talk to them they are out defending their right to a rural life that they worked very hard for. Who wants to be surrounded by light industry they just want a peaceful rural life that their grandkids can enjoy. I'm sure the Council will still take their rates.</p>	<p>Noted</p> <p>The City will rate properties in accordance with standard practice with rates based on two factors - the valuation of each property as assessed by the Valuer General (a division of Landgate) and the rate in the dollar set by Council each year at budget time. Based on valuation, rates are calculated and an Annual Rate Notice is generated and issued.</p>
39.	Rhonda Hall Lot 70 (45) Mandogalup Road, Mandogalup	<p>We are not in Lat 32 and not in the Hope Valley area (look how empty that is). There is plenty of industry area there and closer to the big industries maybe 3-4 thousand acres. I believe the biggest port in Australia is Melbourne and they are on 500 acres. I am between two lovely homes.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
		<p>If you change us to light industrial I believe our rates go up? What will you do then? Give them street lights, scheme water – we don't have. Just a busy road after the Hope Valley Road closure.</p> <p>How about looking after your voters and listen to them.</p>	<p>The City will rate properties in accordance with standard practice with rates based on two factors: the valuation of each property as assessed by the Valuer General (a division of Landgate), and the rate in the dollar set by Council each year at budget time. Rates are based on the valuation and an Annual Rate Notice is generated and issued.</p>

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40.	Li Chi Chan Lot 667 (56) Mandogalup Road, Mandogalup	We strongly oppose the proposed Mandogalup Future Development by the City of Kwinana. This proposal fails to take into the consideration that EPA has indicated that our land (Area B) is unlikely to have health and amenity impacts. We believe our land should be zoned urban deferred and ultimately zoned urban.	The most recent advice from the EPA (EPA Section 16(e) advice to the Minister for Environment in June 2017) divided Mandogalup into four areas (A, B, C and D) based on air quality. (Attachment H). In Area A, the EPA considered that there was negligible health risk and low likelihood of amenity impacts. In Area B, health and amenity impacts appear unlikely but further investigation is required. In Areas C and D, the EPA advises that "air quality does not appear to meet NEPM air quality goals" and "There is also the potential for amenity impacts" As noted above, in addition to concern about air quality, the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long-term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts. Similarly the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses.
		The proposal also fails to recognise that Alcoa Area F will cease in the future. It will be an opportunity missed if our land is zoned for light industrial/business commercial instead of residential.	Noted
		The planner should consider our land's close proximity to the future Mandogalup train station and allow for medium/high density mix use development to take advantage of the TOD transit oriented development concept which is welcomed by Perth@3.5million . We strongly suggest the CoK to consider the planning for each area separately. We believe the entire Area A should be zoned for residential development. We also strongly suggest the entire Area B for residential with mix use development near the future train catchment.	City Officers are recommending LPP12 include the Residential Area and Transition Area across Area A.
		We also suggest that the area close to the future train station be zoned for district commercial, similar to Cockburn Central, with high density mixed use development around the shopping centre.	These matters can be investigated at a more detailed structure planning stage of the planning process.
41.	Amanda Marshall 21 Drysdale Gardens, Wandí	I strongly object to the rezoning of this area on the terms contained in the proposed planning policy. To explain my rationale for opposing the rezoning proposal it is necessary to ascertain the purpose the City of Kwinana is trying to achieve in drafting it. To determine this, I have read all relevant literature available to me, attended the drop-in information session held on the 15th February and speaking at length with a City Officer via telephone. Based on these discussions my understanding is there are two factors motivating this proposal – firstly to plan for the potential future development of the Outer Harbour and secondly to provide a buffer around the existing industry located adjacent to Mandogalup. As such my rational for opposing the rezoning proposal will respond to each of these in turn.	Noted
		<u>Future Development of the Outer Harbour</u> I understand the potential development of the Outer Harbour in Cockburn Sound was first proposed in the 1960s with various reports having since being commissioned by interested parties such as the City of Kwinana in relation to it. Although the merits of the arguments for the Outer Harbour are outside the scope of this discussion the calculation relating to the creation of jobs is of extreme importance as two separate Council Officers have informed me that it represents the key data point the City of Kwinana are relying on to justify the need for Mandogalup to be re-zoned light industrial. The statistics in question are contained in the 'Indian Ocean Gateway Draft Proposal' released in 2015 which estimates that when the Outer Harbour is fully operational 37,383 direct roles and 49,657 indirect roles will exist. The City of Kwinana reliance on this calculation to justify the need for additional industrial land raises two issues. Firstly, the validity of the forecasted number of jobs that will be created and secondly how much additional industrial land is required over and above current stock.	Noted

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		<p>In relation to the calculation itself I was unable to find any research or guidance that supports a strong correlation between employment rates and land usage to validate extrapolation of this data to project future job numbers. Council Officers were also unable to confirm such a correlation has been proven. In contrast a publication released in December 2017 by the Westport Task Force titled 'Westport: Preparing for the Strategy' stated that when fully developed the Western Trade Coast is expected to create up to 22,000 direct jobs. This is significantly lower than the 37,383 jobs and although potentially not a like for like calculation does raise questions regarding the accuracy of the data upon which City of Kwinana wishes to rely. In addition, I would think it paramount that any such projection is also future proofed for the impact of things such as operational innovations, technological advancements e.g. automation which will impact not only the number of jobs created but also the physical space required to be occupied by industry and the transfer of employees from existing operations such as Fremantle Port.</p> <p>The second point relates to current land stock designated for industrial or light industrial use. Relying on the data included in the 2015 Indian Ocean Gateway draft consultative proposal only 36.7% of land currently zoned as industrial or light industrial is currently being utilised (2,250 ha out of a total 6,115 ha). I acknowledge that the construction of a new port would result in additional land usage both directly and indirectly however, Council Officers were unable to confirm that any research had been undertaken to estimate how much additional land (over and above what is already available) would be required. Given the disruption this proposed planning policy has on residents in the Mandogalup area I believe the City of Kwinana has a responsibility to undertake sufficient research and enquiries to ensure such a rezoning is absolutely necessary before releasing it to the public. At a bare minimum the City of Kwinana should be looking at other similar port and industrial estates in the world to determine land usage including any innovative approaches that may be employed in places with limited space available.</p> <p>The potential change in zoning for Mandogalup also directly impacts the market value of property. I say this because by introducing a level of uncertainty over future use potential buyers are unwilling to purchase properties at values that would have been attractive before such uncertainty existed. Although the City of Kwinana may perceive their actions are planning for the future given the current uncertainty as to when the Outer Harbour is likely to be constructed demand for light industrial land in Mandogalup for the foreseeable future would be minimal at best. I say this on the basis that the idea of a port in the Outer Harbour has been around since the 1960s and given that the first strategy report from the Westport taskforce is not even due out until September 2019 timing on this project is highly variable. Meanwhile, if the rezoning is to go ahead the options current property owners have are severely limited – either sell at significantly reduced amounts or remain in situ until such time there is sufficient demand for light industrial land in the locality. Although Council Officers stated that owners would be able to continue to utilise their properties as they do now they acknowledged that should they wish to make changes requiring Council permits (e.g. adding a swimming pool, house renovations or a new shed) each submission would be considered against the intention of the current land zoning. Thus if the property owners intentions do not align with the objectives of land zoned light industrial the application would in all likelihood be denied. This restriction on a property owners rights to utilise their land is inequitable and the decision making of a local council should not be allowed to result in such an outcome. As such to the extent the City of Kwinana wishes to continue with rezoning the land adequate compensation must be offered to impacted residents so that their personal circumstances are not detrimentally impacted through no fault of their own.</p>	
		<p><u>Options to explore</u> Based on the discussions I have had with Council Officers I do not believe the City of Kwinana has sufficient evidence to support the need to rezone Mandogalup to light industrial, nor have they explored alternative options that would protect the land rights of rate payers who currently live in Mandogalup while also providing additional light industrial land should demand for it be proven. As such I respectfully request that the City of Kwinana take the time to conduct sufficient research to justify a position on this important topic. Some suggestions to consider include:</p>	<p>As discussed above, the WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework.</p> <p>Further, high level industrial analysis undertaken by Site points out that the Mandogalup area is most important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana</p>

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			<p>Industrial Area (KIA) and Rockingham Industrial Zones (RIZ). The Framework identifies Areas B, C, D as industrial investigation. Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses.
		<p>a) <u>No change to zoning, use of RDA area after closure as light industrial</u> With no evidence to suggest current Alcoa operations present a detrimental amenity impact to those living in Mandogalup rezoning the area seems unnecessary as the Alcoa RDA acts as a natural buffer between the heavy industry to the west and the Rural A zoning in Mandogalup to the east. In addition, at the end of operations under the State Agreement Alcoa are required to rehabilitate all impacted land such that it is able to support light industry (Schedule 1, subsection 6, paragraph 4). As such if the City of Kwinana is concerned about future land use conflicts when rehabilitated the land currently occupied by Alcoa will continue to act as a natural buffer between the Rural A zoning in Mandogalup and the heavy industrial zoned land to the west. This approach does not require any rezoning for the purpose of creating a buffer to protect industry.</p>	Noted
		<p>b) <u>Rezone only the Area identified as having inferior air quality</u> The EPA Section 16(e) advice released in June 2017 only identified one section of Mandogalup (referred to as Area D) as having air quality that does not met NEPM air quality goal and has the potential for amenity impacts (although further testing is on-going at this time). As such if the City of Kwinana is concerned about the current potential amenity impacts on Mandogalup then the only area requiring rezoning is Area D with appropriate compensation awarded to impacted land owners.</p>	City Officers are recommending an amendment to LPP12 to include the Residential Area and Transition Area across Area A.
		<p>c) <u>Alternative sources of additional land for light industrial usage</u> If, after appropriate research the City of Kwinana identifies that additional light industrial area is still required to support the proposed Outer Harbour then alternative areas such as Postans should be reviewed for suitability. This area is currently uninhabited and in close proximity to the heavy industrial area making it an ideal location with the added bonus of not disrupting existing rate payers in Mandogalup unnecessarily. To summarise I am strongly opposed to the proposed planning change for Mandogalup as I feel insufficient research has been completed or evidence provided to support either the assertion that additional light industrial area is required for future developments or that a buffer is required to protect existing industry. As such I would ask that the City of Kwinana undertake appropriate research before making a decision on this important matter.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>

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42.	<p>Roberts Day on behalf of Gold Estates Holdings Pty Ltd Barfield Road Structure Plan</p> <p>Contact: Erwin Roberts Principal</p>	<p>It is considered that the draft LPP in its current form is not appropriate as it attempts to pre-empt State strategic planning in the locality. The Policy Boundary area includes land that is zoned Urban, Urban Deferred and Rural in the Metropolitan Region Scheme (MRS) and is currently the subject of ongoing State strategic planning initiatives. In such circumstances, it is standard convention, that following the completion of the strategic planning, an Amendment is made to the MRS to rezone the land accordingly, after which it is the responsibility of local governments to then introduce appropriate planning controls for land use and development by amending the Local Planning Scheme.</p> <p>The proposed draft LPP usurps this process and as such should be rejected.</p>	<p>It is acknowledged that further planning investigation is required in order to fully determine the nature of industrial use and whether specific constraints exist. This might include existing mining operations and finished ground levels, groundwater levels, contamination, transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Plan / Scheme and Sub-regional Planning Framework.</p> <p>In this respect, it is appropriate that the City adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p>
		<p>The draft LPP proposes a number of land use areas within a designated policy boundary. Of concern, is the proposed 'Freight Road Interface Area' where the intention is to locate 'non-sensitive uses'. Whilst the draft LPP seeks to avoid the risk of land use conflict in this area, by 'identifying suitable non-sensitive uses that provide adequate spatial separation', the LPP's area of influence is restricted to the Policy Boundary's northern boundary. Our concern therefore with the siting of non-sensitive uses in the 'Freight Road Interface Area' is the potential detrimental impact on residential lots in the adjacent Vivente Estate.</p>	<p>Noted.</p> <p>This matter can be considered in more detail as part of detailed structure planning.</p>
		<p>Should the proposed LPP progress to an approved LPP, it should be subject to a modification that requires that 'non-sensitive uses' in this area do not have an adverse impact on residential housing on the north side of Rowley Road.</p> <p>Should the draft LPP proceed to an approved LPP, then the proposed Planning Principle 4.5 will require modification. Planning Principle 4.5 currently states <i>Sensitive Land Uses will not be supported under any circumstance within the subject area.....</i> The draft LPP includes the Mandogalup Future Development Policy Map. Included in the Policy Map is a Legend that depicts the <i>Policy Boundary</i> (ie...<i>the subject area...</i>) which includes land designated as <i>Residential Area</i>, obviously with the intention for the land to facilitate residential development. Planning Principle 4.5 will require amendment to align with the intent of the Residential Policy Area.</p>	<p>This matter can be considered as part of more detailed structure planning for the area.</p>
43.	<p>Tony and Margaret Ravlich</p> <p>39 Barrington Street, Munster</p>	<p>As the land owners Tony and Margaret Ravlich it is in our view the best development and progress for our land is to be zoned as Residential as in the 2005 Southern Suburbs Structure Plan from the City of Cockburn.</p>	<p>Noted</p>
44.	<p>Jon Roth</p> <p>Lot 69 (49) Mandogalup Road, Mandogalup</p>	<p>Chose the location of Mandogalup 6.5 years ago to purchase a home and lifestyle property. The area suited me due to the quiet lifestyle, at the same time being close to the freeway with easy access to the city where I work.</p> <p>After the first few years the area appealed to me so much I decided to invest my entire life savings of 35 years of work to build my own dream home.</p> <p>Apart from the purchase price, insurances paid and interest paid in the past 4.5 years I have personally spent a further 300k in renovations and transforming my land.</p> <p>The last 18 months has turned my life into a nightmare, firstly with the long debate over the Alcoa land grab, and now with the Westport land grab.</p>	<p>Noted</p>

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		<p>Why was there no consultation for the proposed Westport development?</p> <p>The Mandogalup area should remain semi-rural with the abundance of healthy gardens and nursery's, turf farms and vegetable market gardens in the area. Our land is precious and as one of the oldest suburbs in Perth should not be destroyed by rezoning as industrial.</p> <p>As residents we urge this proposal gets reconsidered and abolished in due course. We strongly urge the proposers look at the effect it will have on the lives of the residents and they ask themselves to put themselves in shoes and put the greed aside.</p> <p>We ask that along with the State Government you recognise the injustice and reconsider.</p>	
45.	<p>Saiva Maha Sabai of WA Inc (S Varagunathan President)</p> <p>12 Mandogalup Road Mandogalup</p> <p>Contact: S Varagunathan murugan@perthmurugan.org.au</p>	<p>SMS request that our land be zoned "Religious/ Community Facility zone appropriate for churches and places of worship in the District Structure Plan and the relevant Local Town Planning Scheme.</p> <p>That any adjoining subdivision, due to change of zoning from Rural, shall take into account community nature of our facilities and provide a separation of subdivision development by way of locating roads (refer attached sketch), parks and community facilities including ovals adjacent to our property. This would minimise potential conflicts with adjoining land owners / users and will increase the demand for the subdivision areas.</p> <p>Being a church congregation, religious devotional singing and procession around the building on special function days may cause noise. As such we request that in any future subdivision and or amalgamation of land adjacent to or within close proximity of the place of public worship, education and cultural development centre at 12, Mandogalup Road, Mandogalup to be considered and approved by the WAPC that a notification and or memorial on title be considered, advising future land owners of the following:</p>	<p>Non-conforming use rights would prevail in areas within Mandogalup which remain under the control of LPS2. This will permit existing uses to continue should rezoning occur from current Rural uses. This is also likely under the future Improvement Scheme area controlled by the WAPC but this is a matter for the WAPC.</p>
46.	<p>Satterley</p> <p>Mandogalup East</p> <p>Contact: Nigel Satterley Chief Executive Satterley Property Group PO Box 1346 Wes Perth 6872</p>	<p>Satterley has enjoyed a long and mutually beneficial relationship with the City of Kwinana going back to our involvement in the ground-breaking renewal of the Kwinana townsite to more recent new communities including Honeywood and Cassia. We have always found the Council has been open and transparent in its dealings, followed due process, and supported the principles of proper planning and local governance.</p> <p>We have, therefore, been extremely disappointed in the Council's approach to Mandogalup where the opposite has been the case.</p> <p>We are requesting the Council withdraw the local planning policy which is now clearly inconsistent with the Government's intentions regarding long term planning for Mandogalup.</p> <p>Satterley objects to the LPP on the following grounds:</p>	<p>Noted.</p> <p>In addition to concern about air quality which may emanate from the Alcoa residue disposal area (RDA), the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, similarly the protection of industry from encroachment of incompatible uses and the need for logical sizes and configurations of land uses. The draft LPP12 policy areas were based on pragmatic planning consideration of a combination of these factors.</p> <p>Notwithstanding this, draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC's Sub-regional Planning Framework.</p>

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			<p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p>
		<p>The proposed LPP is inconsistent with the recent Government endorsement of the EPA Advice under s16e Environmental Protection Act on the appropriate size of a buffer in Mandogalup for urban development.</p>	<p>Further planning investigation is required in order to fully determine the nature of industrial use and whether specific constraints exist. This might include existing mining operations and finished ground levels, groundwater levels, contamination of transport issues or land assembly concerns. It is evident however with the release of the Land Use Planning Response by the WAPC that the intent of the Commission is to pursue investigation for industrial uses within the Improvement Plan / Scheme and Sub-regional Planning Framework.</p> <p>It is appropriate that the City adopt a local planning policy to articulate its vision for Mandogalup and guide future land use planning and zoning. This does not preclude the need to provide adequate planning investigation to demonstrate the appropriateness of land uses earmarked.</p>
		<p>The proposed use of the Satterley landholding in EPA Area A for light industrial and composite uses is inconsistent with the Government's decision to allow residential development of the land in accordance with the EPA's section 16e advice.</p>	<p>Agreed in part</p> <p>The draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC's Sub-regional Planning Framework.</p> <p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p>
		<p>The proposed use of the balance of the Mandogalup land for light industrial is also inconsistent with the EPA s16E advice and premature pending investigations to be undertaken by the WAPC on the best possible future use for this land following the dust monitoring campaign for EPA Areas B, C and D currently being undertaken by the Department of Water and Environmental Regulation.</p>	<p>Not agreed.</p> <p>As discussed, in addition to concern about air quality which may emanate from the Alcoa RDA, the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations including the need and demand for light industrial / service commercial land uses.</p>
		<p>The proposed transition area for composite uses is illogical and contrary to sound and sustainable planning principles. There is no logic in a Composite zone to transition between residential and light industrial uses when light industrial uses are, in themselves a transition zone. The only need for a transitional zone is between residential and general industrial uses.</p> <p>The proposed Composite zone for residential/light industrial uses with a minimum lot size of 1ha, is a 1980's concept which is outdated, unsuccessful, and resulted in poor amenity and the inefficient use of urban land contrary to the Government's urban consolidation policy.</p>	<p>Not Agreed.</p> <p>A Transition Area between more sensitives uses and industrial land uses is necessary to achieve appropriate planning outcomes. It is agreed however that there are multiple ways to provide a transitional area between land uses.</p> <p>There are also successful examples of composite zones which have worked well as a transitional area across Perth.</p>

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		<p>The Alcoa residue areas (RDAs) and most of Mandogalup is currently zoned Rural under the Metropolitan Region Scheme (MRS). Designation of the RDAs for Industrial and Mandogalup for Light Industrial is inconsistent with the MRS.</p> <p>The Alcoa RDAs are currently zoned Rural B under the City of Kwinana Local Planning Scheme and most of Mandogalup is zoned Rural A. Designation of the RDAs for Industry and Mandogalup for Light Industry is inconsistent with the City of Kwinana's own Local Planning Scheme No 2.</p>	<p>At present, the zoning under the MRS and LPS2 are inconsistent with LPP12.</p> <p>However, both the WAPC's South Metropolitan and Peel Sub-regional Planning Framework" released in March 2018 and Council's LPP12 provide a planning framework for the future consideration of zoning applications under the statutory documents.</p>
		<p>Alcoa's Long—Term Residue Management Strategy (2005, 2012 and partial review 2013) (LTRMS) commits to the closure of its eastern RDAs as Alcoa shifts residue disposal operations westwards, and rehabilitation for uses including a greenbelt, community recreational facilities, passive recreation and light industry. Alcoa committed to close the nearest Residue Area F as far back as 2004 but has reneged on this commitment. Designation of the RDAs for Industry is contrary to the public commitments made by Alcoa in media statements and its LTRMS prepared in consultation with the State Government and local community, and supported by the City, to rehabilitate the RDAs for greenbelt, community recreational facilities, passive recreation and light industry.</p>	<p>Noted.</p>
		<p>The proposed rezoning of Mandogalup for Light Industry is inconsistent with the Government endorsed Jandakot District Structure Plan (JDSP) which proposes future development of Mandogalup for Residential use. The JDSP (Figure 4) shows an indicative 1km Alcoa bauxite residue buffer because of possible dust impacts. The purpose of the buffer was not to prohibit residential development but to stage development to coincide with the retraction of the residue areas westwards. The recent EPA Advice has confirmed that dust emissions are not a problem in eastern Mandogalup (EPA Area A). In other areas further monitoring is underway with a View to corrective measures to ensure dust levels meet acceptable environmental standards.</p>	<p>It is evident that high level strategic planning for Mandogalup has been complex and dynamic since the early 2000's with the release of the draft JSP by the WAPC. This has been in response to the significant challenges and constraints which apply in the region and locality. Despite the best intent, resolution to such matters is not easy, can change the course of planning, and, can take time to address across all of government.</p> <p>The WAPC's South Metropolitan and Peel Sub-regional Planning Framework now establishes the WAPC's intent for planning in the south west corridor of Perth.</p>
		<p>The LPP is inconsistent with the Council's Eastern Residential Intensification Concept district structure plan, the Council's support for the Alcoa LTRMS and the previous commitments made by the Council opposing light industrial development in Mandogalup. The City's own Eastern Residential Intensification Concept shows the proposed development of Mandogalup for Residential. The Council has previously supported the LTRMS including the closure of RDA-F and rehabilitation for a range of passive and active recreational uses and light industry. The Council has previously written formally to the Minister for Planning opposing light industrial development in Mandogalup. There is no evidence that the Council has formally rescinded or modified these decisions.</p>	<p>Noted.</p> <p>As noted above, planning for Mandogalup has been complex and dynamic. Adoption of LPP12 will set Council's position on the planning for the Mandogalup Locality.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p>
		<p>The proposed LPP is inconsistent with the Alcoa State Agreement Act which (a) imposes an obligation on Alcoa to ensure the residue will not contain any material which may be or become a nuisance or be or become dangerous or injurious to public health, and (b) to ensure that, on completion, the residue areas will support light industry. If Alcoa is causing a nuisance through dust or any other reason then it is a failure by Alcoa to comply with clause 6(8). Any proposal to use the residue areas for Industry as opposed to Light Industry would be contrary to clause 6(4) (d) of the Act.</p>	<p>As noted previously, in addition to concern about air quality which may emanate from the RDA, the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term and the need for logical sizes and configurations of land uses. The draft LPP12 policy areas were based on pragmatic planning consideration of a combination of these factors.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p>
		<p>The City's justification for the LPP as necessary to support the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup</p>	<p>Not Agreed.</p>

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	<p>area (including Westport and the Outer Harbours project) is without any rationale or substance.</p> <p>The City's report on adopting the LPP (22 November 2017) makes reference to its support for the previous Liberal Government's draft Western Trade Coast Protection Area legislation and a 1.5km buffer around the Alcoa RDAs because of alleged dust emissions. The City also refers to the draft Metropolitan and Peel Sub-regional Planning Framework which proposed to designate the Alcoa RDAs to Industry and Mandogalup east of the RDAs to Industrial Investigation.</p> <p>The Alcoa RDAs, adjacent to Mandogalup, have not, and have never been, zoned for industrial use. The City has not provided any justification for designating the residue areas for industrial use, It is inconceivable how the City can explain or justify the doubling of the Kwinana Industrial Area from the current 3,970ha (including Latitude 32) to 8,350ha without any study as to the demand for such a massive expansion of industrial land and any assessment of the social and environmental impacts.</p> <p>The City has ignored other relevant considerations including the views of affected landowners and residents, and the alternative use of Mandogalup east of the RDAs for Residential as endorsed in the JDSP and ERIC.</p> <p>The draft WTPCA legislation and Framework Plan have now been superseded by the Government's decision on the EPA Advice under 516e Environmental Protection Act which allows for residential development of the land in the north east of Mandogalup (EPA Area A). The future use of the rest of Mandogalup is subject to dust monitoring currently being undertaken by the DWER and further investigation by the WAPC as to the best possible future use for this land.</p>	<p>The WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework as it has identified part of Mandogalup as 'Industrial Investigation'.</p> <p>Further, high level industrial analysis undertaken by Site Planning and Design points out that the Mandogalup area is important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones. The Framework identifies Areas B, C, D as industrial investigation . Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>It is considered that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses.
	<p>The proposed LPP is inconsistent with EPA Advice that industry premises should be designed and operated to avoid or minimise emissions and ensure that unacceptable emissions do not occur beyond the boundary of the premises. Likewise, new industrial areas should be designed so that unacceptable emissions do not occur beyond the boundary of the industrial area. If the residue areas were to be zoned for Industry then light industrial or greenbelt uses should be included within the site to provide an appropriate interface to the residential areas of Mandogalup consistent with EF'A Advice and accepted planning policy.</p>	<p>Noted.</p> <p>EPA requirements in respect to immediate offsite impacts from land uses are noted. Long term land use planning for Urban and/or Industrial areas must however ensure adequate separation and appropriate buffers between incompatible land uses as well as account for a number of other planning factors.</p>
	<p>The development of Mandogalup for Industry and light Industry as proposed in the LPP, will have disastrous planning outcomes for residents and ratepayers in Mandogalup, surrounding suburbs and the wider metropolitan region:</p> <ul style="list-style-type: none"> a) industrial sprawl extending over the 80m high residue embankments creating a most unattractive environment particularly when viewed from the Kwinana Freeway, one of the key southern gateway into metropolitan Perth; b) the existing Mandogalup Urban (Residential) zone is confined to a narrow strip with much reduced amenity; c) industrial traffic will mix with residential traffic; d) the potential for a high quality residential garden suburb in Mandogalup would be compromised by the proximity to nearby industrial and light industrial uses; e) the potential to create the full range of urban services and amenities including shops, schools and medical facilities is compromised by the reduced residential potential; f) the opportunity of providing attractive housing close to stations on the metropolitan suburban rail system is lost; g) most importantly the existing Mandogalup townsite will be destroyed. 	<p>Not Agreed.</p> <p>It is not considered that the development of Light Industry/ Service Commercial in the Mandogalup locality will result in poor planning outcomes.</p> <p>It is agreed that careful planning will be required to address amenity issues and concerns. This will be required in any further planning assessments.</p> <p>It is to be noted that City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Plan and Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p> <p>Historic sites, if suitable, are able to be protected as part of careful planning for the locality.</p>

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	<p>The planning outcome is neither logical nor sustainable and certainly not consistent with community wishes or expectations.</p>	
	<p>In contrast, sustainable long term planning overwhelmingly supports future development of Mandogalup for residential purposes:</p> <ul style="list-style-type: none"> a) Mandogalup is ideally located for residential development being close to employment, transport, in particular public transport, infrastructure and urban services, and is ideally positioned for the delivery of affordable housing; b) future residential development is consistent with the wider metropolitan objective of achieving consolidated urban development; c) the land within the proposed light industrial area has the capacity to deliver an additional d) 4,300 homes close to the established urban area reducing peripheral urban expansion and urban sprawl; e) future residential use is consistent with current official planning policies for the area, in particularly the Jandakot District Structure Plan endorsed by the WAPC, and the ERIC endorsed by the City of Kwinana. <p>Future residential development in Mandogalup would deliver significant benefits (Figure 6): -</p> <ul style="list-style-type: none"> a) clearly defined and sustainable neighbourhoods in a garden suburb setting; b) residential neighbourhoods separated from the RDAs and any industry to the west by a well-defined greenbelt including existing Parks and Recreation reserves which would be further extended following the rehabilitation of the RDAs; c) the scope to provide a wide range of services and facilities for the Mandogalup community; d) land use precincts which follow clearly defined cadastral and land use boundaries providing long term certainty for both industry and landowners: and e) the retention of the existing Mandogalup townsite. 	<p>It is agreed that Mandogalup possesses advantages given its location along the Kwinana Freeway, the Passenger Rail line and its location along major arterial links. Further, past sub regional planning had identified and reserved land for a railway station in the south east corner of Mandogalup.</p> <p>Mandogalup is also situated close to the Kwinana Industrial Area and future Westport adding to its strategic value.</p> <p>These considerations mean however that the locality has strategic value for a wide range of land uses.</p> <p>It is also agreed that the size of the Residential Zone in Mandogalup is limited and that this has the potential to adversely impact on the capacity to build a sustainable community.</p> <p>The recommendation of City Officers to expand the Residential Area to the whole of Area A with appropriate Transitional Areas facilitates more sustainable residential development in Mandogalup.</p>
	<p>The Council is misleading in suggesting in its report adopting the LPP that the EPA Advice was in respect of dust nuisance and did not consider any other potential uses such as light, odour and noise that may be prevalent adjacent to the RDAs. The Council has not provided any evidence that emissions from other sources is a cause for concern. In contrast, the Alcoa LTRMS specifically addresses other potential impacts from the residue areas and confirms these are not a cause of concern. It is also inconceivable that the EPA would not mention possible impacts from other sources if these were a cause for concern.</p>	<p>Noted.</p> <p>It is understood that the Section16(e) advice focuses on amenity issues emanating from dust impacts in Mandogalup primarily linked with the Alcoa RDA. This is detailed in the Introduction of the of the EPA Section16(e) advice.</p>
	<p>The Council is being disingenuous in suggesting a purpose of the LPP is to seek the views of the community when the Council has already adopted a policy position to support the industrial protection area in its decision of 25 November 2015 and previous decisions without any consultation or engagement with landowners. The Council acknowledges there is likely to be a high level of interest in the policy and it will ensure the views of a broader community and stakeholders will be considered before a decision to proceed is made. The Council, however, did not seek the views of the community before resolving to provide strong support for the Industrial Protection Area and the draft WTCPA legislation at its meeting on 25 November 2015.</p> <p>The Council released the draft ERIC for comment in 2005 which proposed Mandogalup for residential development. The Council has never since consulted landowners or residents of Mandogalup on the alternative future use for industrial.</p> <p>Given the Council's previous track record, landowners and residents of Mandogalup do not have any confidence that the Council will properly consider the views and submissions of landowners and residents of Mandogalup on the LPP.</p> <p>Under the Local Government Act 1995 it is the responsibility of a Council to provide good</p>	<p>Not Agreed.</p> <p>As noted previously, since the release of the Jandakot Structure Plan – JSP in 2007, the strategic planning for the Mandogalup locality has been complex and dynamic by the WAPC. This has been in response to the significant challenges and constraints which apply in the locality. The City has responded to the framework provided to it and has sought to guide planning as appropriate.</p>

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		<p>governance. Under the Planning and Development Act 2005 it is the responsibility of a Council to make planning decisions in accordance with orderly and proper planning. In the context of Mandogalup generally and with regard to the LPP, the Council is failing in its responsibilities to deliver good governance and orderly and proper planning.</p>	
		<p>Satterley requests that the Council withdraw the LPP.</p> <p>Landowners and residents of Mandogalup contend that, in the light of the EPA Advice:</p> <ul style="list-style-type: none"> a) The Council should be supporting future use of Mandogalup east of the RDAs for Residential consistent with the Jandakot District Structure Plan and the Council's Eastern Residential Intensification Concept. b) The Council should be endeavouring to ensure that Alcoa meets its public commitments set out in the LTRMS to close RDA-F and rehabilitate the RDAs for greenbelt, recreation or light industrial uses and, in the meantime, undertake corrective measures to contain its emissions within its landholding consistent with the EPA Advice. c) The Council should seek to ensure that any proposal to develop the RDAs for industry should follow detailed study and the proper statutory planning processes including rezoning under the MRS and Local Planning Scheme, and preparation of a fully documented structure plan as currently proposed for the Westport Strategy. The studies should address the demand for industrial land and appropriate alternative uses for the RDAs having regard to all relevant planning considerations. The structure plan should include greenbelt, recreation and light industrial uses on the eastern boundary of the RDAs consistent with proper and orderly planning and as exemplified in Latitude 32. 	<p>Not Agreed</p> <p>As noted previously, since the release of the Jandakot Structure Plan – JSP in 2007, the strategic planning for the Mandogalup locality has been complex and dynamic by the WAPC. This has been in response to the significant challenges and constraints which apply in the locality. The City has responded to the framework provided to it and has sought to guide planning as appropriate.</p> <p>As detailed, as well as concern about air quality in Mandoglaup, the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, and, the need for logical sizes and configurations of land uses.</p> <p>The City's LPP12 is not affecting the long term zoning on Alcoa's RDA as it does not extend to that area.</p>
47.	<p>Jennifer Swift</p> <p>Lot 55 (57) Mandogalup Road Mandogalup</p>	<p>So far, they have let Mandogalup become a one road racing track for the public avoiding the huge amount of traffic on the freeway. Is it a plan to drive everyone out of town as we get together and fight for our property rights? Many of us fear for our lives when we come out of our driveways or turn of the race track, to the only two roads left in our community.</p> <p>I am a proud member of a family that have worked and lived in Mandogalup since the 1930s.</p> <p>I was lucky enough to grow up in Mandogalup 1950s, 60s, 70s. It was a wonderful community and I went to school In Medina and Kwinana High School.</p> <p>I have watched Alcoa destroy hundreds of hectares of bushland with the permission of the Mayor and Councillors. I have watched the town of Kwinana get bigger and bigger and Mandogalup be turned into a hole in the ground. Not once have the Residents had any notification of roads being closed, historical buildings been knocked over and the banks of the waste pit getting higher and higher. Every year we all get rates bill.</p> <p>Kilometres of beautiful beach have been destroyed by industry which would benefit the community as it is protected by Garden Island and would be safe for families to enjoy.</p> <p>It would benefit the Residents of Mandogalup for the town to be deferred urban or leave as rural. People have a right to improve their homes and live in comfortable surroundings.</p> <p>I am sure the Residents in Honey Wood Estate would not like to be looking at container yards, transport yards and factory units from their kitchen windows. A great deal of planning by the developer has gone into a beautiful community and alot of the natural bushland has been kept.</p>	<p>Noted</p> <p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>

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		<p>It is up to the EPA reports on dust level in Mandogalup, not somebody who does not live in the area to decide what the ratepayers should be doing with their homes or how they should live their lives.</p> <p>With all the industry going off shore there is plenty of land zoned light industrial in the Town of Kwinana.</p>	
48.	Peter Tait	<p>The Kwinana City Council should not approve any subdivision for housing in the Mandogalup Area. Fugitive particulate from the residue ponds will always be an issue. More importantly the risk of wall failure has not been addressed. There are many well documented examples to be found, councillors need only to look at the AJKA Refinery in Hungary where the residue dam wall failed in 2010.</p>	Noted
49.	Lesley Tarka (on behalf of the Tarka family) 321 Wattleup Road Wattleup	<p>I strongly oppose the future rezoning of Mandogalup to Industrial.</p> <p>Apparently Area A has already been identified as suitable for future residential development.</p> <p>Area B, health and amenity impacts are unlikely, Areas C and D... Air Quality 'Does not appear to meet NEPM air quality goal', 'Potential amenity impact'. These findings are insufficiently backed up by scientific data to justify the rezoning to 'Industrial' when there is already an oversupply of industrial land in the surrounding areas.</p> <p>It does not make any sense to overlook Mandogalup as potentially suitable for future residential land when it is so close to Kwinana Fwy and the future rail station.</p> <p>The rezoning of this land should clearly be residential unless there is a definite risk to health and amenity. If risk is scientifically identified, and Mandogalup definitely is not suitable for residential development, it is clearly not suitable for the current residents and compensation should be made to the landowners to relocate to safer areas. This offer of compensation should be made available before the unnecessary rezoning devalues their land. Any suggestion that industrial land is more valuable than residential, is based on the demand. The current demand is not for more industrial land as Latitude 32 and Hope Valley have proved. The majority of these areas are just lying dormant in the hope that sometime in the future, there may be an industrial uptake. If this is about planning for the future, then plan for the future. Residents working in these potential future industries will want somewhere to live close to their job. We need more housing not industry. Let industry have the current industrial zoned land, don't take land belonging to your rate payers in order to supply 'potential' industry.</p> <p>If, however, the real reason for the hurry in pushing this rezoning policy of Mandogalup is more about the potential future impact of Area F (Alcoa RDA) then be upright and equitable and stand up for the rights of the landowners to fair and equitable compensation. Surely Kwinana Town Council and WAPC can afford to do the right thing in regard to these proud land owners?</p> <p>To summarise this submission:</p> <ul style="list-style-type: none"> a) No more industrial land is necessary in this area. The outer harbour has not yet been approved and there is already an oversupply of surrounding industrial land to meet the 'potential' need. b) Residential population is required to care for the land and feed into the current development already established on Wattleup Rd. c) There is no need for 'transition' between Area A, and the Areas under review if they are all residential. d) There is no need for such a huge freight road interface, should the freight road ever go through. People live beside busy roads all over the state. Note the apartment buildings lining both sides of Kwinana Fwy, where residents choose to live due to the proximity to transport links. 	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>

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		e) Kwinana Town Councils argument in favour of rezoning Mandogalup to Industrial land just does not stack up. It is not based on any certain scientific fact and must therefore have a hidden agenda. Defend the rights of your rate payers and do the Right Thing.	
50.	Mark and Beth Wells 15 Lill Place Anketell	<p>Point 4.1 of the draft local planning policy states "the City supports the continued operation, development and protection of the industrial land uses within and adjacent to the Mandogalup area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region". Furthermore "there will need to be an appropriate interface between existing approved residential and non-residential uses to protect the amenity of residents".</p> <p>Several media reports have estimated the amount of undeveloped industrial land in the Kwinana Industrial Zone, Rockingham Industrial Zone and Latitude 32 is over 60% of the available land. The first major industry in the area was/is the BP Oil Refinery which was constructed in the early 1950's, over 65 years ago. So, in this time it has taken 65 years to fill in the one third of the available land. How long will it take before anyone will be interested in any Industrial land in the Mandogalup area? 10 years? 20 years? 100 years? Future growth of industry? Industry is not using the land available now, why does it need more? And how will current residents in Mandogalup find a market for a residence on rural zoned land that maybe turned into industry at some point undefined in the future?</p> <p>If the land is rezoned from Rural to Light Industrial present and future owners will be constrained by the City of Kwinana Local Planning Scheme 2 part V. There will be limitations placed on rural properties being utilized as residence. If the property is vacant for more than 6 months, then it cannot be used as a private residence. If the property is destroyed or needs redeveloping as a private residence, a new private residence cannot be built. There also maybe constraints on improvements to the property that other Kwinana ratepayers are permitted to perform. Moreover, the amount paid in rates will be greater as Light Industrial then Rural. So, Mandogalup residents will pay more money for less property rights.</p> <p>The western area of Mandogalup is covered by the Alcoa Residue Area (RDA). The RDA is located on land that is currently zoned rural and would be an appropriate interface between the industrial land and land zoned urban or future urban which is most of the rest of Mandogalup under the 2007 Jandakot Structure Plan. The RDA can be revegetated to screen the industry from the residential areas to the east. The RDA will protect industrial areas west of the Mandogalup residential areas. That will be the appropriate interface between existing approved residential and non-residential uses.</p> <p>The Mandogalup area is currently being monitored by the EPA for the effects of dust. The results will not be released until mid—2018. It is premature of the City of Kwinana to formulate a policy when all the facts are not available. Nether the less residents have been living next to the Alcoa RDA areas for the last 45 years and have suffered no ill effects. Rural properties adjacent to urban areas in Banjup, Jandakot and Wandi have held their residential value.</p> <p>In conclusion it is our wish that Mandogalup remains a non-industrial area for the benefit of residents, the City of Kwinana and the State of Western Australia. Residential development should go ahead on the parts of Mandogalup that have been approved for urban development. The rest of Mandogalup must remain rural until some point in the future it is determined the land is more valuable for another use. At that point in time local land holders will have an opportunity to sell into a viable market. At this time the Alcoa refinery may have ceased production and there is no need for the RDA which would have to be rehabilitated and an alternative use to Light Industrial maybe deemed more appropriate.</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p> <p>Non-conforming use rights would prevail in areas within Mandogalup which remain under the control of LPS2. This will permit existing uses to continue should rezoning occur from current rural uses. This is also likely under the future Improvement Scheme area controlled by the WAPC but this is a matter for the WAPC.</p> <p>Noted</p> <p>The City, as a responsible planning authority must plan for and consider land uses in an objective way for the long term benefit of the district as well as the State. This may not always align with the interests of the current landowners.</p> <p>The WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework. The Framework identifies part of Mandogalup as 'Industrial Investigation'.</p> <p>Further, high level industrial analysis undertaken by Site Planning and Design points out that the Mandogalup area is important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones. The Sub-</p>

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			<p>regional Planning Framework identifies Areas B, C, D as industrial. Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>It is considered that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> • Proximity to industrial zoned land and established industrial uses • Interface with Alcoa Kwinana • Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses • Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32 • Existing large lot areas are ideally suited to general industry and large freight and logistics operators • Importantly, the capacity to integrate appropriate interfaces between different land uses.
51.	Marks Wells	<p>If my residence was rezoned Industrial from the current zoning of Rural, what would be my rights.</p> <p>a) How would this affect my rates? Will my residence be now rated at Industrial rate?</p> <p>b) What effect will it have on my ability to improve my residence? I am talking about improvements such as swimming pool, garden shed or extensions to my residence?</p> <p>c) Can I sell my residence to another party who will use the house for residential purposes?</p> <p>d) Will I or a party purchasing my residence have the ability to demolish the residence and build a new structure for residential purposes?</p> <p>e) Can I sell part of my property for Industrial purposes and retain my current house as a place of residence?</p>	<p>The City will rate properties in accordance with standard practice with rates based on two factors: the valuation of each property as assessed by the Valuer General (a division of Landgate) and the rate in the dollar set by Council each year at budget time. Rates are based on valuation and an Annual Rate Notice is generated and issued.</p> <p>Non-conforming use rights would prevail in areas within Mandogalup which remain under the control of LPS2. This will permit existing uses to continue should rezoning occur from current rural uses. This is also likely under the future Improvement Scheme area controlled by the WAPC but this is a matter for the WAPC.</p>
52.	Angela White (Mangano) 47 Norkett Road Mandogalup	<p>I disagree with Mandogalup becoming light industry. I am a 4th generation Mandogalup resident, my great grandfather started A.J White and Sons in 1931, 4 generations of Whites have worked hard over the years many until old age to make a living export and selling to the public vegetables.</p> <p>My parents are now entering retirement age along with many of my other relatives in the area and are now in limbo because of the Kwinana councils industrial proposal a proposal to help facilitate Alcoa's buffer which cannot be proven is even required. The EPA is currently testing this matter but has not been given adequate time to complete their testing before these submissions were required.</p> <p>How will the aging population of Mandogalup fund their retirement? Many residents are in this boat 60+.</p>	Noted

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		Alcoa/ the state government and the developers have never offered to buy out residents even though everyone believes this to be the case. Why does the city of Kwinana support the creation of more waste land?	
53.	Debbie White 47 Norkett Road Mandogalup	I write this submission to object to the proposal for Mandogalup becoming light industry. My husband and I moved to Mandogalup after getting married. We built our home, raised our family while my husband worked the family farm. We have renovated, added on and made it our home and our future.	Noted
		Why would we want the area to become light industry there is already so much around Hope Valley and Wattleup sitting empty. The thought of losing our home and our asset, having the ability to downsize and retire in the future has caused our family great stress. Our family has worked hard for what we have and this will affect our family greatly. Mandogalup has always been destined for future housing with the train line and amenities being planned around the fact when Alcoa closed F lake housing could move forward in the area. We don't want to sell at this stage and certainly not to developers (we have never been approached to do this) but ones day when we can't keep up with the work of our land holdings, we hope this may be an option for us so we can afford to move into a retirement home.	The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017. Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.
54.	Gary White Lot 49 (93) Mandogalup Road Mandogalup	I am a fourth-generation resident of Mandogalup where I have lived since birth with my extended family running AJ White & Sons market garden from 1931 to 2005. I believe that the proposed rezoning of Mandogalup is unnecessary because there has been no known health impact or loss of amenity in the area since Alcoa began operating the residue disposal area in the late 1950s.	Noted
		The proposed rezoning will effectively sterilise my families land and mean that we are unable to exercise the normal property rights afforded to land owners e.g. selling our homes to downsize or move into a retirement village. This is because the proposed rezoning will leave the land unattractive to potential buyers due to the level of uncertainty it introduces with no demand for light industrial land in the foreseeable future.	Noted
		I also cannot understand why additional industrial land is required when there is already a considerable amount of unused industrial land along the Western Trade Coast (3,865 ha out of a total 6,115 ha according to the 2015 Indian Ocean Gateway draft consultative proposal). However, if additional land is required for industrial usage I do not understand why the council is not trying to identify land for rezoning which will have the least impact on existing residents e.g. Postans which is currently uninhabited and closer to the industrial strip on the coast. As a long-term resident of the City of Kwinana I would ask that the council reconsider this proposal as I do not believe there is sufficient evidence to support the rezoning of Mandogalup.	The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March 2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017. Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to

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			general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.
55.	Peter White Lot 49 (93) Mandogalup Road Mandogalup	<p>I am opposed to the proposed local planning policy change for Mandogalup as I do not believe there is any need to rezone the area to light industrial to create a buffer between the Alcoa Residue Disposal Area (RDA) and other inhabitants of Mandogalup.</p> <p>I am a third-generation resident of Mandogalup with my family owning and operating AJ White & Sons market gardens which commenced operating in 1931. My entire extended family grew up in Mandogalup and I raised my own children in the area too. I am a current property owner as are many of my extended family including my mother, siblings and cousins.</p> <p>My family were present in the area for 20+ years before Alcoa built the RDA to the west in the late 1950s. Throughout this time and until the land was sold in 2005 our market garden continued to operate with no restrictions on what, how or where we grew food to be sold to the Perth public.</p> <p>A lot has been made about potential amenity impact of the Alcoa RDA on those living within a certain distance of the residue ponds, with specific emphasis placed on the impact of dust. In the four generations of my family who have lived in Mandogalup nobody has, or is currently suffering from, any adverse health symptoms that could be attributable to the RDAs and I cannot point to any other loss of amenity experienced by me or my family as a result of the RDAs. The fact we were allowed to grow vegetables for public consumption and that other market gardeners in the area are still doing the same today suggests that there is no known threat to human health.</p> <p>At no time have we challenged the boundaries of the Alcoa RDA facility and the presence of our family and other residents in Mandogalup does not constrain Alcoa from carrying out their activities within the boundaries of the land granted by the State Government.</p> <p>Based on the points above I do not believe there is a current or future land use conflict that would require Mandogalup to be rezoned light industrial. Taking this move is unnecessary and would adversely impact the amenity of current land owners including significantly impacting the fair market value of property and inhibiting the ability to make any changes to their properties not in line with the light industrial objectives.</p>	Noted
56.	Raymond White 47 Norkett Road Mandogalup 6167	<p>I disagree with Mandogalup becoming light industry. I am a 4th generation Mandogalup resident, my great grandfather started A.J White and Sons in 1931, 4 generations of Whites have worked hard over the years many until old age to make a living export and selling to the public vegetables.</p> <p>My parents are now entering retirement age along with many of my other relatives in the area and are now in limbo because of the Kwinana councils industrial proposal a proposal to help facilitate Alcoa's buffer which cannot be proven is even required. The EPA is currently testing this matter but has not been given adequate time to complete their testing before these submissions were required.</p> <p>How will the aging population of Mandogalup fund their retirement? Many residents are in this boat 60+</p> <p>Alcoa/ the state government and the developers have never offered to buy out residents even though everyone believes this to be the case.</p>	Noted
57.	Robert White 47 Norkett Road Mandogalup 6167	<p>My concern with the new planning policy is that as the area already has got 100's of hectares of land which has been empty for 15 to 20 years the same will happen to this area. The area has only been chosen because of Alcoa lobbying for a buffer which they can't prove is needed and the EPA tests</p>	<p>The WAPC has identified land in Mandogalup for industrial investigation purposes as part of its recently released determination for both the Improvement Scheme and South Metropolitan Peel Sub-Regional Planning Framework released in March</p>

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		<p>have shown it is not required. The area is close to road and rail for urban and as the population ages and needs to down size they won't be able to sell as the industrial land in the area is over supplied.</p> <p>Also the area we live in will be left to degrade as they did in Wattleup and Hope Valley the Council stopped doing road maintenance etc and the people used it as a rubbish dump.</p>	<p>2018. This was further to the Environment Protection Authority's (EPA's) advice on air quality impacts in Mandogalup in 2017.</p> <p>Further, high level industrial analysis points out that the Mandogalup area is very important to Perth's need for additional industrial land at as its population reaches towards 3.5 million people as is articulated in the Sub-Regional Framework. The City's specialist consultants, Site Planning and Design suggest transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations. Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region). Mandogalup also has proximity to established industrial areas, connections to freight road infrastructure, and direct access to regional/state and national freight networks.</p>
58.	<p>Roberts Day on behalf of Questdale Holdings</p> <p>Contact: Erwin Roberts Principal</p>	<p><i>Policy Objective</i> <i>To provide guide to landowners, developers and Council to ensure the future development, zoning and Structure Planning occurs in a manner consistent with orderly and proper planning of the locality and reflecting the highest and best use in the context of the region.</i></p> <p>The Policy:</p> <ol style="list-style-type: none"> does recognise the opportunity for full lifting of the Rural zoning and development of the subject land which is strongly supported; does ensure the future development is supported by a new Anketell Rail Station in accordance with the Government's MetroNet platform which is strongly supported; is pre-empting and conflicting with State planning issues outside of its jurisdiction which is not appropriate; ignores the recent WAPC resolution on the section 16(e) advice that confirmed Area A is suitable for Urban purposes; ignores the early outcomes of the dust monitoring which clearly enable Urban uses over the wider Mandogalup cell; ignores the declared Improvement Plan that takes direct planning control over Areas B, C and D; provides no strategic planning separation of Industrial and urban land uses with major road or ecological corridors, rather an arbitrary cadastral transition zone based on a fixed distance buffer line that has since been dismissed by the EPA and WAPC; provides no insight into what is the optimal community and neighbourhood structure for the area including disregarding the previous JSP and the City of Kwinana's own ERIC strategy which support the proposed Urban footprint with a clear vision for a network of neighbourhoods with the essential critical residential catchments, retail centres, open space networks, community and education facilities; and provides no Industrial demand justification for why the existing 7500ha industrial estate needs incremental expansion into the Mandogalup locality. 	<p>Noted.</p> <p>It is not considered that draft LPP12 ignores the EPA Section 16(e) advice but takes account of this in its response. The draft policy proposes a Transition Area to address planning separation and considers composite land uses.</p> <p>The WAPC advice on the Improvement Scheme at Mandogalup was issued following the advertising of the draft LPP.</p> <p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area.</p> <p>LPP12 still proposes a Light Industrial Area across Areas B, C and D. It is considered the most appropriate use for these areas is Light Industry Area.</p> <p>The WAPC, as the pre-eminent planning authority for the State, has assessed the need for industrial land in Mandogalup as part of its Sub-regional Planning Framework and identified it as 'Industrial Investigation'.</p> <p>High level industrial analysis undertaken by Site Planning and Design points out that the Mandogalup area is most important to Perth's need for additional industrial land as its population reaches towards 3.5 million people. Additional strategic industrial land will be required to meet population demand (775 Hectares) in the Kwinana Industrial Area (KIA) and Rockingham Industrial Zones (RIZ). The Sub-regional Planning Framework identifies Areas B, C, D as industrial. Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none"> Proximity to industrial zoned land and established industrial uses Interface with Alcoa Kwinana

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		<ul style="list-style-type: none">• Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses• Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32• Existing large lot areas are ideally suited to general industry and large freight and logistics operators• Importantly, the capacity to integrate appropriate interfaces between different land uses.
	<p><i>4.1 The City supports the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region.</i></p> <p>The wider Kwinana, Henderson and East Rockingham area has approximately 7500ha of potential Industrial land, much of which is undeveloped. There is no demonstrable demand data to suggest any additional Light Industrial land needs to be added to the previous comprehensive metropolitan strategy on the matter - Economic And Employment Lands Strategy: Non-Heavy Industrial : Perth Metropolitan And Peel Regions - April 2012.</p> <p>It terms of physical separation from the existing Alcoa RDA's this will be determine by the declared Improvement Plan following conclusion of the dust monitoring period.</p>	<p>Not Agreed.</p> <p>The WAPC has identified Strategic and Non-Strategic Industrial land, Industrial Expansion land (in Latitude 32 and Postans Area) and Industrial Investigation land at Mandogalup.</p> <p>The planning process must consider future proofing the State's economy and safeguarding future employment. It is required to 'think' long term. In this respect, the City's draft LPP12 largely reflects the industrial planning earmarked in the WAPC's Sub-regional Planning Framework.</p> <p>Site, a specialist industrial planning firm advise that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup's comparative advantages include existing large lot areas ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region) proximity to existing industrial zoned land and established industrial uses, and direct access to the regional, state and national freight road networks following upgrades to Rowley and Anketell Roads.</p> <p>There is the potential for upward pressure on demand from three industries:</p> <ul style="list-style-type: none">• Energy materials industry (Tianqi Lithium and Kidman Resources) and associated downstream processing• Defence West Project – potential for the Australian Marine Complex and the Western Trade Coast.• Freight Handling facilities and associated supply chain in the Outer Harbour (subject to Westport Taskforce investigations)
	<p><i>4.2 There will need to be an appropriate interface between existing approved residential areas and non-residential uses to protect the amenity of residents.</i></p> <p>Separation of Industrial and Residential uses is best achieved by a major environment corridor or regional road and/or infrastructure alignment. An artificial land use transition should be of last resort.</p> <p>Importantly the proposed transition zone and Industrial beyond, leaves new residents in the approved Mandogalup Urban zone having to travel through an Industrial zone to get in and out of their community to district and regional road and rail links. This is a highly undesirable land use and amenity outcome.</p>	<p>Noted.</p> <p>The City is proposing composite residential uses in the absence of a physical barrier at the desired location.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>
	<p><i>4.3 Recognising the long term importance of Kwinana Outer Harbour, land uses of a light industrial and service commercial nature will be promoted exclusively as the desired future outcome of the area and the City will support competent rezoning applications that promote this outcome</i></p>	<p>Noted. See above comments on industrial need.</p>

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	<p>The long term importance of the Kwinana Outer Harbour is recognised and welcomed, however, the need for additional land beyond the existing 7500ha of the combine potential industrial estate is unsubstantiated and conflicts with the most recent demand analysis.</p> <p>It already covers an area equivalent to the entire area north of the river from Mt Lawley to City Beach to Fremantle, including Kings Park and the entire CBD. By area it would rank it larger than a number of the top 10 busiest ports in the world.</p> <p>What also needs to be recognised with such a major employment precinct is the need for proximity to a major residential workforce. Residential development in the Mandogalup Urban cell provides for a large workforce population in close proximity with direct major road links.</p>	
	<p><i>4.4 The City does not support the imposition of a “Development” zone if the Urban Deferred area is to become Urban and will support the designation of the area as “Light Industry” zone under Town Planning Scheme No.2.</i></p> <p>The long term importance of the Kwinana Outer Harbour is recognised and welcomed, however, the need for additional land beyond the existing 7500ha of the combine potential industrial estate is unsubstantiated and conflicts with the most recent demand analysis.</p> <p>It already covers an area equivalent to the entire area north of the river from Mt Lawley to City Beach to Fremantle, including Kings Park and the entire CBD. By area it would rank it larger than a number of the top 10 busiest ports in the world.</p> <p>What also needs to be recognised with such a major employment precinct is the need for proximity to a major residential workforce. Residential development in the Mandogalup Urban cell provides for a large workforce population in close proximity with direct major road links.</p>	Noted. See above comments on industrial need.
	<p><i>4.5 Sensitive Land Uses will not be supported under any circumstance within the subject area, with the exception of Composite Lots in the Transition Area, allowing for owner/operator industrial uses immediately adjacent to the current Development zone land.</i></p> <p>Sensitive uses should not be supported in areas that have a technically rigorous and defined buffer constraints.</p> <p>Area A of the precinct, however, has been assessed as having no impact and Areas B, C and D are being further monitored to determine the level and source of dust.</p> <p>It is clear that part of the existing dust source is the sand mining operations and indeed they may be the primary source.</p> <p>It's premature to make any definitive land use decisions until the monitoring is complete and the optimum land use outcome is determined via the Improvement Plan.</p> <p>Finally this matter is simply outside the jurisdiction of the Policy.</p>	<p>Noted.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>
	<p><i>5.1 Residential Area</i> <i>This area contains the existing Development Zone. This area will continue to be developed as per the provisions of Town Planning Scheme No.2.</i></p> <p>Supported. Subject to expansion into the full extent of Area A and possible extension in Areas B, C and D following completion of the monitoring.</p>	<p>Noted.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>
	<p><i>5.2 Light Industry Area</i> <i>This area shall be rezoned for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support the freight and logistics area.</i></p>	Not Agreed.

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	<p>Support the fact that the policy acknowledges there is no constraint to removing the Rural zone and allowing full development of both lots 2 and 10.</p> <p>Opposed to the Industrial designation on the basis of unresolved buffer requirements and unsubstantiated Industry land demand.</p> <p>Also a major amenity impact to surround the proposed.</p>	<p>As well as concern about air quality in Mandoglaup, the proposal for Light Industry Area under draft LPP12 was based on a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, and, the need for logical sizes and configurations of land uses.</p> <p>The need for light industrial land uses is discussed above.</p> <p>The opportunity to link open space is noted.</p>
	<p>5.3 Transition Area <i>This area shall be rezoned to support Composite Residential/Light Industrial Uses where residential and light industrial uses are provided for on the same lot to provide for owner operator light industrial uses as well as providing a suitable interface between the Light Industry and Residential Areas. A minimum lot size of 1 hectare will be supported.</i></p> <p>Opposed to a land use based transition zone and note there is no transition zone on the western side of the existing Urban zone.</p> <p>Subject to the monitoring supporting additional Urban in Areas B, C and D the transition could be achieved by the district ecological corridor along Mandogalup Road.</p> <p>This would link various Parks and Recreation reserves, including Beeliar Regional Parklands and the Spectacles.</p>	<p>Agreed.</p> <p>The transition area has been added.</p> <p>The opportunity to link open space is noted.</p>
	<p>5.4 Station Precinct Area <i>This area shall cater for a future railway station as well as service commercial and commercial uses to support the Kwinana Outer Harbour. Given the large workforce accessing the Kwinana Outer Harbour, a major passenger rail/bus interface will be required for access to the area. Complementary non-sensitive land uses, such as fast food, banks, offices and shops will be supported in this area. The size of this area will be determined following investigations at the time of rezoning.</i></p> <p>Support the Station Precinct Area as a logical leverage of the significant regional rail infrastructure. Opposed to an Industrial and service based precinct on the grounds a high density residential based mixed use transport orientated development would:</p> <ul style="list-style-type: none"> a) be essential to meet Infrastructure Australia and Commonwealth funding criteria; b) provide a strong and identifiable community hub for the benefit of Mandogalup, Wandi and Anketell lifting amenity and reducing car dependence across all the communities; c) leverage significant higher density and development out of the immediate area including the adjoining Anketell District Centre; and d) still facilitates a major bus transfer hub for the wider Industrial workforce travelling by train. 	<p>Noted.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality. This would also provide some additional support for a station.</p>
	<p>5.5 Freight Road Interface Area <i>This area shall be rezoned and developed in accordance with State Planning Policy 5.4. Future zoning in this area should seek to avoid the risk of land use conflict in this area by identifying suitable non-sensitive uses that provide adequate spatial separation. Where it is considered unavoidable to place sensitive land uses within this area, the onus will be on the proponent to demonstrate why alternative land uses or design solutions are not suitable.</i></p> <p>The Planning Control Area that is already in place already covers the proposed Interface Area. The MWLSP and MELSP have dealt in detail with interface and acoustic issues and have been approved for development accordingly.</p> <p>This designation is redundant.</p>	<p>Noted.</p>

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		<p>The proposal to develop the area for Industrial purposes is strongly opposed on the basis it clearly should be preserved for Urban uses as follows:</p> <ul style="list-style-type: none"> a) its highest and best use is clearly Urban. It is a logical rounding out of the Mandogalup community as a sustainable and well defined series of neighbourhoods with all the requisite facilities and amenities and clear separation from Industrial uses; b) WAPC determination on the EPA section 16 (e) advice immediately clears the way for Urban development over Area A; c) it has been determined that Areas B, C and D should not be impacted by a fixed distance buffer and are the subject of ongoing monitoring with early indications that the dust source may in fact be primarily from existing sand extraction and not the Alcoa RDA's; and d) planning jurisdiction for the balance of the Mandogalup cell has now been legally transferred to the WAPC via the Improvement Plan, which will determine the most appropriate land use pattern and interface. <p>The outcomes of the Policy are therefore not consistent with its own objectives and are largely outside of the jurisdictional planning control, which has now transferred to WAPC.</p>	<p>Not Agreed.</p> <p>The proposal for Light Industry Area under draft LPP12 was based on concern about air quality in Mandogalup as well as a number of other considerations such as long term demand and need for Light Industrial /Service Commercial uses, ensuring sensitive land uses such as residential and school uses are adequately separated from offsite industry impacts for the long term, and, the need for logical sizes and configurations of land uses.</p> <p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>
60.	<p>Roberts Day on behalf of Qube</p> <p>Contact: Erwin Roberts Principal</p>	<p>Policy Objective</p> <p>To provide guide to landowners, developers and Council to ensure the future development, zoning and Structure Planning occurs in a manner consistent with orderly and proper planning of the locality and reflecting the highest and best use in the context of the region.</p> <p>The Policy:</p> <ul style="list-style-type: none"> a) does recognise the opportunity for full lifting of the Rural zoning and development of the subject land which is strongly supported; b) does ensure the future development is supported by a new Anketell Rail Station in accordance with the Government's MetroNet platform which is strongly supported; c) is pre-empting and conflicting with State planning issues outside of its jurisdiction which is not appropriate; d) ignores the recent WAPC resolution on the section 16(e) advice that confirmed Area A is suitable for Urban purposes; e) ignores the early outcomes of the dust monitoring which clearly enable Urban uses over the wider Mandogalup cell; f) ignores the declared Improvement Plan that takes direct planning control over Areas B, C and D; g) provides no strategic planning separation of Industrial and urban land uses with major road or ecological corridors, rather an arbitrary cadastral transition zone based on a fixed distance buffer line that has since been dismissed by the EPA and WAPC; h) provides no insight into what is the optimal community and i) neighbourhood structure for the area including disregarding the previous JSP and the City of Kwinana's own ERIC strategy which support the proposed Urban footprint with a clear vision for a network of neighbourhoods with the essential critical residential catchments, retail centres, open space networks, community and education facilities; and j) provides no Industrial demand justification for why the existing 7500ha industrial estate needs incremental expansion into the Mandogalup locality. 	<p>The WAPC has considered the importance of the Western Trade Coast as part of its Sub-regional Planning Framework (including consideration of Westport). This reflects an assessment on the needs of Perth for the long term for a range of industry types. The WAPC has identified Strategic and Non-Strategic Industrial land, Industrial Expansion land (in Latitude 32 and Postans Area) and Industrial Investigation land at Mandogalup.</p> <p>The planning process must consider future proofing the State's economy and safeguarding future employment. In this respect, the City's draft LPP largely reflects the industrial planning earmarked in the WAPC's Sub-regional Planning Framework.</p> <p>Site, a specialist industrial planning firm advise that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup's comparative advantages include existing large lot areas that are ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region).</p> <p>There is the potential for upward pressure on demand from three industries:</p> <ul style="list-style-type: none"> • Energy materials industry (Tianqi Lithium and Kidman Resources) and associated downstream processing • Defence West Project – potential for the Australian Marine Complex and the Western Trade Coast. • Freight Handling facilities and associated supply chain in the Outer Harbour (subject to Westport Taskforce investigations) <p>Notwithstanding this, draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC's Sub-regional Planning Framework.</p>

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		<p>It is acknowledged that the release of these strategic documents establish a new planning framework for the locality.</p> <p>In this regard, City Officers are recommending amendments to the draft LPP12. A key change would be limiting the extent of the Light Industry Area to Areas B, C and D (the Improvement Scheme Area). This brings LPP12 into better conformity with the WAPC strategic planning context.</p>
	<p><i>4.1 The City supports the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region.</i></p> <p>The wider Kwinana, Henderson and East Rockingham area has approximately 7500ha of potential Industrial land, much of which is undeveloped. There is no demonstrable demand data to suggest any additional Light Industrial land needs to be added to the previous comprehensive metropolitan strategy on the matter - Economic And Employment Lands Strategy: Non-Heavy Industrial : Perth Metropolitan And Peel Regions - April 2012.</p> <p>It terms of physical separation from the existing Alcoa RDA's this will be determine by the declared Improvement Plan following conclusion of the dust monitoring period.</p>	<p>High level industrial analysis points out that the Mandogalup area is important to Perth's need for additional industrial land as its population reaches 3.5 million people. Additional strategic industrial land will be required to meet population demand (775ha) in the Kwinana Industrial Area and Rockingham Industrial Zones (RIZ). The WAPC Sub-regional planning framework identifies Areas B, C, D as industrial investigation. Projections indicate the total potential industrial land demand within the sub region to be 5,900 hectares at 2050.</p> <p>Transport, postal and warehousing sectors are likely to be major employment growth industries. Mandogalup's comparative advantages include:</p> <ul style="list-style-type: none">• Proximity to industrial zoned land and established industrial uses• Interface with Alcoa Kwinana• Connection to freight road infrastructure is more conducive to general/light industry, commercial and public open space uses• Direct access to regional/state and national freight road networks and the proposed handling facilities at the Outer Harbour and Latitude 32• Existing large lot areas are ideally suited to general industry and large freight and logistics operators• Importantly, the capacity to integrate appropriate interfaces between different land uses.
	<p><i>4.2 There will need to be an appropriate interface between existing approved residential areas and non-residential uses to protect the amenity of residents.</i></p> <p>Separation of Industrial and Residential uses is best achieved by a major environment corridor or regional road and/or infrastructure alignment. An artificial land use transition should be of last resort.</p> <p>Importantly the proposed transition zone and Industrial beyond, leaves new residents in the approved Mandogalup Urban zone having to travel through an Industrial zone to get in and out of their community to district and regional road and rail links. This is a highly undesirable land use and amenity outcome.</p>	<p>It is acknowledged that transition areas can be provided by multiple means. At Mandogalup, there is no readily evident landform or roadway which would provide sufficient separation between Light Industrial and Residential uses at the required location. A composite land use as proposed in the policy, provides for this land use transition.</p>
	<p><i>4.3 Recognising the long term importance of Kwinana Outer Harbour, land uses of a light industrial and service commercial nature will be promoted exclusively as the desired future outcome of the area and the City will support competent rezoning applications that promote this outcome</i></p> <p>The long term importance of the Kwinana Outer Harbour is recognised and welcomed, however, the need for additional land beyond the existing 7500ha of the combine potential industrial estate is unsubstantiated and conflicts with the most recent demand analysis.</p> <p>It already covers an area equivalent to the entire area north of the river from Mt Lawley to City Beach to Fremantle, including Kings Park and the entire CBD. By area it would rank it larger than a number of the top 10 busiest ports in the world.</p>	<p>See above comments on Industry need at Mandogalup.</p>

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	<p>What also needs to be recognised with such a major employment precinct is the need for proximity to a major residential workforce. Residential development in the Mandogalup Urban cell provides for a large workforce population in close proximity with direct major road links.</p>	
	<p><i>4.4 The City does not support the imposition of a “Development” zone if the Urban Deferred area is to become Urban and will support the designation of the area as “Light Industry” zone under Town Planning Scheme No.2.</i></p> <p>The long term importance of the Kwinana Outer Harbour is recognised and welcomed, however, the need for additional land beyond the existing 7,500ha of the combine potential industrial estate is unsubstantiated and conflicts with the most recent demand analysis.</p> <p>It already covers an area equivalent to the entire area north of the river from Mt Lawley to City Beach to Fremantle, including Kings Park and the entire CBD. By area it would rank it larger than a number of the top 10 busiest ports in the world.</p> <p>What also needs to be recognisid with such a major employment precinct is the need for proximity to a major residential workforce. Residential development in the Mandogalup Urban cell provides for a large workforce population in close proximity with direct major road links.</p>	<p>The WAPC has considered the importance of the Western Trade Coast as part of its Sub-regional Planning Framework (including consideration of Westport). This reflects an assessment on the needs of Perth for the long term for a range of industry types. The WAPC has identified Strategic and Non-Strategic Industrial land, Industrial Expansion land (in Latitude 32 and Postans Area) and Industrial Investigation land at Mandogalup.</p> <p>The planning process must consider future proofing the State’s economy and safeguarding future employment. In this respect, the City’s draft LPP12 largely reflects the industrial planning earmarked in the WAPC’s Sub-regional Planning Framework.</p> <p>Site, a specialist industrial planning firm advise that transport, postal and warehousing sectors are likely to be major employment growth industries following the construction of new freight handling facilities in the Outer Harbour and the establishment of related freight and logistics operations.</p> <p>Mandogalup’s comparative advantages include existing large lot areas ideally suited to general industry and large freight and logistics operators (4ha – 15ha lots in short supply across metropolitan region) proximity to existing industrial zoned land and established industrial uses, and direct access to the regional, state and national freight road networks following upgrades to Rowley and Anketell Roads.</p> <p>There is the potential for upward pressure on demand from three industries:</p> <ul style="list-style-type: none"> • Energy materials industry (Tianqi Lithium and Kidman Resources) and associated downstream processing • Defence West Project – potential for the Australian Marine Complex and the Western Trade Coast. • Freight Handling facilities and associated supply chain in the Outer Harbour (subject to Westport Taskforce investigations) <p>Notwithstanding this, draft LPP12 was prepared and advertised prior to the release by the State Government of the Land Use Planning Response and the WAPC’s Sub-regional Planning Framework.</p>
	<p><i>4.5 Sensitive Land Uses will not be supported under any circumstance within the subject area, with the exception of Composite Lots in the Transition Area, allowing for owner/operator industrial uses immediately adjacent to the current Development zone land.</i></p> <p>Sensitive uses should not be supported in areas that have a technically rigorous and defined buffer constraints.</p> <p>Area A of the precinct, however, has been assessed as having no impact and Areas B, C and D are being further monitored to determine the level and source of dust.</p> <p>It is clear that part of the existing dust source is the sand mining operations and indeed they may be the primary source.</p> <p>It’s premature to make any definitive land use decisions until the monitoring is complete and the optimum land use outcome is determined via the Improvement Plan.</p> <p>Finally this matter is simply outside the jurisdiction of the Policy.</p>	<p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>

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	<p>5.1 Residential Area <i>This area contains the existing Development Zone. This area will continue to be developed as per the provisions of Town Planning Scheme No.2.</i></p> <p>Supported. Subject to expansion into the full extent of Area A and possible extension in Areas B, C and D following completion of the monitoring.</p>	<p>City Officers are recommending amendments to the draft LPP12. A key change would be amending the plan to identify all of Area A as a Residential Area with an accompanying Transition Area. This may lead to additional capacity to address traffic in the Locality.</p>	
	<p>5.2 Light Industry Area <i>This area shall be rezoned for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support the freight and logistics area.</i></p> <p>Support the fact that the policy acknowledges there is no constraint to removing the Rural zone and allowing full development of both lots 2 and 10.</p> <p>Opposed to the Industrial designation on the basis of unresolved buffer requirements and unsubstantiated Industry land demand.</p> <p>Also a major amenity impact to surround the proposed.</p>	<p>Further planning investigation is required in order to fully determine the nature of industrial use and whether specific constraints exist.</p> <p>It is evident however with the release of the Land Use Planning Response by the WAPC and Sub-regional Planning Framework that the intent of the WAPC is to pursue investigation for industrial uses within the Improvement Scheme area. The report on the Sub-regional Planning Framework highlights the importance of strategic and non- strategic industrial land.</p> <p>In this respect, it is not unreasonable that the City adopt a LPP which supports Light Industrial / Service Commercial Uses in Mandogalup.</p> <p>It is accepted that Area A has not been identified by the WAPC to be part of an Improvement Scheme area and that development would occur in this locality under normal planning processes.</p>	
	<p>5.3 Transition Area <i>This area shall be rezoned to support Composite Residential/Light Industrial Uses where residential and light industrial uses are provided for on the same lot to provide for owner operator light industrial uses as well as providing a suitable interface between the Light Industry and Residential Areas. A minimum lot size of 1 hectare will be supported.</i></p> <p>Opposed to a land use based transition zone and note there is no transition zone on the western side of the existing Urban zone.</p> <p>Subject to the monitoring supporting additional Urban in Areas B, C and D the transition could be achieved by the district ecological corridor along Mandogalup Road.</p> <p>This would link various Parks and Recreation reserves, including Beeliar Regional Parklands and the Spectacles.</p>	<p>Light Industrial uses can contain industrial types which can generate significant local offsite impacts such as noise and odour. This may include traffic impacts if not managed appropriately. It is considered that a transition between residential uses and light industrial uses is justified.</p> <p>The City recommends that transition area be extended to include the western side of the Urban area.</p>	
	<p>5.4 Station Precinct Area <i>This area shall cater for a future railway station as well as service commercial and commercial uses to support the Kwinana Outer Harbour. Given the large workforce accessing the Kwinana Outer Harbour, a major passenger rail/bus interface will be required for access to the area. Complementary non - sensitive land uses, such as fast food, banks, offices and shops will be supported in this area. The size of this area will be determined following investigations at the time of rezoning.</i></p> <p>Support the Station Precinct Area as a logical leverage of the significant regional rail infrastructure. Opposed to an Industrial and service based precinct on the grounds a high density residential based mixed use transport orientated development would:</p> <ul style="list-style-type: none"> a) be essential to meet Infrastructure Australia and Commonwealth funding criteria; b) provide a strong and identifiable community hub for the benefit of Mandogalup, Wandi and Anketell lifting amenity and reducing car dependence across all the communities; 	<p>Noted</p>	

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		<p>c) leverage significant higher density and development out of the immediate area including the adjoining Anketell District Centre; and</p> <p>d) still facilitates a major bus transfer hub for the wider Industrial workforce travelling by train.</p>	
		<p><i>5.5 Freight Road Interface Area</i> <i>This area shall be rezoned and developed in accordance with State Planning Policy 5.4. Future zoning in this area should seek to avoid the risk of land use conflict in this area by identifying suitable non-sensitive uses that provide adequate spatial separation. Where it is considered unavoidable to place sensitive land uses within this area, the onus will be on the proponent to demonstrate why alternative land uses or design solutions are not suitable.</i></p> <p>The Planning Control Area that is already in place already covers the proposed Interface Area. The MWLSP and MELSP have dealt in detail with interface and acoustic issues and have been approved for development accordingly.</p> <p>This designation is redundant.</p>	<p>The City is of the view that the strategic importance of the heavy freight corridor should be reinforced through the LPP12 so that sensitive land uses do not impinge on the operation of the corridor.</p>
		<p>The proposal to develop the area for Industrial purposes is strongly opposed on the basis it clearly should be preserved for Urban uses as follows:</p> <p>a) its highest and best use is clearly Urban. It is a logical rounding out of the Mandogalup community as a sustainable and well defined series of neighbourhoods with all the requisite facilities and amenities and clear separation from Industrial uses;</p> <p>b) WAPC determination on the EPA section 16 (e) advice immediately clears the way for Urban development over Area A;</p> <p>c) it has been determined that Areas B, C and D should not be impacted by a fixed distance buffer and are the subject of ongoing monitoring with early indications that the dust source may in fact be primarily from existing sand extraction and not the Alcoa RDA's; and</p> <p>d) planning jurisdiction for the balance of the Mandogalup cell has now been legally transferred to the WAPC via the Improvement Plan, which will determine the most appropriate land use pattern and interface.</p> <p>The outcomes of the Policy are therefore not consistent with its own objectives and are largely outside of the jurisdictional planning control, which has now transferred to WAPC.</p>	<p>City Officers are recommending an amendment to LPP12 to include the Residential Area and Transition Area across Area A.</p>

Attachment M - Lots to be considered for inclusion within LPP12



15.5 Proposed Lifting of Urban Deferment under the Metropolitan Region Scheme – Portion of Mandogalup Urban Precinct

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY

The City of Kwinana (the City) has received a request from the Western Australian Planning Commission (WAPC) (dated 16 March 2018) to provide comments on a proposal under the *Metropolitan Region Scheme* (MRS) to lift urban deferment from 59 hectares (ha) of land within the Mandogalup area (the subject land) (Attachment A). The subject land comprises a number of lots under multiple land ownership. The lifting of the urban deferment means that the land would then be zoned Urban in the MRS.

The proposal to lift urban deferment also proposes that the:

- a) subject land be concurrently rezoned to Development zone under *Local Planning Scheme No 2* (LPS2) to allow for structure planning to occur for residential land uses; and
- b) Minister for Planning rescind a former Ministerial resolution requiring Ministerial and Cabinet support for future rezoning within the Mandogalup area, so that the proposed lifting of urban deferment can be expedited.

The City had been requested by the WAPC to provide its comments on the proposal by the 31 May 2018. As such, a report item was listed on the agenda for the Special Council Meeting of 30 May 2018 so that Council could consider the proposed lifting of urban deferment and provide its comments to the WAPC prior to the deadline.

City Officers were of the view however that Council would benefit from being able to consider the proposed lifting of the urban deferment at the same time as it considers its final position on draft Local Planning Policy 12 – Mandogalup Future Development (draft LPP12).

On this basis, City Officers sought a further extension by the WAPC to provide more time for Council to consider both matters. On 21 May 2018, the Department of Planning (DoP) advised City Officers that an extension of time for Council to provide its comments on the proposed lifting of urban deferment was supported until the end of June 2018. The DoP advised, however, that it wouldn't support any further extension irrespective of whether Council had reached a determination on its draft LPP12 or not.

A report was subsequently put to Council by City Officers to Council's Special Council Meeting held on 30 May 2018 recommending deferral of the matter until 27 June 2018. Council resolved to support the officer recommendation for deferral.

In addition to this item, a report to Council on draft LPP12 is on the agenda for this Council Meeting of 27 June 2018 (Item 15.4). In that report, City Officers address the 61 submissions received during the advertising of LPP12, take account of key strategic documents affecting Mandogalup, and, present Council with a recommended option for final adoption of LPP12 (Recommended Option - LPP12). Other options were also detailed in the Report.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

The advertised draft LPP12 is shown on Attachment I. The City Officers recommended option for final adoption of LPP12 is shown on Attachment J.

City Officers are recommending that Council respond to the WAPC on the lifting of the urban deferment at Mandogalup on the basis of Recommended Option - LPP12.

The key differences between the draft advertised LPP12 and Recommended Option - LPP12 are;

1. That the Residential Area would now include the majority of the locality termed Area A with the exception of a Transition Area to be located within Area A that would provide a transition of land uses between the Residential Area and the Light Industry Area.
2. The retention of the Light Industrial Area within the localities termed Areas B, C and D.
3. The lengthening of the Freight Road Interface Area along future Rowley Road to include all of Area A.
4. The inclusion of textual amendments to Part 2 Policy Application to refer to recent WAPC determinations affecting Mandogalup, and, Part 4 Planning Principles to accommodate the revised Residential Area and Transition Area.
5. The inclusion of additional minor textual amendments to better clarify parts of the policy.
6. The insertion of an additional Part 6 Future Rezoning to read:-

“In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area.”

The references above to Areas A, B, C and D are to the areas identified by the Environmental Protection Authority (EPA) in its section 16 (e) advice to the Minister for Environment under the *Environmental Protection Authority Act, 1986* titled "Consideration of potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area". The EPA advice divided Mandogalup into four areas (A, B, C and D) based on air quality. This is shown on Attachment E.

Recommended Response to the WAPC on the Urban Deferment

The location of the subject land on both the advertised draft LPP12 and Recommended Option - LPP12 is shown on Attachment F and Attachment G respectively.

Under the advertised draft LPP12, the subject land is identified as being partly Transition and partly Light Industrial. Under Recommended Option - LPP12, the subject land is Residential Area and Transition Area.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

The second difference is that Recommended Option - LPP12 also refers to a requirement for structure planning as part of future rezoning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. The aim of this is to ensure the best integrated planning design outcomes for the whole of Mandogalup.

In this respect, the following points are made:

1. The Residential Area and Transition Area under Recommended Option - LPP12 are not in conflict with a rezoning of the subject land from Urban Deferred to Urban (nor for that matter are the Transition and Light Industrial areas as per the advertised draft). This is because these land uses can occur in an Urban zone under the MRS. Furthermore, these land uses would not be in conflict should the WAPC determine (under cl.27 of the MRS Text) that the land be concurrently zoned Development zone in LPS2. These land uses can be developed under a Development zone;
2. A concurrent rezoning from Rural to Development zone in draft LPS2 as part of this proposal opens up the strong likelihood that LSPs for residential development for the subject land would be received by the City following the decision;
3. Should the subject land be zoned Urban, but a concurrent rezoning to Development zone **not** occur, the opportunity exists for the whole of Area A to be concurrently rezoned Urban under the MRS and Development zone under LPS2 in the future. The benefit of this approach is that it would allow the whole of Area A to be considered in a holistic and integrated manner in the form of a structure plan having regard to:-
 - draft LPP12 and the approved planning for existing Urban areas in Mandogalup;
 - the potential for a train station precinct within the southern part of the Mandogalup area;
 - the results of the recent air quality testing;
 - the planning for the Improvement Plan and Improvement Scheme (ensuring greater integration).

This structure planning should occur irrespective of the future zoning of Area A under LPS2, whether it be residential or some other zoning. This approach aligns with Recommended Option - LPP12.

4. As a variation to point 3 above and for the same rationale, Council could object to the lifting of urban deferment and object to the concurrent rezoning to Development zone under LPS2 pending an application to rezone all of Area A under the MRS and Development zone under LPS2 to ensure a holistic and integrated approach to planning. This application for the removal of Urban Deferment should be supported by a structure plan having regard to the matters listed in Point 3.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

It is recommended that Council take the approach proposed in Point 3 above. That is, to support the lifting of the urban deferment but object to the concurrent rezoning of the subject land to Development zone in LPS2. It is recommended that Council request that the WAPC, Minister for Planning and Cabinet defer rezoning under LPS2 and consider it as part of a wider MRS amendment for the whole of Area A to Urban zone that requires a more holistic and integrated approach to planning for Mandogalup. This would occur with the benefit of greater clarity around the points raised above. This is considered the best planning approach for this complex and strategically important area, with a view to achieving the best urban design outcome for the locality.

It is also considered appropriate that Council advise the WAPC and the Minister for Planning (the Minister) that it would strongly oppose any decision to rescind the previous determination of the former Minister that any future lifting of urban deferment requires WAPC, Ministerial and Cabinet support. The Mandogalup area is a strategically important area with significant land use challenges. It deserves the highest level of consideration and future planning and should be considered at Ministerial and Cabinet level.

In the MRS Text, cl.27 reads; *“By resolution of the Commission notified in the Government Gazette land may be transferred from the Urban Deferred Zone to the Urban Zone”*. The City has had legal advice (see confidential Attachment H) that suggests that irrespective of cl.27 of the MRS text, a very strong argument can be mounted that a lifting of urban deferment constitutes a rezoning under the MRS and should be carried out in accordance with Part 4 of the *Planning and Development Act, 2005 (P&D Act)*.

It is considered appropriate to advise the WAPC and Minister that a strong legal argument can be mounted that a lifting of urban deferment constitutes a rezoning under the MRS and should be carried out in accordance with Part 4 of the *Planning and Development Act, 2005*. This would require approval by the Governor (not that of the WAPC alone under cl.27 of the MRS Text). This process would also include the tabling of the amendment in Parliament to complete the statutory procedure for an MRS amendment. This would minimise any risk of legal challenge and reinforces Council’s view that Ministerial and Cabinet support is required

OFFICER RECOMMENDATION:

That Council takes the following action with respect to the request by the Department of Planning for comment on the proposal for the lifting of urban deferment under the *Metropolitan Region Scheme (MRS)* and concurrent zoning to *Development* zone under the *City of Kwinana Local Planning Scheme No 2 (LPS2)* for Lots 682, 52, 900, 9002, 9006, 11 and 3 Mandogalup:

- a) Advise the Western Australian Planning Commission (WAPC), Minister for Planning, Lands and Heritage (Minister) and State Cabinet (Cabinet) that Council supports the lifting of the urban deferment for the subject land but objects to the concurrent rezoning of the subject land to *Development* zone in the LPS2.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

- b) Requests that the WAPC, Minister and Cabinet defer the rezoning of the subject land in LPS2 to Development zone to enable it to be considered as part of a wider *Metropolitan Region Scheme* (MRS) amendment from *Rural* to Urban zone for the whole of Area A in Mandogalup (Area A is detailed in the State Government's Land Use Planning Response at Mandogalup released in February 2018).

The MRS amendment and concurrent zoning under LPS2 for Area A should be based on a more holistic and integrated approach to planning for Mandogalup. This would occur with the benefit of greater clarity around the planning for the Improvement Plan and Improvement Scheme, the results of additional dust monitoring and allow for structure planning to take place over the whole of Area A rather than portions. This is considered to be the best planning approach for this complex and strategically important area and will provide the best urban design outcome for the locality.

- c) Advise the WAPC, Minister and Cabinet that Council's draft Local Planning Policy 12 – Mandogalup Future Development, adopted by Council at its Ordinary Council Meeting of 22 November 2017, and, which has now been the subject of formal advertising, proposes that the subject land be identified as partly Residential and partly Transitional area (an area of transition between Residential and Light Industrial Uses) and refer the final adopted local planning policy as part of the advice.
- d) Advise the WAPC, Minister and Cabinet that it would strongly oppose any decision to rescind the previous determination of the former Minister that any future lifting of urban deferment requires WAPC, Ministerial and Cabinet support. The Mandogalup area is a strategically important area with significant land use challenges. It deserves the highest level of consideration and future planning should be considered at Ministerial and Cabinet level.
- e) Advise the WAPC and Minister that a very strong legal argument can be mounted that a lifting of urban deferment constitutes a rezoning under the MRS and should be carried out in accordance with Part 4 of the *Planning and Development Act, 2005*. This would require approval by the Governor (not that of the WAPC alone under cl.27 of the MRS Text). This process would also include the tabling of the amendment in Parliament to complete the statutory procedure for an MRS amendment. This would minimise any risk of legal challenge and reinforces Council's view that Ministerial and Cabinet support is required.

BACKGROUND

As discussed, the City received a request from the WAPC seeking comments on a proposal under the MRS to lift urban deferment for the subject site by 16 March 2018.

City Officers sought a further extension by the WAPC to provide more time for Council to consider the proposed lifting of the urban deferment at the same time as it considers its final position on draft Local Planning Policy 12 – Mandogalup Future Development (draft LPP12).

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

Subsequently, the DoP advised City Officers that an extension of time for Council to provide its comments on the proposed lifting of urban deferment was supported until the end of June 2018. The DoP advised, however, that it wouldn't support any further extension irrespective of whether Council had reached a determination on its draft LPP12 or not.

A report was subsequently put to Council's Special Council Meeting held on 30 May 2018 recommending deferral of the matter until Council's Meeting on 27 June 2018. Council resolved to:-

“defer its consideration on the proposal for the lifting of urban deferment under the Metropolitan Region Scheme and concurrent zoning to Development zone under the City of Kwinana Local Planning Scheme No 2 for Lots 682, 52, 900, 9002, 9006, 11 and 3 Mandogalup until its Ordinary Council Meeting of 27 June 2018.”

Application and Planning History

The area the subject of the proposed lifting of urban deferment (59 hectares) is shown in Attachment A and includes Lots 682, 52, 900, 9002, 9006, 11 and 3 Mandogalup:

The rezoning of land from Rural to Urban Deferred under the MRS in the Mandogalup Precinct was approved by the Minister for Planning (the Minister), State Cabinet and the WAPC on 24 December 2009 (MRS 1114/3) (see Attachment B).

In March 2014, the then Minister determined to lift the Urban Deferred zoning (MRS Amendment 1260/27) from much of this land (outside the then 1.5 kilometre air quality buffer established by the WAPC) (Attachment C). The portion of land within the 1.5km buffer remained as Urban Deferred, and this is the subject land referred to in this report.

At that time, the Minister made the following direction in accordance with Section 17(1) of the *Planning and Development Act 2005 in relation to the rezoning from Urban Deferred to Urban*.

No decision to transfer land in the Mandogalup locality from the 'Rural' or 'Urban Deferred' zones to the 'Urban' zone in the Metropolitan Region Scheme shall be made without the prior approval of State Cabinet and the Minister at the time responsible for the Metropolitan Region Scheme and amendments to it. Further, no such decision will be made until the Kwinana Air Quality Buffer (or whatever title said buffer may come to be known as) has been finalised clearly indicating what land is outside a buffer area and therefore could appropriately be transferred to the Urban zone, subject to whatever other planning circumstances may apply to the locality at the time. (WAPC, 14 March 2014).

This Urban zoned land has subsequently been the subject of local structure plans by the Satterley and the Qube Property Groups.

EPA advice to the Minister for Environment

In June 2017, the EPA provided advice to the Minister for Environment on the potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area. The EPA's advice divided Mandogalup into four areas (A, B, C and D) based on air quality.

**15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME
– PORTION OF MANDOGALUP URBAN PRECINCT**

The area the subject of the proposed lifting of urban deferment is situated in Area A (Attachment E) which is described by the EPA as *being located sufficiently far away from the RDA, and outside the predominant wind field that generates dust from the RDA, that there is negligible health risk or likelihood of unreasonable amenity impacts in this area from RDA dust.*

Improvement Plan

In February 2018, the State Government announced its intention to adopt the EPA's advice and prepare an Improvement Plan for areas potentially impacted by dust emissions (Attachment D). The area the subject of the lifting of urban deferment is situated outside of the proposed Improvement Plan.

In response to the EPA's advice and the State Government's announcement to prepare an Improvement Plan, the owners of lots situated in Area A (Qube and Satterley) lodged a request with the WAPC to lift urban deferment. The lifting of urban deferment will enable the land to be developed for a range of urban purposes, including residential and industrial land uses.

Consideration of the Final Adoption of LPP12.

As discussed, a report on LPP12 is on the agenda for the Council Meeting of 27 June 2018 Council Meeting (Item 15.4). That report addresses the 61 submissions received during the advertising of draft LPP12, takes account of recent strategic documents affecting Mandogalup, and presents to Council a recommended option for final adoption of LPP12.

City Officers have presented three options to Council for its consideration for final adoption of LPP12. Option 1 was an amended version of the advertised draft LPP12. Option 2 (Recommended Option - LPP12) changed the designation of land uses in Area A. Option 3 was to not proceed with the LPP12.

As discussed, the key differences between the draft advertised LPP12 and Recommended Option - LPP12 are:

1. That the Residential Area would now include the majority of the locality termed Area A with the exception of a Transition Area to be located within Area A that would provide a transition of land uses between the Residential Area and the Light Industry Area.
2. The retention of the Light Industrial Area within the localities termed Areas B, C and D.
3. The lengthening of the Freight Road Interface Area along future Rowley Road to include all of Area A.
4. The inclusion of textual amendments to Part 2 Policy Application to refer to recent WAPC determinations affecting Mandogalup, and, Part 4 Planning Principles to accommodate the revised Residential Area and Transition Area.
5. The inclusion of additional minor textual amendments to better clarify parts of the policy.
6. The insertion of an additional Part 6 Future Rezoning to read:-

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

“In order to ensure the optimal planning outcomes for the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the WAPC demonstrating that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Scheme but supports the development of that area.”

Points 4, 5 and 6 above applied to both Options 1 and 2 as presented in the Council Report. These constituted the majority of the amendments to Option1.

DISCUSSION

The location of the subject land on both the advertised draft LPP12 and Recommended Option - LPP2 is shown on Attachment F and Attachment G respectively. Under the advertised draft LPP12, the subject land is identified as being partly Transition and partly Light Industrial. Under Recommended Option - LPP12, the subject land is Residential Area and Transition Area.

The second difference is that Recommended Option - LPP12 also refers to a requirement for structure planning as part of future rezoning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A. The aim of this is to ensure the best integrated planning design outcomes for the whole of Mandogalup.

In this respect, the following points are made:

1. The Residential Area and Transition Area under Recommended Option - LPP12 are not in conflict with a rezoning of the subject land from Urban Deferred to Urban (nor for that matter are the Transition and Light Industrial areas as per the advertised draft). This is because these land uses can occur in an Urban zone under the MRS. Furthermore, these land uses would not be in conflict should the WAPC determine (under cl.27 of the MRS Text) that the land be concurrently zoned Development zone in LPS2. These land uses can be developed under a Development zone;
2. A concurrent rezoning from Rural to Development zone in draft LPS2 as part of this proposal opens up the strong likelihood that LSPs for residential development for the subject land would be received by the City following the decision;
3. Should the subject land be zoned Urban, but a concurrent rezoning to Development zone **not** occur, the opportunity exists for the whole of Area A to be concurrently rezoned Urban under the MRS and Development zone under LPS2 in the future. The benefit of this approach is that it would allow the whole of Area A to be considered in a holistic and integrated manner in the form of a structure plan having regard to:-

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

- draft LPP12 and the approved planning for existing Urban areas in Mandogalup;
- the potential for a train station precinct within the southern part of the Mandogalup area;
- the results of the recent air quality testing;
- the planning for the Improvement Plan and Improvement Scheme (ensuring greater integration).

This structure planning should occur irrespective of the future zoning of Area A under LPS2, whether it be residential or some other zoning. This approach aligns with Recommended Option - LPP12.

4. As a variation to point 3 above and for the same rationale, Council could object to the lifting of urban deferment and object to the concurrent rezoning to Development zone under LPS2 pending an application to rezone all of Area A under the MRS and Development zone under LPS2 to ensure a holistic and integrated approach to planning. This application should be supported by a structure plan having regard to the matters listed in Point 3.

It is recommended that Council take the approach proposed in Point 3 above. That is, to support the lifting of the urban deferment but object to the concurrent rezoning of the subject land to Development zone in LPS2.

It is recommended that Council request that the WAPC, Minister for Planning and Cabinet defer rezoning under LPS2 and consider it as part of a wider MRS amendment for the whole of Area A to Urban zone that requires a more holistic and integrated approach to planning for Mandogalup. This would occur with the benefit of greater clarity around the points raised above. This is considered the best planning approach for this complex and strategically important area, with a view to achieving the best urban design outcome for the locality.

As detailed previously, this would occur with the benefit of greater clarity around the planning for the Improvement Plan and Improvement Scheme, additional dust monitoring would be completed and it would allow for structure planning to take place over the whole of Area A rather than portions. This is considered the best planning approach for this complex and strategically important area and will provide the best urban design outcome for the locality.

It is also recommended that Council advise the WAPC, the Minister and Cabinet that Council has now adopted its final LPP12.

LEGAL/POLICY IMPLICATIONS:

The application for the MRS Amendment also requests that the Minister rescind the previous Ministerial resolution made in 2014 that any future rezoning of land in the Mandogalup area requires Ministerial and Cabinet support.

As detailed above, it is considered appropriate that Council strongly oppose any decision to rescind the previous determination of the former Minister. The Mandogalup area is a strategically important area with complex land use challenges. It deserves the highest level of consideration and future planning and should be considered at Ministerial and Cabinet level.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

In addition to this, the City has received legal advice (Confidential Attachment K) about the matter of the lifting of urban deferment under the MRS which is relevant in this context.

In the MRS Text, cl.27 reads; *“By resolution of the Commission notified in the Government Gazette land may be transferred from the Urban Deferred Zone to the Urban Zone”*.

The City’s legal advice is that irrespective of cl.27 of the MRS text, a very strong argument can be mounted that a lifting of urban deferment constitutes a rezoning under the MRS and should be carried out in accordance with Part 4 of the *P&D Act*. This would require approval by the Governor (not that of the WAPC alone).

City of Kwinana

- *Local Planning Scheme No. 2*
- Strategic Community Plan (2017-2027) (City of Kwinana, January 2017)
- Local Commercial and Activity Centres Strategy (2014)
- Draft Eastern Residential Intensification Concept (ERIC)
- Draft Community Infrastructure Plan (City of Kwinana, 2015)
- *Development Contribution Plan 3 (POS) (City of Kwinana, 3 October 2017)*
- *Development Contribution Plan 10 (draft) (Community facilities) (City of Kwinana)*
- Draft Local Planning Policy No. 12 – Mandogalup Future Development

State Government

- *Metropolitan Region Scheme*
- Draft Perth and Peel @ 3.5 Million
- Draft South Metropolitan and Peel Sub-regional Planning Framework
- *Environmental Protection and Biodiversity Conservation Act 1999*, (Commonwealth Government of Australia)
- Guidelines for Structure Plans (WAPC, 2012)
- Jandakot Structure Plan (WAPC, 2007)
- Liveable Neighbourhoods (WAPC, 2009)
- *Planning and Development Regulations 2015* (WA Government)
- Strategic Assessment of the Perth Peel Region
- South Metropolitan and Peel Sub-regional Planning Framework (2018)

Commonwealth Government

- *Environmental Protection and Biodiversity Conservation Act 1999*

FINANCIAL/BUDGET IMPLICATIONS:

The preparation and advertising of draft LPP12 was undertaken within the City’s existing budget.

There will be no direct financial implications arising from the adoption of the Officer Recommendations in this report.

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

ENVIRONMENTAL IMPLICATIONS:

In June 2017, the EPA provided advice to the Minister for Environment on the potential health and amenity impacts of dust in determining the size of a buffer for urban development in the Mandogalup area. The EPA provided advice in relation to various areas in Mandogalup. The area that is subject to the proposed lifting of urban deferment is situated in Area A (Attachment E) which is described by the EPA as being located sufficiently far away from the RDA, and outside the predominant wind field that generates dust from the RDA, that there is negligible health risk or likelihood of unreasonable amenity impacts in this area from RDA dust.

STRATEGIC/SOCIAL IMPLICATIONS:

The proposal will support the achievement of the following outcome and objective detailed in the Strategic Community Plan.

Plan	Outcome	Objective
Strategic Community Plan	A well planned City	4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity.

COMMUNITY ENGAGEMENT:

The proposed lifting of Urban Deferred and concurrent rezoning to Development zone under LPS2 is a matter controlled by the State Government. The Department of Planning has forwarded the proposal to the City and other stakeholders seeking comments about the proposal.

RISK IMPLICATIONS:

RISK ANALYSIS	DESCRIPTION
Risk Event	That the long term land use planning outcomes within the Mandogalup area are not optimal for such a strategic location and/or may involve land use planning conflicts in the future.
Risk Theme	Optimisation of land uses within the City
Risk Effect/Impact	Community, economic and property.
Risk Assessment Context	Operational

15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME – PORTION OF MANDOGALUP URBAN PRECINCT

Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Consideration of the locality in a holistic and integrated manner in conjunction with the land use directions set out in Council draft Local Planning Policy 12 – Mandogalup Future Development.
Rating (after treatment)	Low

COUNCIL DECISION

209

MOVED CR D WOOD

SECONDED CR S MILLS

That Council takes the following action with respect to the request by the Department of Planning for comment on the proposal for the lifting of urban deferment under the *Metropolitan Region Scheme* (MRS) and concurrent zoning to *Development* zone under the *City of Kwinana Local Planning Scheme No 2* (LPS2) for Lots 682, 52, 900, 9002, 9006, 11 and 3 Mandogalup:

- a) Advise the Western Australian Planning Commission (WAPC), Minister for Planning, Lands and Heritage (Minister) and State Cabinet (Cabinet) that Council supports the lifting of the urban deferment for the subject land but objects to the concurrent rezoning of the subject land to *Development* zone in the LPS2.
- b) Requests that the WAPC, Minister and Cabinet defer the rezoning of the subject land in LPS2 to *Development* zone to enable it to be considered as part of a wider *Metropolitan Region Scheme* (MRS) amendment from *Rural* to *Urban* zone for the whole of Area A in Mandogalup (Area A is detailed in the State Government's Land Use Planning Response at Mandogalup released in February 2018).

The MRS amendment and concurrent zoning under LPS2 for Area A should be based on a more holistic and integrated approach to planning for Mandogalup. This would occur with the benefit of greater clarity around the planning for the Improvement Plan and Improvement Scheme, the results of additional dust monitoring and allow for structure planning to take place over the whole of Area A rather than portions. This is considered to be the best planning approach for this complex and strategically important area and will provide the best urban design outcome for the locality.

**15.5 PROPOSED LIFTING OF URBAN DEFERMENT UNDER THE METROPOLITAN REGION SCHEME
– PORTION OF MANDOGALUP URBAN PRECINCT**

- c) Advise the WAPC, Minister and Cabinet that Council's draft Local Planning Policy 12 – Mandogalup Future Development, adopted by Council at its Ordinary Council Meeting of 22 November 2017, and, which has now been the subject of formal advertising, proposes that the subject land be identified as partly Residential and partly Transitional area (an area of transition between Residential and Light Industrial Uses) and refer the final adopted local planning policy as part of the advice.**
- d) Advise the WAPC, Minister and Cabinet that it would strongly oppose any decision to rescind the previous determination of the former Minister that any future lifting of urban deferment requires WAPC, Ministerial and Cabinet support. The Mandogalup area is a strategically important area with significant land use challenges. It deserves the highest level of consideration and future planning should be considered at Ministerial and Cabinet level.**
- e) Advise the WAPC and Minister that a very strong legal argument can be mounted that a lifting of urban deferment constitutes a rezoning under the MRS and should be carried out in accordance with Part 4 of the *Planning and Development Act, 2005*. This would require approval by the Governor (not that of the WAPC alone under cl.27 of the MRS Text). This process would also include the tabling of the amendment in Parliament to complete the statutory procedure for an MRS amendment. This would minimise any risk of legal challenge and reinforces Council's view that Ministerial and Cabinet support is required.**



**CARRIED
7/0**

METROPOLITAN REGION SCHEME PROPOSED AMENDMENT



Attachment A

Legend

Reserved lands

-  Parks and recreation
-  Railways


Reserved roads

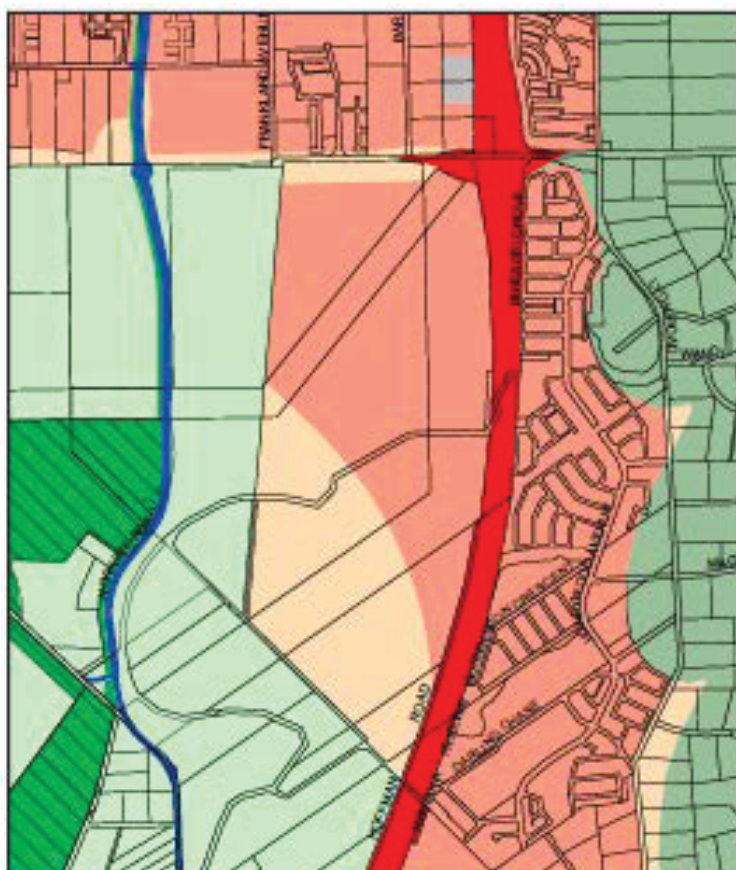
-  Primary regional roads
-  Other regional roads

Zones

-  Urban
-  Urban deferred
-  Rural
-  Rural - water protection

Notice of delegation

-  (Site No) Bush forever area

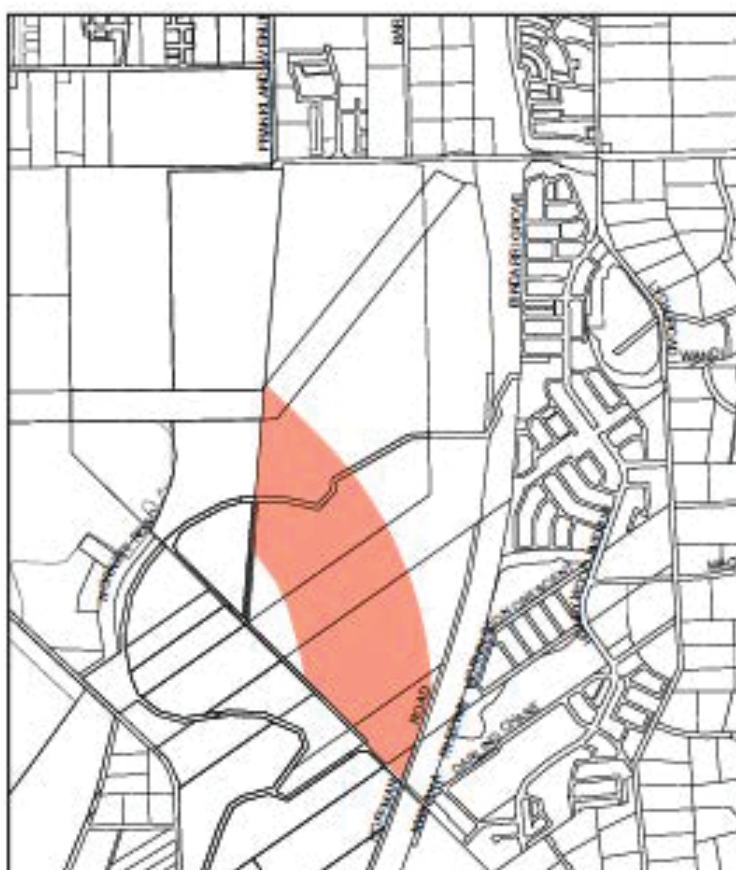


EXISTING SCHEME

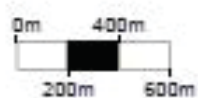
Legend

Zones

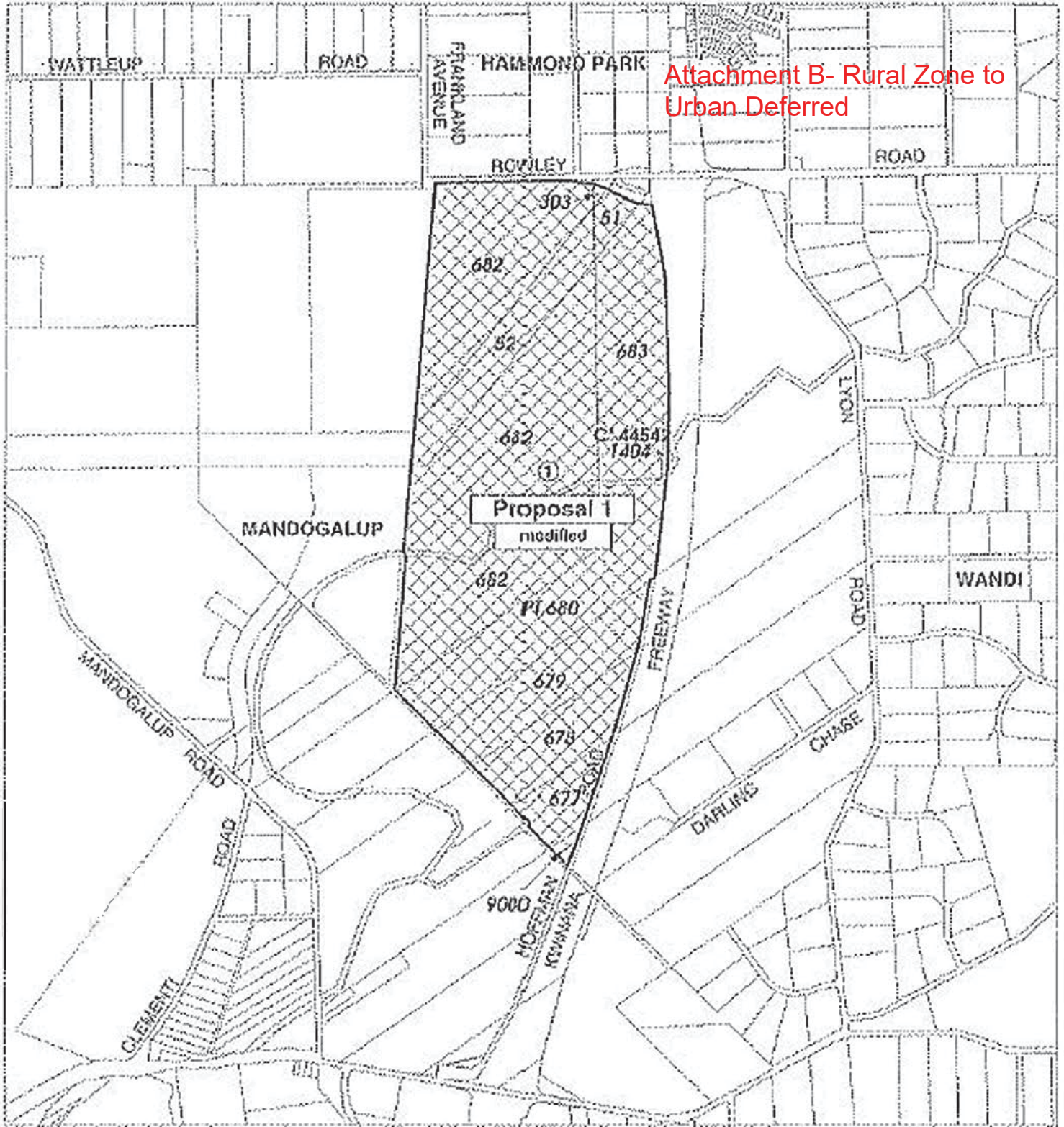
-  Urban



PROPOSED SCHEME



QUB MAN UD3008C
180201



Jandakot Structure Plan - Mandogalup
Proposed Major Amendment
as modified

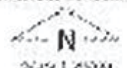
Figure 1

Legend

Proposed:



urban-Deferred zone





Our Ref: 812-2-26-12 (RLS/0210/2)
Enquiries: Anthony Muscara (6551 9441)

Chief Executive Officer
City of Kwinana
Corner of Gilmore Avenue and Sulphur Road
KWINANA WA 6167

DOCUMENTS FOR DISPLAY

Dear Sir/Madam

**Metropolitan Region Scheme Amendment 1260/27
Portion of Mandogalup Urban Precinct
City of Rockingham**

I wish to advise that the Western Australian Planning Commission (WAPC), on 25 February 2014, resolved to transfer the above land from the urban deferred zone to the urban zone in the Metropolitan Region Scheme (MRS), as depicted on amending plan number 4.1578 (copy attached).

In considering issues associated with MRS amendment 1114/33 - Mandogalup, the Minister for Planning made the following direction in accordance with Section 17(1) of the *Planning and Development Act 2005*:

No decision to transfer land in the Mandogalup locality from the Rural or Urban Deferred zones to the Urban zone in the Metropolitan Region Scheme shall be made without the prior approval of State Cabinet and the Minister at the time responsible for the Metropolitan Region Scheme and amendments to it. Further, no such decision will be made until the Kwinana Air Quality Buffer (or whatever title said buffer may come to be known as) has been finalised clearly indicating what land is outside a buffer area and therefore could appropriately be transferred to the Urban zone, subject to whatever other planning circumstances may apply to the locality at the time.

In accordance with that direction, MRS amendment 1260/27 - Portion of Mandogalup Urban Precinct has been approved by both the Minister for Planning and State Cabinet. Notice of this decision will be published in the *Government Gazette* on Tuesday 18 March 2014 in accordance with the provisions of Clause 27 of the Metropolitan Region Scheme. A copy of the notice is attached.

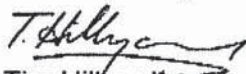
The WAPC requests that the amending documents are made available for public inspection at your office. Affected landowners will receive written notification from the WAPC.

Council is reminded of the need for its local planning scheme to be consistent with the Metropolitan Region Scheme. Should local rezoning be necessary, Council's documents should be initiated within three months.



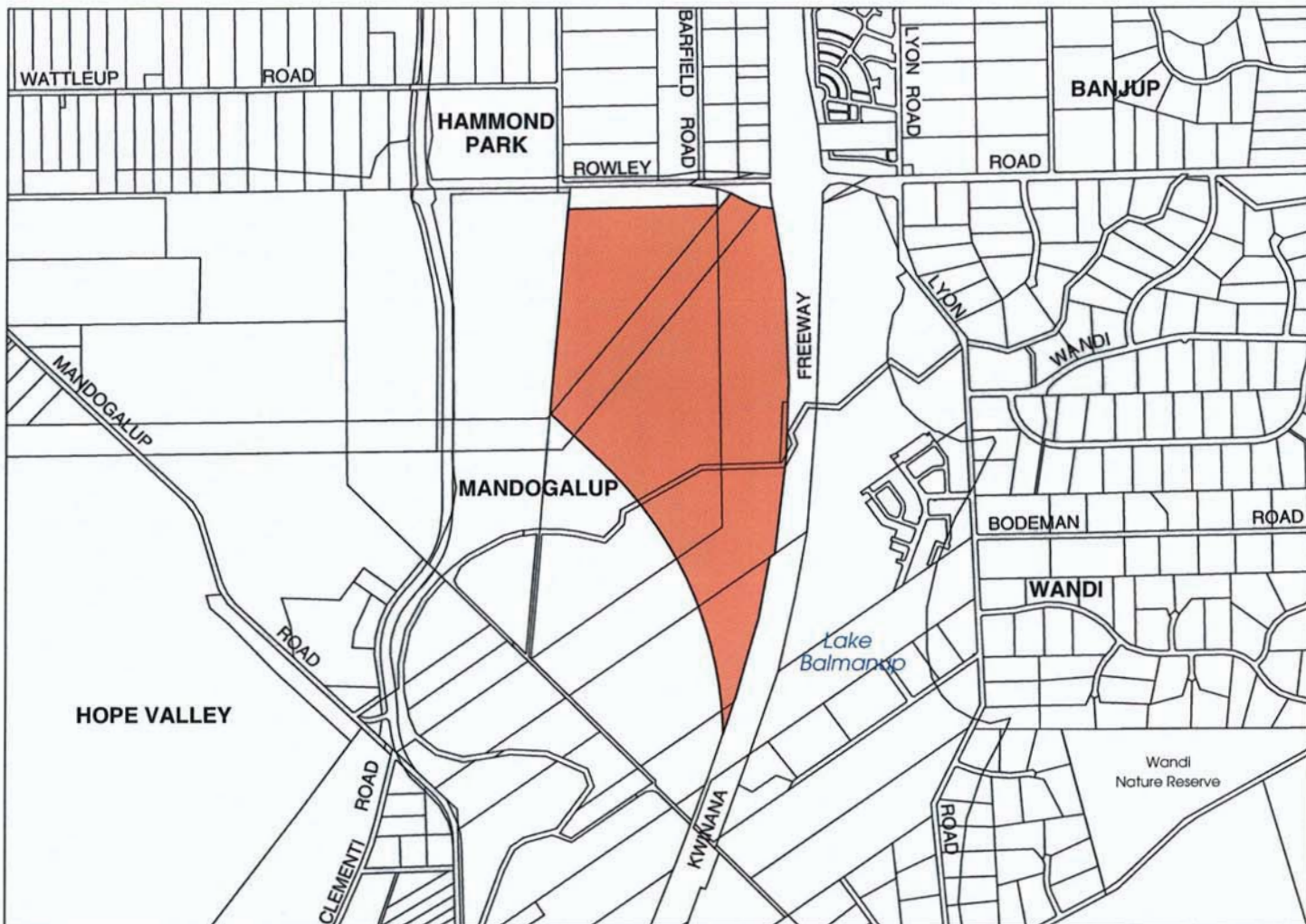
The amendment to the MRS is effective from the date of publication in the *Government Gazette* being 7 February 2014.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T. Hillyard', with a long horizontal flourish extending to the right.

Tim Hillyard
Secretary
Western Australian Planning Commission

14 March 2014



Signed for and on behalf of the
Western Australian Planning Commission



Excluded from urban deferred zone
and included in urban zone.

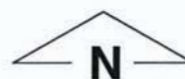
An officer duly authorised by the Commission
pursuant to section 24 of the
Planning and Development Act 2005
for that purpose in the presence of :

Witness

Date

Approved
Minister for Planning

Date

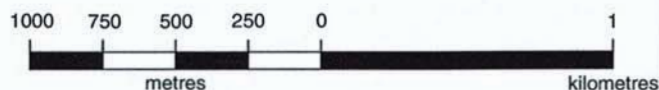


Scale 1:25000

Metropolitan Region Scheme

Clause 27 - Transfer of land from
urban deferred zone to urban zone

Amendment number 1260/27



Project Manager: A. Muscara

Draftsperson: T. Lynch

Examined:

Revised:

Date: WAPC/1829 25 February 2014

File reference: 812/2/26/12 (RLS/0210/1)

Plan reference:
Peel 1:2000 sheets 12.38, 12.39, 13.37 - 13.39
Metropolitan Region Scheme 1:25000 sheet 24
detail plan 1.7320

2683 Plan number 4.1578

Planning and Development Act 2005

Metropolitan Region Scheme

Notice of Resolution - Clause 27

Portion of Mandogalup Urban Precinct

City of Kwinana

Amendment 1260/27

File No.: 812-2-26-12 (RLS/0210/2)

Notice is hereby given that in accordance with Clause 27 of the Metropolitan Region Scheme, the Western Australian Planning Commission resolved on 25 February 2014 to transfer land from the urban deferred zone to the urban zone, as shown on plan number 4.1578.

In considering issues associated with MRS amendment 1114/33 - Mandogalup, the Minister for Planning made the following direction in accordance with Section 17(1) of the *Planning and Development Act 2005*:

No decision to transfer land in the Mandogalup locality from the Rural or Urban Deferred zones to the Urban zone in the Metropolitan Region Scheme shall be made without the prior approval of State Cabinet and the Minister at the time responsible for the Metropolitan Region Scheme and amendments to it. Further, no such decision will be made until the Kwinana Air Quality Buffer (or whatever title said buffer may come to be known as) has been finalised clearly indicating what land is outside a buffer area and therefore could appropriately be transferred to the Urban zone, subject to whatever other planning circumstances may apply to the locality at the time.

In accordance with that direction, MRS amendment 1260/27 - Portion of Mandogalup Urban Precinct has been approved by both the Minister for Planning and State Cabinet.

The City of Kwinana has requested the concurrent amendment to a "Development" zone under its Town Planning Scheme No. 2 using the provisions of section 126(3) of the Planning and Development Act. This request has been agreed to by the WAPC. Accordingly, the amendment to the Metropolitan Region Scheme and the City of Kwinana Town Planning Scheme No. 2 is effective from the date of publication of this notice in the *Government Gazette*.

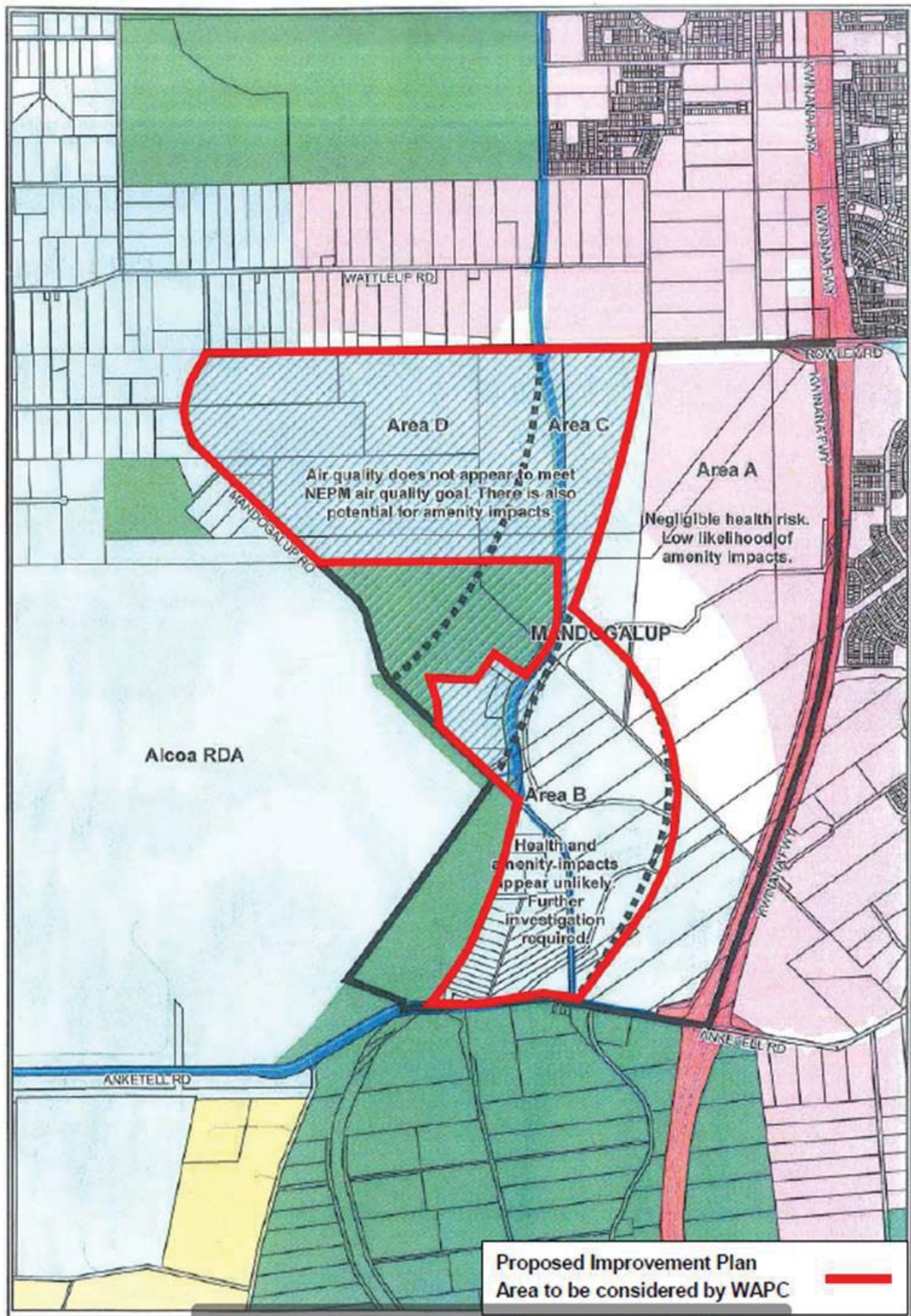
This amendment is effective from the date of publication of this notice in the *Government Gazette*.

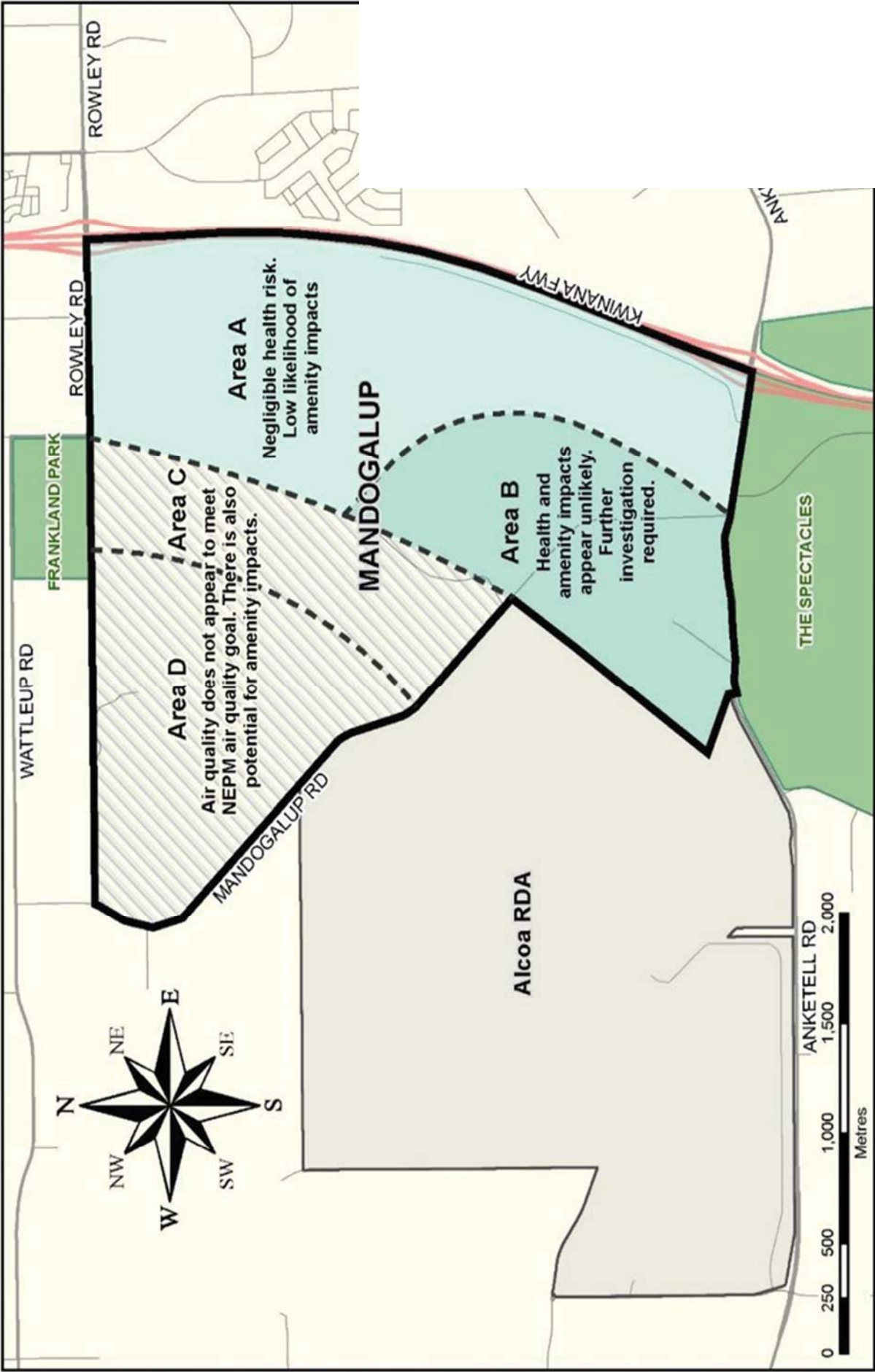
The plan may be viewed at the offices of:

- Western Australian Planning Commission, 140 William Street, Perth
- J S Battye Library, Level 3 Alexander Library Building, Perth Cultural Centre
- City of Kwinana

Tim Hillyard
Secretary
Western Australian Planning Commission

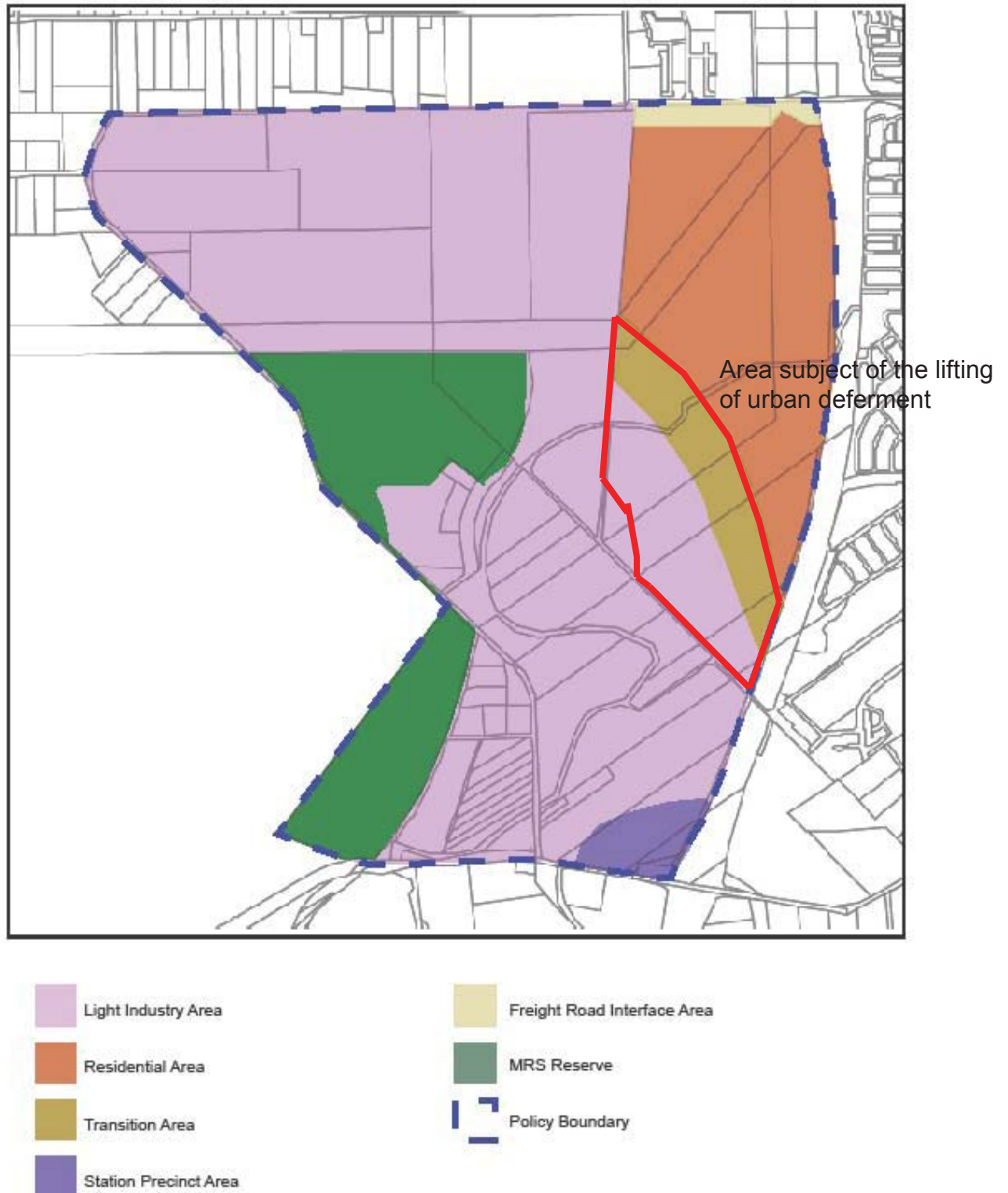
Attachment D - Improvement Plan
Boundary



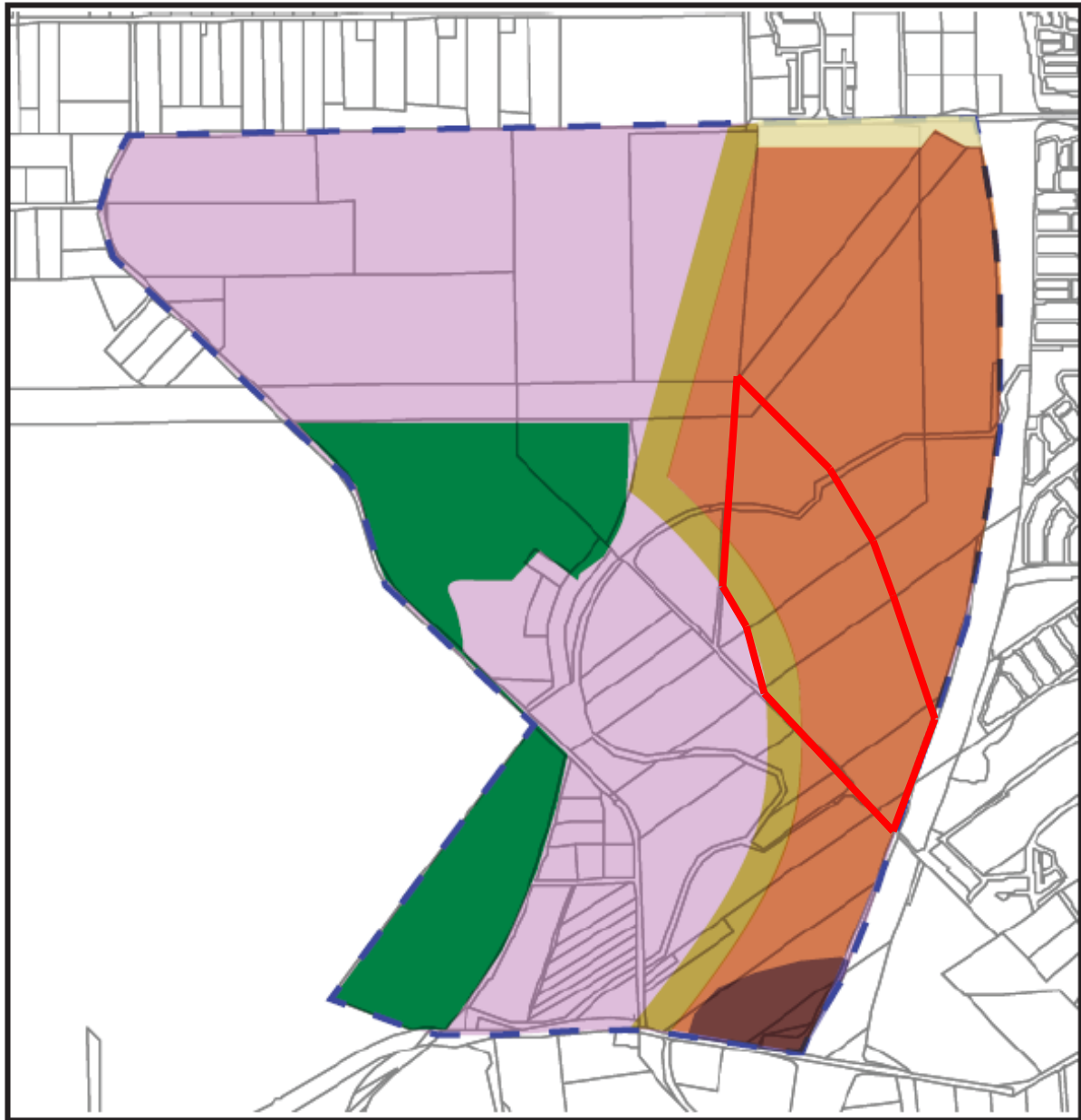


Attachment F - Lifting of Urban Deferment
in Relation to Advertised LPP 12

Mandogalup Future Development Policy Map



Mandogalup Future Development Policy Map



Local Planning Policy Mandogalup Future Development Policy

1. Policy Objectives

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

2. Policy Application

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

3. Definitions

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

4. Planning Principles

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

5. Policy Areas

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

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

5.1 *Residential Area*

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

5.2 *Light Industry Area*

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

5.3 *Transition Area*

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

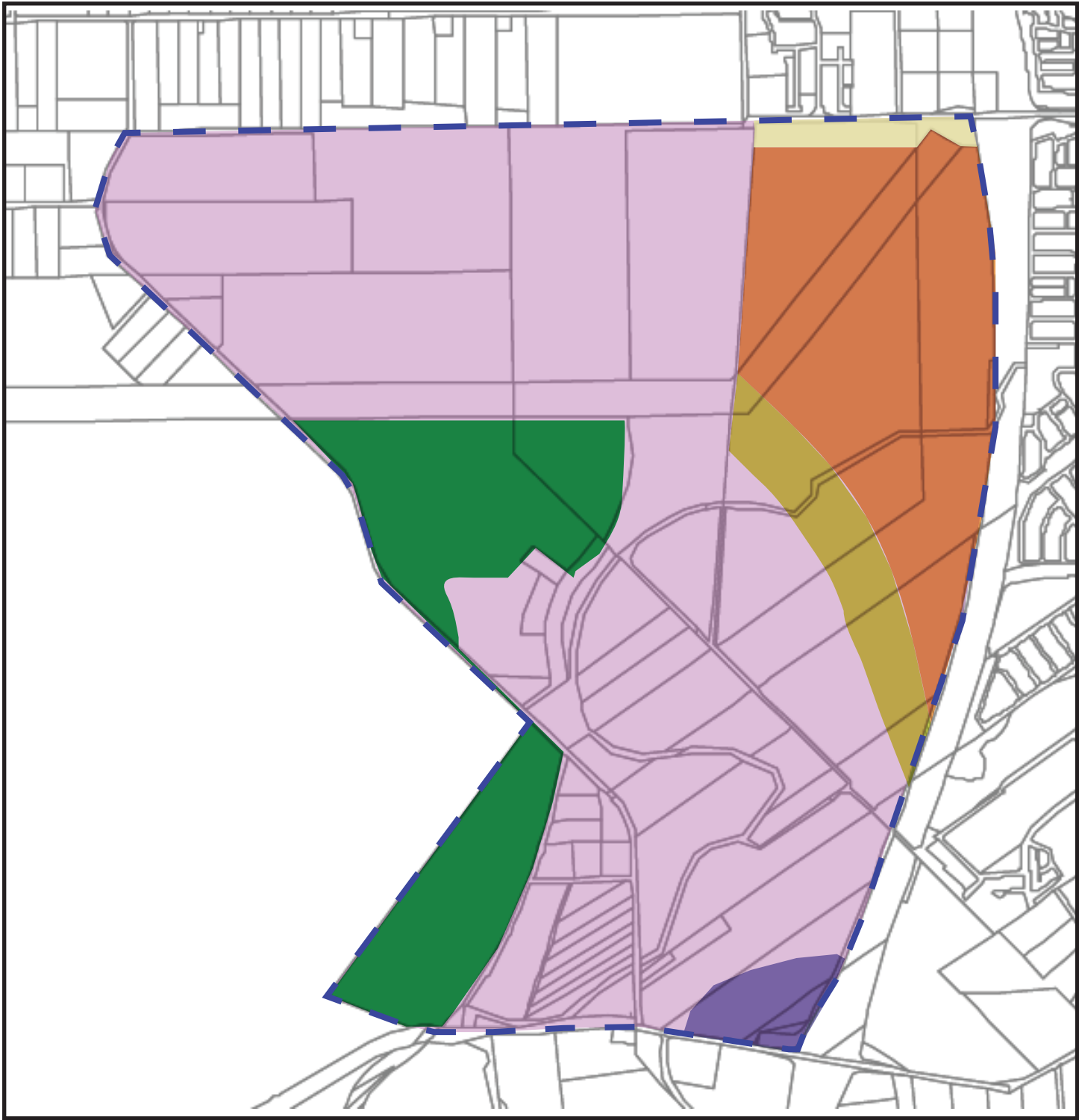
5.4 *Station Precinct Area*

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

5.5 *Freight Road Interface Area*

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

Mandogalup Future Development Policy Map



Light Industry Area



Residential Area



Transition Area



Station Precinct Area



Freight Road Interface Area



MRS Reserve



Policy Boundary

Local Planning Policy No 12: Mandogalup Future Development Policy

1. Policy Objectives

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

2. Policy Application

- *City of Kwinana Local Planning Scheme No.2*
- Strategic Community Plan
- State Planning Policy 4.1 State Industrial Buffer
- Draft State Planning Policy 4.1 Industrial Interface
- State Planning Policy 5.4 Road and Road Transport Noise and Freight Considerations in Land Use Planning
- Draft State Planning Policy 5.4 Road and Rail Noise
- Perth and Peel@3.5million
- South Metropolitan Peel Sub Regional Planning Framework, March 2018.
- Question and Answer; Section16(e) Land Use Planning Response at Mandogalup, February 2018.

3. Definitions

The terms used in this policy have the same meaning as if they were terms used in the City's Local Planning Scheme No.2.

- Areas A, B, C and D are given the same meanings as Areas A, B, C and D respectively as detailed in the Question and Answer; Section16(e) Land Use Planning Response at Mandogalup, February 2018.

4. Planning Principles

- 4.1 The City supports the continued operation, development and protection of industrial land uses within and adjacent to the Mandogalup Area and will not support development that has the potential to restrict or impinge upon the future growth of industry in the region.
- 4.2 Recognising the long term importance of Kwinana Outer Harbour, land uses of a light industrial and service commercial nature will be promoted in Areas B, C and D as the desired future outcome of the area.
- 4.3 There will need to be an appropriate interface within Area A between approved residential areas and adjacent light industrial and service commercial land uses in Areas B, C and D to protect the amenity of residents. An appropriate solution would be for this to take the form of composite lots allowing for dual owner/operator residential / industrial uses.
- 4.4 Sensitive Land Uses will not be supported within Areas B, C and D.

5. Policy Areas

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

5.1 *Residential Area*

Refers to Area A including the existing Development Zone but excludes the Transitional Area, Freight Road Interface Area and Station Precinct Area. It is intended that this area will continue to be developed as per the provisions of Local Planning Scheme No.2

5.2 *Light Industry Area*

Refers to Areas B, C and D, it is intended that this area will be set aside for Light Industrial and Service Commercial Uses. Prior to rezoning, suitable investigation of appropriate lot sizes must occur to support the freight and logistics area.

5.3 *Transition Area*

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

5.4 *Station Precinct Area*

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

5.5 *Freight Road Interface Area*

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

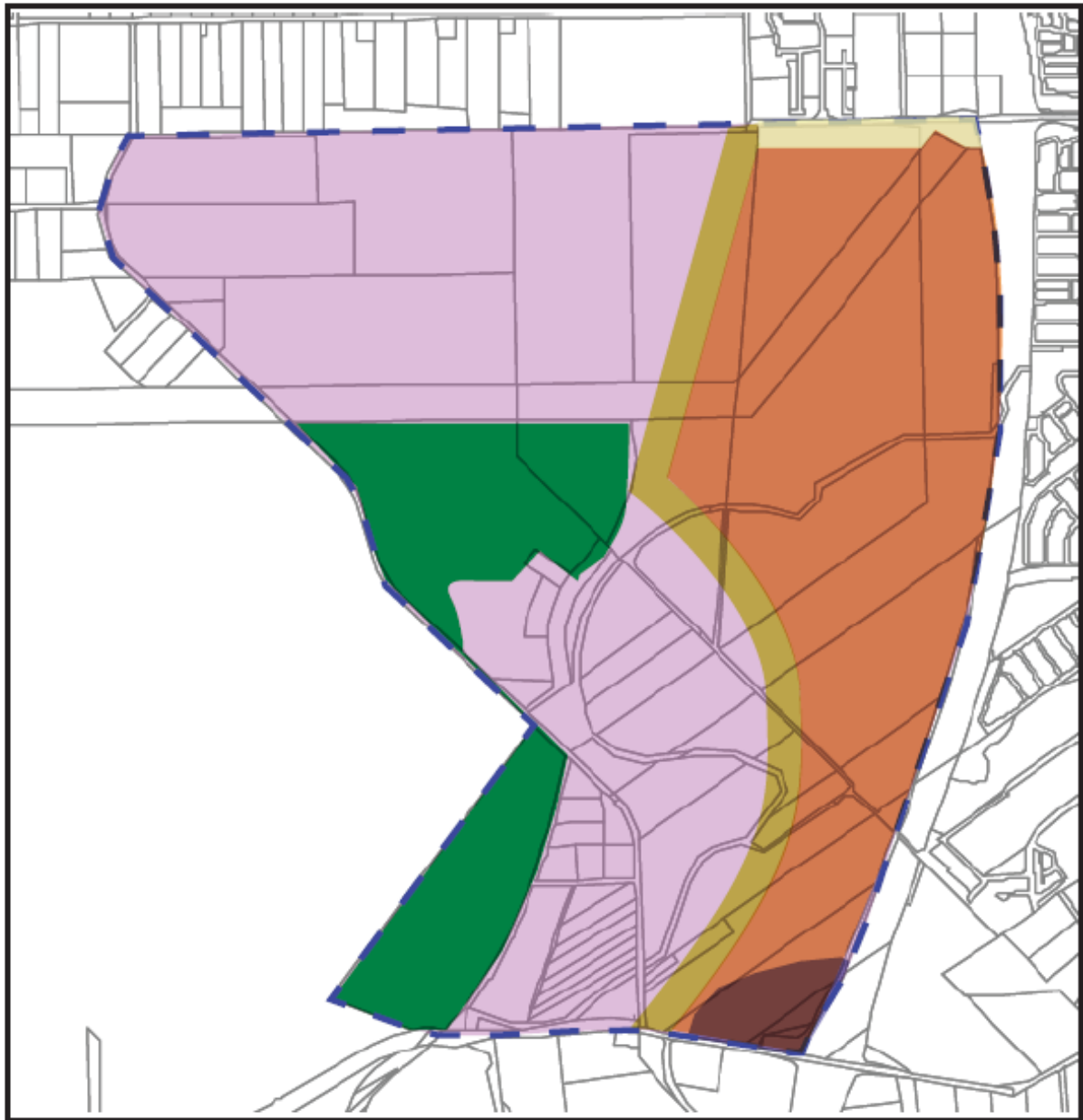
6. Future Rezoning

In order to ensure the optimal planning outcomes for Area A of the Mandogalup area, future rezoning of land under both the Metropolitan Region Scheme and Local Planning Scheme should be accompanied by structure planning which must demonstrate regard to and address the regional planning context and provide a holistic and cohesive approach to planning across Area A.

This should include district transport networks, identifying key land uses including transitional precincts, address key infrastructure provision (power, sewerage and water), protect environmental values and provide a staged approach to development for the locality.

Any structure plans must receive the support of the Western Australian Planning Commission and should demonstrate that it does not constrain and/or prejudice the optimal development of the Improvement Plan and Improvement Scheme but supports the development of that area.

Mandogalup Future Development Policy Map



- Light Industry Area
- Residential Area
- Transition Area
- Station Precinct Area

- Freight Road Interface Area
- MRS Reserve
- Policy Boundary

16 Reports – Civic Leadership

16.1 Adoption of 2018/2019 Annual Budget

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

To consider and adopt the proposed budget for Municipal, Trust and Reserve Funds for the 2018/2019 financial year together with supporting schedules, including imposition of rates and minimum payments, adoption of fees and charges, setting of Elected Members fees for the year and other consequential matters arising from the budget papers.

The 2018/2019 draft budget (Budget) has been prepared taking into consideration the long term financial plan, detailed business cases, organisational service reviews and budget workshops. The presented budget for 2018/2019 is a balanced budget.

This Budget document has been prepared in accordance with the *Local Government Act 1995*, *Local Government (Financial Management) Regulations 1996* and *Australian Accounting Standards*.

OFFICER RECOMMENDATION:

That Council approve:

1. 2018/2019 Budget:

That the Statement of Comprehensive Income by Nature and Type, Statement of Comprehensive Income by Program, Statement of Cash Flows, Rate Setting Statement, supporting notes to and forming part of the Statutory Budget, Capital Expenditure Budget by project and Transfers to/from Reserve Funds for the City of Kwinana's Municipal, Reserve and Trust Funds for the year ending 30 June 2019 be adopted, as detailed in Attachment A.

2. That differential rates based on zoning of the land and the purpose for which the land is held or used be adopted.
3. That the imposition of the following rates in the dollar and minimum payments for the 2018/2019 financial year be adopted:

Rating Category	Minimum Payment (\$)	Rate in the Dollar (\$)
<i>GRV Rating Categories</i>		
Improved Residential	1,036.00	0.079990
Improved Special Residential	1,036.00	0.071200
Light Industrial and Commercial	1,348.00	0.090430
General Industry and Service Commercial	1,348.00	0.086470
Large Scale General Industry and Service Commercial	1,348.00	0.089090
Vacant Residential	1,036.00	0.168280
Vacant Non Residential	1,036.00	0.103040

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

<i>UV Rating Categories</i>		
General Industrial	1,348.00	0.017590
Mining and Industrial	1,348.00	0.008470
Rural	1,036.00	0.005050

4. That pursuant to the provisions of the *Waste Avoidance and Resource Recovery Act 2007* Part 6, Division 3, section 67:
 - a. A charge of \$286 be levied in respect of the removal of the contents of two refuse bins from rateable property, one being weekly collection of 240L bin for general waste, and the other fortnightly collection of 240L or 360L bin for recyclable material ending 30 June 2019.
 - b. A charge of \$286 be levied in respect of the removal of the contents of one 240L refuse bin each week for general waste and one 240L or 360L refuse bin fortnightly for recyclable material from non-rateable property during the year ending 30 June 2019.
5. Incentives:

That to be eligible to enter into the draw for the payment incentive of a:

 - a) 5 x \$1,000 cash prizes from City of Kwinana;
 - b) 5 x 3 month Gold Membership passes to the Kwinana Recquatic Centre valued at \$393 each;
 - c) 2 x Double Passes to "Asher Fisch Conducts Strauss & Bruckner" on Saturday 10 November 2018 valued at \$182 per double pass;

rates accounts are to be paid in full by Wednesday 22 August 2018.
6. Instalments:

That the due dates for payment of the instalment options are:

 - a) two (2) instalment option – First instalment Wednesday 22 August 2018. Second instalment Friday 4 January 2019.
 - b) four (4) instalment option - First instalment Wednesday 22 August 2018. Second instalment Wednesday 24 October 2018. Third instalment Friday 4 January 2019. Fourth instalment Friday 8 March 2019.
 - c) twenty two (22) fortnightly instalments (for direct debits only) commencing on Wednesday 24 August 2018.
 - d) forty three (43) weekly instalments (for direct debits only) commencing on Wednesday 24 August 2018.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

7. Administration Charge:

- a) That pursuant to section 6.45(3) of the *Local Government Act 1995* and regulation 67 the *Local Government (Financial Management) Regulations 1996* Council impose an administration charge of:

- i) \$7.70 fixed for the 2 instalment plan;
- ii) \$23.10 fixed for the 4 instalment plan;
- iii) \$6.90 pro rated for each fortnightly direct debit instalment plan; and
- iv) \$12.90 pro rated for each weekly direct debit instalment plan;

on all accounts where the owner elects to pay rates and charges by instalments, other than rates and charges attributable to a property owned by an entitled pensioner/senior under the *Rates and Charges (Rebates and Deferments) Act 1992*.

- b) That in the case of ratepayers with whom alternative arrangements become necessary, a fixed administration charge of \$50.00 shall be imposed in respect of each arrangement.

8. Instalment Interest:

That pursuant to section 6.45(4) (e) of the *Local Government Act 1995* Council impose interest of five and a half percent (5.5%) as provided in regulation 68 of the *Local Government (Financial Management) Regulations 1996* on all accounts where the owner elects to pay rates and charges by instalments, other than rates and charges attributable to a property owned by an entitled pensioner/senior under the *Rates and Charges (Rebates and Deferments) Act 1992*.

9. Penalty Interest:

That pursuant to section 6.51(1) of the *Local Government Act 1995* the Council impose an interest rate of eleven percent (11%) as provided in regulation 70 of the *Local Government (Financial Management) Regulations 1996* and costs of proceedings to recover such charges on all rates and charges that remain unpaid after becoming due and payable; either unpaid due to no election being made to pay the rates by instalments; or, where an election has been made to pay rates and charges by instalments and an instalment remains unpaid after it is due and payable [other than rates and charges attributable to a property owned by an entitled pensioner/seniors under the *Rates and Charges (Rebates and Deferments) Act 1992*].

10. Sundry Debtor Interest:

That pursuant to section 6.13 of the *Local Government Act 1995* the Council impose an interest rate of eleven percent (11%) as provided in regulation 19A of the *Local Government (Financial Management) Regulations 1996* on all money owed to the local government (other than rates and service charges) that is outstanding for more than 35 days after the date of issue of invoice.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

11. Swimming Pool Inspection Fees:

That mandatory swimming pool inspections, which are conducted every four years, be charged a fee of \$46 annually to cover the actual cost of inspections.

12. Elected Members' Fees and Allowances:

That Council note the review of fees has been released by the Salary and Tribunal Determination and adopt the following:

- a) Set the annual attendance fee at \$31,364 for 2018/2019 to be paid monthly in arrears to Councillors, or at such intervals as determined by individual Councillors, pursuant to section 5.99 of the *Local Government Act 1995* and regulation 30 of the *Local Government (Administration) Regulations 1996*.
- b) Set the annual attendance fee at \$47,046 for 2018/2019 to be paid monthly in arrears to the Mayor pursuant to section 5.99 of the *Local Government Act 1995* and regulation 30 of the *Local Government (Administration) Regulations 1996*.
- c) Set the annual Mayoral Allowance at \$88,864 for 2018/2019 to be paid monthly in arrears pursuant to section 5.98(5) of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.
- d) Set the annual Deputy Mayoral Allowance at \$22,216 for 2018/2019 to be paid monthly in arrears pursuant to section 5.98A of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.
- e) Set an annual Information and Communications Technology Allowance of \$3,500 for 2018/2019 to be paid monthly in arrears pursuant to section 5.99A of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.

13. Fees and Charges

That pursuant to section 6.16 of the *Local Government Act 1995* Council adopts the fees and charges set out in Attachment B.

14. Material Variance for 2018/2019 financial year

- a) In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* Council adopts the level to be used in the monthly statements of financial activity in 2018/2019 for reporting material variances to be the greater of 5% or \$50,000; applicable to each revenue and expenditure item within the Nature and Type classification and capital income and expenditure.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

- b) Approve the Budget Variation Report to Council process map that explains when a budget variation will be required to be approved by Council as detailed in Attachment C.

15. Budget Variation – Carried Forward Projects Transfer to Restricted Grants and Contributions Reserve

That Council approve the budget variation to the 2017/2018 budget to reflect the below carried forward projects and required transfer of funds to the Restricted Grants and Contributions Reserve totalling \$1,296,288.

Project/Program	Operating/ Capital	Amount (\$)
Upgrade to Customer Services Call Centre	Operating	20,000
Community Directory Project - Library	Operating	17,000
Coast Care Funding	Operating	51,937
Consultants Tree Data Acquisition	Operating	120,000
Aboriginal Reconciliation Action Plan	Operating	7,279
Community Engagement Service Review	Operating	55,456
Community Infrastructure Review	Operating	6,000
Well Being Survey	Operating	35,000
Emergency Management Plans and Evacuation Procedures Project	Operating	29,200
Wells Park Feasibility Study	Operating	31,557
Thomas Oval Lighting Design	Operating	35,000
Medina CCTV Grant	Capital	100,000
Walgreen Cres Footpath	Capital	138,587
Automated Gates Recquatic	Capital	60,000
Medina Oval Lighting	Capital	300,000
Latitude 32 Street Lighting project	Capital	262,272
Disability Hoist - Recquatic	Capital	9,000
City Entry Statement Program	Capital	18,000
Total Restricted Grants and Contributions Transfer to Reserve		(1,296,288)

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

The Long Term Financial Plan (LTFP) that was adopted in 2016, was the basis of the 2018/2019 Budget. City Officer's reviewed all capital items and operating initiatives to ensure the costings were accurate and the service and program objectives continued to align to the City's Strategic Community Plan. There were projects that were presented to Council as part of budget deliberations that were identified in the LTFP, however as a result of the reduced projected income in the budget, these projects had to be deferred to later years to balance the Budget. The proposed budget includes capital works, operational income and expenditure, salaries, fees and charges and rates information.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

The City is estimated to generate \$38.1 million in rate income in the 2018/2019 financial year, an increase of \$3.04 million on the forecast expectations for the 2017/2018 financial year. \$1.12 million of this difference is attributable to the environmental levy in 2017/2018 being shown in the income category of Fees and Charges. Council resolved that the 2018/2019 budget be prepared on the basis of removing the environmental levy and incorporating the funding into general rates income. The rate income generated by the City for this budget comprises 61.83% of total revenue sources. In addition to rates revenue, funding is sourced from grants and contributions for operating (12.40%), fees and charges (18.98%), interest earnings (4.37%) and other revenue such as reimbursements (2.42%).

The City will commence a review of the Long Term Financial Plan during the 2018/2019 financial year with the proposed 2018/2019 budget amounts being the base data that will be used for all assumptions. There are a number of significant items that have enabled the City to keep the rate increase to a reasonable level and these include:

- Improved efficiencies in the City's operating costs. In addition, the electricity costs for some buildings have only increased marginally as a result of installing solar power infrastructure. These installations effectively pay for themselves and deliver in the short term a measurable return on investment.
- Increase in salaries and wages has been forecast at 1.5%.
- There are no further additions to the City's workforce.
- Most of the City's roads program is part funded by a grant from either the State or Federal Governments. The City's Asset Management Plans will be reviewed in the 2018/2019 year to ensure there is even more substantial evidence behind proposing the respective road infrastructure program for each budget year.

The City will continue to deliver a 24 hour seven days a week City Assist service and the community liaison service which will see City Officers liaising with at risk, disengaged or homeless community members at popular locations in the City Centre, such as the Darius Wells Library and Resource Centre, The Adventure Park, Youth Outdoor Space and the Marketplace and the adjacent carpark area. The service will work to reduce the incidents of anti-social behaviour at these locations by defusing interactions between members of the community that have the potential to escalate, promoting harmonious community relations and linking disadvantaged community members with the support services they need.

The City will host stakeholder functions for Fire and Emergency Services volunteers, sporting and community groups, arts and culture volunteers, residents associations and seniors. The City will invite new teachers employed within the Kwinana area to an after-hours event where they will network with City of Kwinana staff, Elected Members and other teachers, and be given a tour of Kwinana facilities. The City will host ten Citizenship ceremonies during the year.

The City will continue its lobbying and advocacy to relevant stakeholders. In some circumstances the City will have the same objectives as a group of other Local Governments and where this is the case the City will form alliances as a stronger voice can assist in achieving similar objectives. The City will be a member of the Western Australian Local Government Association, National Growth Area Alliance, Growth Areas Alliance Perth and Peel and the South West Group.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

The City will continue to implement economic development initiatives and support youth, home based businesses and local commercial businesses. The City will support and promote the benefits of businesses in the Kwinana community by supporting and hosting networking functions and sponsoring the RKCC Small Business Awards.

Community funding opportunities are available for residents and groups in the areas of community development, sporting excellence, environmental rehabilitation of reserves and community capacity building.

The City supports the Koorliny Arts Centre and provides a contribution of \$432,000 to fund their operations as well as funding the provision of other facilities and services including the Kwinana Recquatic. The Kwinana Library will continue to open Sundays between 9am to 4pm.

The City of Kwinana will invest \$410,000 to bring bigger and better events to the local community following the success of the Act-Belong-Commit Rock Symphony. Kwinana's annual calendar of events has been refreshed to meet the aspirations of the City's growing and changing community. At the heart of the City's annual events calendar is a Rock Symphony that will be bigger than ever. This major annual celebration will feature entertainment that will surprise and delight the diverse community. In addition to this event, the Alcoa Children's Festival and the Youth Festival have also been reinvigorated, rebranded and expanded to become competitive on the Perth events' scene. As part of the recommended events strategy, the Place Based Events Fund will continue to offer financial support to community groups running events in Kwinana. During the festive season the Christmas Tree in the City Centre will be on display.

Progressive upgrading of parks within the City also continues to be a priority with the implementation of the City's Parks for People Strategy with an allocation of \$125,000 funded from rates.

The City will continue to invest in strategic planning studies that will ensure orderly planning occurs and improves the amenity of Kwinana. The City will invest in studies that relate to the Local Planning Strategy and master planning and design.

Total capital expenditure for 2018/2019 will be \$15.21 million with \$1.4 million being funded from non-operating grants and contributions. The balance of the funding for the capital works program is from sale of assets, reserve funds, municipal funds and loan borrowings.

2017/2018 Forecast Carried Forward Surplus and Carried forward Projects

The 2018/2019 Budget is based on an estimated surplus carried forward from the 2017/2018 financial year of \$1,345,947. An analysis of the components of net current assets has been undertaken, including a review of open purchase orders, unpaid contract payments, reconciliation of restricted cash including Reserve funds, debtor's invoices, inventory, and accruals.

As part of the review to forecast the 2017/2018 estimated carried forward surplus, the following projects have been identified as being unable to be completed prior to the 30 June 2018 and it is proposed that a budget variation is approved by Council to transfer the unspent funds into the Restricted Grants and Contributions Reserve, to enable the expenditure to be finalised as part of the 2018/2019 Budget:

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Project/Program	Operating/ Capital	Amount (\$)
Upgrade to Customer Services Call Centre	Operating	20,000
Community Directory Project - Library	Operating	17,000
Coast Care Funding	Operating	51,937
Consultants Tree Data Acquisition	Operating	120,000
Aboriginal Reconciliation Action Plan	Operating	7,279
Community Engagement Service Review	Operating	55,456
Community Infrastructure Review	Operating	6,000
Well Being Survey	Operating	35,000
Emergency Management Plans and Evacuation Procedures Project	Operating	29,200
Wells Park Feasibility Study	Operating	31,557
Thomas Oval Lighting Design	Operating	35,000
Medina CCTV Grant	Capital	100,000
Walgreen Cres Footpath	Capital	138,587
Automated Gates Recquatic	Capital	60,000
Medina Oval Lighting	Capital	300,000
Latitude 32 Street Lighting project	Capital	262,272
Disability Hoist - Recquatic	Capital	9,000
City Entry Statement Program	Capital	18,000

Additionally, the following projects and programs that were budgeted in 2017/2018 to be funded from other reserves have also been identified as being unable to be completed prior to 30 June 2018 and are proposed to be finalised as part of the 2018/2019 Budget. The funds for these projects will not be transferred from the reserve accounts and the movements have been re-budgeted to be transferred to reserve as part of the 2018/2019 Budget.

Project/Program	Operating / Capital	Reserve	Amount (\$)
Community Liaison Program (including the Elements of Welcoming Diversity Strategy)	Operating	Youth Engagement Reserve	132,676
DCA 12 - Local Sporting Ground with Community Centre / Pavilion - Wellard West	Capital	Future Community Infrastructure Reserve	294,300
DCA 13 - Local Sporting Ground with Community Sports Facility	Capital	Future Community Infrastructure Reserve	328,516
CCTV Upgrade - Administration	Capital	City Assist Initiative Reserve	100,000

Major Projects, Services and Programs

The major projects, services and programs that have been included in the 2018/2019 Budget include:

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Projects/Initiatives	Description	Budget Allocation (\$)
Safety and Security	Including expansion of CCTV coverage, community education initiatives, illegal dumping control, compliance operations and 24/7 City Assist service	2.5m
Road Renewal and Upgrades	Including Orelia Ave, Sulphur Road, Gilmore Ave, Cowcher Way West, Ridley Way West and Clementi Road	2.94m
Gilmore Avenue Pedestrian Crossing	Supply and installation of fencing only, excludes signals	60k
Footpath Upgrades	Rowley Road - Lyon Road to Freeway – Joint Project with City of Cockburn, completion of the Walgreen Crescent footpath	193k
Koorliny Arts Centre Upgrade	Stage 1 of 2 of the proposed upgrade being installation of storage shed, upgrade little theatre, upgrade quadrangle, works Studio 1 & 2, MA studio and training room	100k
Community Events	Big Concert, Children's Festival, Christmas Lolly Run, Youth Festival, and Australia Day	415k
Community Grant Funding Programs	Greening Fund, Kidsport, Community Development,	285k
Community Liaison Service	Continuation of the Community Liaison service	360k
Bushcare and Coastcare Programs	Including weed control, coastal care, feral animal control and firebreak maintenance in Kwinana's reserves	421k
Street Tree Program	Tree planting in Bertram and the Kwinana Industrial Area	140k
Parks for People Program	Continuation of upgrades to the City's parks	125k
Medina Oval Lighting	Upgrade oval lighting	300k
Thomas Oval Lighting	Upgrade oval lighting	495k
Family Day Care Centre Upgrade	Upgrade to the Bright Future's Family Day Care Centre, including new playground and landscaping and building upgrades	751k
Kwinana Senior Citizens Centre	Repairs/Replacement of external cladding, ceilings and gutter/downpipe replacements	100k
Local Business Grants and Programs	Initiatives to support and help local business grow including the Local Commercial and Activity Centre Grant	390k

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Proposed Rates

Council resolved, at the Special Council Meeting held on 30 May 2018, that the budget preparations proceed on the following basis:

- Improved Residential increases by an average of 3.48%.
- Improved Special Residential proceeds with harmonisation leaving a gap remaining of 11.6%.
- General Industrial, Light Industry and Commercial and Large Scale General Industry and Service Commercial commence harmonisation.
- The UV rate in the dollar for the General Industry rate category has also reduced to ensure that the rates are comparable if they were rated based on a GRV rating category.

The average increase (including the impact of removing the environmental levy) for each GRV rating category as follows:

- Improved Residential – 3.48%
- Improved Special Residential – 4.92%
- Light Industry and Commercial – 1.59%
- General Industry and Service Commercial – 3.30%
- Large Scale General Industry and Service Commercial – 4.00%
- Vacant Residential – 2.28%
- Vacant Non Residential – 19.49%

In addition to reviewing the rate in the dollar, the minimum payment was increased by 3.5%. In accordance with section 6.35(3) of the *Local Government Act 1995* the local government is to ensure that not more than 50% of the total of separately rated properties in the district or 50% of the number of properties in each category are on the minimum rate.

The 2018/2019 Vacant Residential differential rate category has more than 50% of vacant properties on the minimum payment, therefore Ministerial approval was sought. Ministerial approval is expected to be received on Monday, 25 June 2018.

The following rating categories, rates in the dollar and minimum payments for 2018/2019 are recommended for adoption:

Rating Category	Minimum Payment (\$)	Rate in the Dollar (\$)
<i>GRV Rating Categories</i>		
Improved Residential	1,036.00	0.079990
Improved Special Residential	1,036.00	0.071200
Light Industrial and Commercial	1,348.00	0.090430
General Industry and Service Commercial	1,348.00	0.086470

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Large Scale General Industry and Service Commercial	1,348.00	0.089090
Vacant Residential	1,036.00	0.168280
Vacant Non Residential	1,036.00	0.103040
UV Rating Categories		
General Industrial	1,348.00	0.017590
Mining and Industrial	1,348.00	0.008470
Rural	1,036.00	0.005050

To provide the greatest practical level of flexibility to meet local government rates commitments, the City offers a choice of options to pay rates including a direct debit system that can be utilised to pay rates, waste disposal fees and the State Government's Emergency Services Levy, in weekly (43 payments) or fortnightly (22 payments) repayment options, with nominal administration costs.

Refuse Collection and Control and Environmental Levy

The rubbish collection charge this year is \$286 per household for a standard service being the removal of the contents of two refuse bins, one being weekly collection of 240L bin for general waste, and the other fortnightly collection of 240L or 360L bin for recyclable material. This results in a reduction in the charge of \$1.00 from last year's rubbish collection fee. The rubbish charge of \$286 per annum is levied to all ratepayers who receive a waste service and covers the cost of providing domestic refuse, refuse verge collection and recycling program services within the City.

Swimming Pool Inspection Fee

The mandatory swimming pool inspection fee will increase from \$28 to \$46 in the 2018/2019 financial year. The City has reviewed the cost of the swimming pool inspection fee and on average it costs the City \$184 per inspection. A swimming pool is inspected once every four years. As part of the 2017/2018 Budget it was proposed that the fee will increase to reflect the actual cost over two years to \$46 per year in 2018/2019.

Budget Variation Report to Council Process Map

City Officers have prepared a process map that details when budget variations are required to be presented to Council (detailed in Attachment C). This will assist City Officers when determining when Council are required to approve any budget variations that arise during the 2018/2019 financial year. It is proposed that there are two circumstances where a Council resolution is not required:

1.
 - a) The item is classed as operating and is being proposed to be transferred to another operating account; and
 - b) The item is not within the same program and nature and type account; and
 - c) Is less than 5% or \$50,000 (whichever is the greater of) of the program and nature and type account.
2.
 - a) The item is classed as operating and is being proposed to be transferred to another operating account; and
 - b) The item is within the same program and nature and type account.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

This is in accordance with the Officer Recommendation number 14 included in this report, where City Officers are recommending a reporting material variance of the greater of 5% or \$50,000 that will be used in the monthly financial statements of financial activity. Any budget variations where a Council resolution is not required will still be included in the budget variations note that is included in the monthly financial statements of financial activity for transparency and balancing purposes.

LEGAL/POLICY IMPLICATIONS:

This Budget has been prepared in accordance with the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* and *Australian Accounting Standards*.

Section 6.2 of the *Local Government Act 1995* requires Council to prepare an annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

All financial implications have been included in the budget report as detailed in Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading, renewal and maintenance of existing City assets in the budget is in line with the Long Term Financial Plan which referenced Asset Management Plans as informing strategies.

ENVIRONMENTAL IMPLICATIONS:

Broad environmental implications are identified as a result of this Budget. No specific environmental implications exist as a result of this recommendation that have not otherwise been identified.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

Community Engagement for the intention to levy differential rates was carried out in accordance with the *Local Government Act 1995* requirements which included local public notice advertisement in the "Sound Telegraph" newspaper on 2 May 2018 and displayed on public notice boards at the City Administration Building and Darius Wells Library and Resource Centre. It was also included in the public notices section of the City of Kwinana website. In addition to the statutory requirements, letters were issued to 1,400 ratepayers affected by the harmonisation process complete with a copy of the Statement of Objects and Reasons and a Frequently Asked Questions handout. The Council considered the 70 submissions received at the Special Council Meeting held on 30 May 2018.

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

RISK IMPLICATIONS:

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

Risk Event	The City does not adopt the Statutory Budget within the statutory timeframes.
Risk Theme	Errors omissions delays
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	City Officers conduct workshops and budget papers to allow Elected Members to make an informed decision promptly to ensure programs can commence as close to the start of the new financial year as possible.
Rating (after treatment)	Low

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

COUNCIL DECISION

210

MOVED CR W COOPER**SECONDED CR S MILLS**

That Council approve:

1. 2018/2019 Budget:

That the Statement of Comprehensive Income by Nature and Type, Statement of Comprehensive Income by Program, Statement of Cash Flows, Rate Setting Statement, supporting notes to and forming part of the Statutory Budget, Capital Expenditure Budget by project and Transfers to/from Reserve Funds for the City of Kwinana's Municipal, Reserve and Trust Funds for the year ending 30 June 2019 be adopted, as detailed in Attachment A.

2. That differential rates based on zoning of the land and the purpose for which the land is held or used be adopted.

3. That the imposition of the following rates in the dollar and minimum payments for the 2018/2019 financial year be adopted:

Rating Category	Minimum Payment (\$)	Rate in the Dollar (\$)
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Large Scale General Industry and Service Commercial	1,348.00	0.089090
Vacant Residential	1,036.00	0.168280
Vacant Non Residential	1,036.00	0.103040
<i>UV Rating Categories</i>		
General Industrial	1,348.00	0.017590
Mining and Industrial	1,348.00	0.008470
Rural	1,036.00	0.005050

4. That pursuant to the provisions of the *Waste Avoidance and Resource Recovery Act 2007* Part 6, Division 3, section 67:

- a. A charge of \$286 be levied in respect of the removal of the contents of two refuse bins from rateable property, one being weekly collection of 240L bin for general waste, and the other fortnightly collection of 240L or 360L bin for recyclable material ending 30 June 2019.
- b. A charge of \$286 be levied in respect of the removal of the contents of one 240L refuse bin each week for general waste and one 240L or 360L refuse bin fortnightly for recyclable material from non-rateable property during the year ending 30 June 2019.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

5. Incentives:

That to be eligible to enter into the draw for the payment incentive of a:

- a) 5 x \$1,000 cash prizes from City of Kwinana;
- b) 5 x 3 month Gold Membership passes to the Kwinana Recquatic Centre valued at \$393 each;
- c) 2 x Double Passes to "Asher Fisch Conducts Strauss & Bruckner" on Saturday 10 November 2018 valued at \$182 per double pass;

rates accounts are to be paid in full by Wednesday 22 August 2018.

6. Instalments:

That the due dates for payment of the instalment options are:

- a) two (2) instalment option – First instalment Wednesday 22 August 2018. Second instalment Friday 4 January 2019.
- b) four (4) instalment option - First instalment Wednesday 22 August 2018. Second instalment Wednesday 24 October 2018. Third instalment Friday 4 January 2019. Fourth instalment Friday 8 March 2019.
- c) twenty two (22) fortnightly instalments (for direct debits only) commencing on Wednesday 24 August 2018.
- d) forty three (43) weekly instalments (for direct debits only) commencing on Wednesday 24 August 2018.

7. Administration Charge:

- a) That pursuant to section 6.45(3) of the *Local Government Act 1995* and regulation 67 the *Local Government (Financial Management) Regulations 1996* Council impose an administration charge of:

- i) \$7.70 fixed for the 2 instalment plan;
- ii) \$23.10 fixed for the 4 instalment plan;
- iii) \$6.90 pro rated for each fortnightly direct debit instalment plan; and
- iv) \$12.90 pro rated for each weekly direct debit instalment plan;

on all accounts where the owner elects to pay rates and charges by instalments, other than rates and charges attributable to a property owned by an entitled pensioner/senior under the *Rates and Charges (Rebates and Deferrals) Act 1992*.

- b) That in the case of ratepayers with whom alternative arrangements become necessary, a fixed administration charge of \$50.00 shall be imposed in respect of each arrangement.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

8. Instalment Interest:

That pursuant to section 6.45(4) (e) of the *Local Government Act 1995* Council impose interest of five and a half percent (5.5%) as provided in regulation 68 of the *Local Government (Financial Management) Regulations 1996* on all accounts where the owner elects to pay rates and charges by instalments, other than rates and charges attributable to a property owned by an entitled pensioner/senior under the *Rates and Charges (Rebates and Deferments) Act 1992*.

9. Penalty Interest:

That pursuant to section 6.51(1) of the *Local Government Act 1995* the Council impose an interest rate of eleven percent (11%) as provided in regulation 70 of the *Local Government (Financial Management) Regulations 1996* and costs of proceedings to recover such charges on all rates and charges that remain unpaid after becoming due and payable; either unpaid due to no election being made to pay the rates by instalments; or, where an election has been made to pay rates and charges by instalments and an instalment remains unpaid after it is due and payable [other than rates and charges attributable to a property owned by an entitled pensioner/seniors under the *Rates and Charges (Rebates and Deferments) Act 1992*].

10. Sundry Debtor Interest:

That pursuant to section 6.13 of the *Local Government Act 1995* the Council impose an interest rate of eleven percent (11%) as provided in regulation 19A of the *Local Government (Financial Management) Regulations 1996* on all money owed to the local government (other than rates and service charges) that is outstanding for more than 35 days after the date of issue of invoice.

11. Swimming Pool Inspection Fees:

That mandatory swimming pool inspections, which are conducted every four years, be charged a fee of \$46 annually to cover the actual cost of inspections.

12. Elected Members' Fees and Allowances:

That Council note the review of fees has been released by the Salary and Tribunal Determination and adopt the following:

- a) Set the annual attendance fee at \$31,364 for 2018/2019 to be paid monthly in arrears to Councillors, or at such intervals as determined by individual Councillors, pursuant to section 5.99 of the *Local Government Act 1995* and regulation 30 of the *Local Government (Administration) Regulations 1996*.
- b) Set the annual attendance fee at \$47,046 for 2018/2019 to be paid monthly in arrears to the Mayor pursuant to section 5.99 of the *Local Government Act 1995* and regulation 30 of the *Local Government (Administration) Regulations 1996*.

16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

- c) Set the annual Mayoral Allowance at \$88,864 for 2018/2019 to be paid monthly in arrears pursuant to section 5.98(5) of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.
- d) Set the annual Deputy Mayoral Allowance at \$22,216 for 2018/2019 to be paid monthly in arrears pursuant to section 5.98A of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.
- e) Set an annual Information and Communications Technology Allowance of \$3,500 for 2018/2019 to be paid monthly in arrears pursuant to section 5.99A of the *Local Government Act 1995* and the Western Australia Salaries and Allowances Tribunal Determination pursuant to *Western Australia Salaries and Allowances Act 1975* section 7A and 7B.

13. Fees and Charges

That pursuant to section 6.16 of the Local Government Act 1995 Council adopts the fees and charges set out in Attachment B with the change to the Senior Sational casual per session fee on page 18 in the programs section from \$6.90 to \$5.10.

14. Material Variance for 2018/2019 financial year

- a) In accordance with regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* Council adopts the level to be used in the monthly statements of financial activity in 2018/2019 for reporting material variances to be the greater of 5% or \$50,000; applicable to each revenue and expenditure item within the Nature and Type classification and capital income and expenditure.
- b) Approve the Budget Variation Report to Council process map that explains when a budget variation will be required to be approved by Council as detailed in Attachment C.

15. Budget Variation – Carried Forward Projects Transfer to Restricted Grants and Contributions Reserve

That Council approve the budget variation to the 2017/2018 budget to reflect the below carried forward projects and required transfer of funds to the Restricted Grants and Contributions Reserve totalling \$1,296,288.

Project/Program	Operating/ Capital	Amount (\$)
Upgrade to Customer Services Call Centre	Operating	20,000
Community Directory Project - Library	Operating	17,000
Coast Care Funding	Operating	51,937
Consultants Tree Data Acquisition	Operating	120,000
Aboriginal Reconciliation Action Plan	Operating	7,279
Community Engagement Service Review	Operating	55,456

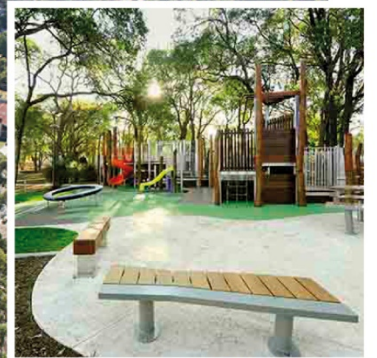
16.1 ADOPTION OF 2018/2019 ANNUAL BUDGET

Community Infrastructure Review	Operating	6,000
Well Being Survey	Operating	35,000
Emergency Management Plans and Evacuation Procedures Project	Operating	29,200
Wells Park Feasibility Study	Operating	31,557
Thomas Oval Lighting Design	Operating	35,000
Medina CCTV Grant	Capital	100,000
Walgreen Cres Footpath	Capital	138,587
Automated Gates Recquatic	Capital	60,000
Medina Oval Lighting	Capital	300,000
Latitude 32 Street Lighting project	Capital	262,272
Disability Hoist - Recquatic	Capital	9,000
City Entry Statement Program	Capital	18,000
Total Restricted Grants and Contributions Transfer to Reserve		(1,296,288)

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
6/1

NOTE – That the Officer Recommendation has been amended at point 13 due to the change to the Senior Sational fee results in a \$0.10 increase from the 2017/2018 financial year.

Draft Budget 2018/19



CITY OF KWINANA
BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

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CITY OF KWINANA - VISION

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

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2019**

BY NATURE OR TYPE

	NOTE	2018/19 Budget	2017/18 Actual	2017/18 Budget
		\$	\$	\$
Revenue				
Rates	1	38,101,480	35,057,665	35,239,983
Operating grants, subsidies and contributions	9	7,639,227	7,111,746	15,591,452
Fees and charges	8	11,694,484	12,593,626	13,612,832
Interest earnings	10(a)	2,690,500	2,738,872	2,183,500
Other revenue	10(b)	1,489,872	842,010	589,101
		61,615,563	58,343,919	67,216,868
Expenses				
Employee costs		(28,625,503)	(26,027,838)	(28,531,268)
Materials and contracts		(26,006,186)	(24,736,330)	(27,092,856)
Utility charges		(2,361,417)	(2,323,116)	(2,527,669)
Depreciation on non-current assets	5	(13,672,393)	(13,626,018)	(13,268,106)
Interest expenses	10(d)	(1,111,762)	(1,101,765)	(1,101,765)
Insurance expenses		(570,108)	(558,909)	(593,109)
Other expenditure		(122,653)	(162,370)	(170,153)
		(72,470,022)	(68,536,346)	(73,284,926)
		(10,854,459)	(10,192,427)	(6,068,058)
Non-operating grants, subsidies and contributions	9	4,285,605	3,309,416	1,707,484
Profit on asset disposals	4(b)	11,132	12,226	6,746
Loss on asset disposals	4(b)	(200,172)	(180,851)	(146,145)
Net result		(6,757,894)	(7,051,636)	(4,499,973)
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		(6,757,894)	(7,051,636)	(4,499,973)

This statement is to be read in conjunction with the accompanying notes.

BASIS OF PREPARATION

The budget has been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1995* and accompanying regulations. Material accounting policies which have been adopted in the preparation of this budget are presented below and have been consistently applied unless stated otherwise.

Except for cash flow and rate setting information, the budget has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City of Kwinana controls resources to carry on its functions have been included in the financial statements forming part of this budget.

In the process of reporting on the local government as a single unit, all transactions and balances between those Funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 14 to the budget.

2017/18 ACTUAL BALANCES

Balances shown in this budget as 2017/18 Actual are as forecast at the time of budget preparation and are subject to final adjustments.

KEY TERMS AND DEFINITIONS - NATURE OR TYPE

REVENUES

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Excludes administration fees, interest on instalments, interest on arrears and service charges.

SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the *Local Government Act 1995*. Regulation 54 of the *Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Excludes rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUES (CONTINUED)

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which cannot be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets includes loss on disposal of long term investments.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2019**

BY PROGRAM

	NOTE	2018/19 Budget	2017/18 Actual	2017/18 Budget
Revenue	1, 8, 9, 10(a),(b)	\$	\$	\$
Governance		35,760	490,148	34,112
General purpose funding		42,579,130	38,670,257	39,360,031
Law, order, public safety		330,500	400,927	428,938
Health		153,066	212,685	232,333
Education and welfare		7,168,961	7,320,596	7,077,857
Community amenities		5,534,442	6,547,111	14,725,868
Recreation and culture		2,999,817	2,832,711	3,182,645
Transport		179,611	402,488	246,593
Economic services		1,280,762	1,222,099	1,656,713
Other property and services		1,353,514	244,897	271,778
		61,615,563	58,343,919	67,216,868
Expenses excluding finance costs	5,10(c),(e),(f)			
Governance		(2,545,436)	(5,279,070)	(5,657,452)
General purpose funding		(790,130)	(1,418,812)	(1,507,199)
Law, order, public safety		(3,356,460)	(2,888,171)	(3,274,281)
Health		(944,776)	(1,242,870)	(1,306,423)
Education and welfare		(11,267,355)	(10,147,690)	(9,709,305)
Community amenities		(10,245,967)	(10,025,176)	(11,077,159)
Recreation and culture		(21,262,322)	(18,097,126)	(19,202,442)
Transport		(15,283,330)	(12,978,763)	(14,147,394)
Economic services		(1,861,358)	(1,868,179)	(2,202,270)
Other property and services		(3,801,126)	(3,488,724)	(4,099,236)
		(71,358,260)	(67,434,581)	(72,183,161)
Finance costs	6, 10(d)			
Governance		(51,364)	(57,237)	(57,237)
Education and welfare		(91,300)	(94,856)	(94,856)
Recreation and culture		(820,507)	(810,652)	(810,652)
Transport		(148,591)	(139,020)	(139,020)
		(1,111,762)	(1,101,765)	(1,101,765)
		(10,854,459)	(10,192,427)	(6,068,058)
Non-operating grants, subsidies and contributions	9	4,285,605	3,309,416	1,707,484
Profit on disposal of assets	4(b)	11,132	12,226	6,746
(Loss) on disposal of assets	4(b)	(200,172)	(180,851)	(146,145)
Net result		(6,757,894)	(7,051,636)	(4,499,973)
Other comprehensive income				
Changes on revaluation of non-current assets		0	0	0
Total other comprehensive income		0	0	0
Total comprehensive income		(6,757,894)	(7,051,636)	(4,499,973)

This statement is to be read in conjunction with the accompanying notes.

FOR THE YEAR ENDED 30 JUNE 2019

KEY TERMS AND DEFINITIONS - REPORTING PROGRAMS

In order to discharge its responsibilities to the community, Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis, reflected by the City of Kwinana's Community Vision, and for each of its broad activities/programs.

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	To provide a decision making process for the efficient allocation of scarce resources.	Members of Council & Governance (includes Audit & other costs associated with reporting to council). Administration, Financial and Information Technology Services are included.
GENERAL PURPOSE FUNDING	To collect revenue to allow for the provision of services.	Rates Income and Expenditure, Grants Commission and Pensioner Deferred Rates interest and interest on investments.
LAW, ORDER, PUBLIC SAFETY	To provide services to help ensure a safer and environmentally conscious community.	Supervision of various local laws, fire prevention and animal control.
HEALTH	To provide an operational framework for environmental and community health.	Prevention and treatment of human illnesses, including inspection of premises/food control, immunisation and child health services.
EDUCATION AND WELFARE	To provide services to disadvantaged persons, the elderly, children and youth.	Provision, management and support of services for families, children and the aged and disabled within the community; including pre-school playgroups, day and after school care, assistance to schools, and senior citizens support groups.
COMMUNITY AMENITIES	To provide services required by the community.	City planning and development, rubbish collection services, storm water drainage, the provision of public conveniences, bus shelters, roadside furniture and litter control.
RECREATION AND CULTURE	To establish and effectively manage infrastructure and resources which will help the social wellbeing of the community.	Provision of facilities and support for organisations concerned with leisure time activities and sport, support for the performing and creative arts and the preservation of the national estate. This includes maintenance of halls, aquatic centre, recreation and community centres, parks, gardens, sports grounds and the operation of Libraries.
TRANSPORT	To provide safe, effective and efficient transport services to the community.	Construction, maintenance and cleaning of streets, roads, bridges, drainage works, footpaths, parking facilities, traffic signs and the City depot, including plant purchase and maintenance.
ECONOMIC SERVICES	To help promote the City and its economic wellbeing.	Tourism and area promotion, rural services and pest control and the implementation of building controls.
OTHER PROPERTY AND SERVICES	To monitor and control the City's overhead operating accounts.	Private works, public works overheads, City plant operations, materials, salaries and wages. With the exception of private works, the above activities listed are mainly summaries of costs that are allocated to all works and services undertaken by the City.

**STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2019**

BY NATURE OR TYPE

	NOTE	2018/19 Budget	2017/18 Actual	2017/18 Budget
		\$	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Rates		38,305,198	35,468,464	34,182,784
Operating grants, subsidies and contributions		7,453,423	7,263,627	15,591,452
Fees and charges		11,694,484	12,627,369	13,612,832
Interest earnings		2,690,500	2,738,872	2,183,500
Goods and services tax		0	437,333	0
Other revenue		1,489,872	842,010	589,101
		61,633,477	59,377,675	66,159,669
Payments				
Employee costs		(28,925,503)	(26,025,955)	(27,491,069)
Materials and contracts		(25,246,302)	(23,974,542)	(27,075,856)
Utility charges		(2,361,417)	(2,323,116)	(2,527,669)
Interest expenses		(1,111,762)	(1,214,184)	(1,101,765)
Insurance expenses		(570,108)	(558,909)	(593,109)
Other expenditure		(122,653)	(162,370)	(170,153)
		(58,337,745)	(54,259,076)	(58,959,621)
Net cash provided by (used in) operating activities	3	3,295,733	5,118,599	7,200,048
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment	4(a)	(7,395,250)	(2,065,363)	(6,761,951)
Payments for construction of infrastructure	4(a)	(7,816,908)	(4,928,643)	(5,470,454)
Non-operating grants, subsidies and contributions used for the development of assets	9	4,285,605	3,309,416	1,707,484
Proceeds from sale of plant & equipment	4(b)	423,500	531,347	659,000
Net cash provided by (used in) investing activities		(10,503,053)	(3,153,243)	(9,865,921)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	6	(777,133)	(617,722)	(617,722)
Proceeds from self supporting loans	6(a)	16,168	15,645	15,645
Proceeds from new borrowings	6(b)	2,268,000	0	2,897,000
Net cash provided by (used in) financing activities		1,507,035	(602,077)	2,294,923
Net increase (decrease) in cash held		(5,700,285)	1,363,279	(370,950)
Cash at beginning of year		55,089,545	53,726,266	54,341,736
Cash and cash equivalents at the end of the year	3	49,389,260	55,089,545	53,970,786

This statement is to be read in conjunction with the accompanying notes.

**RATES SETTING STATEMENT
FOR THE YEAR ENDED 30 JUNE 2019**

BY NATURE OR TYPE

	NOTE	2018/19 Budget \$	2017/18 Actual \$	2017/18 Budget \$
OPERATING ACTIVITIES				
Net current assets at start of financial year - surplus/(deficit)	2	1,345,947	3,194,697	1,534,059
		1,345,947	3,194,697	1,534,059
Revenue from operating activities (excluding rates)				
Operating grants, subsidies and contributions	9	7,639,227	7,111,746	15,591,452
Fees and charges	8	11,694,484	12,593,626	13,612,832
Interest earnings	10(a)	2,690,500	2,738,872	2,183,500
Other revenue	10(b)	1,489,872	842,010	589,101
Profit on asset disposals	4(b)	11,132	12,226	6,746
		23,525,216	23,298,480	31,983,631
Expenditure from operating activities				
Employee costs		(28,625,503)	(26,027,838)	(28,531,268)
Materials and contracts		(26,006,186)	(24,736,330)	(27,092,856)
Utility charges		(2,361,417)	(2,323,116)	(2,527,669)
Depreciation on non-current assets	5	(13,672,393)	(13,626,018)	(13,268,106)
Interest expenses	10(d)	(1,111,762)	(1,101,765)	(1,101,765)
Insurance expenses		(570,108)	(558,909)	(593,109)
Other expenditure		(122,653)	(162,370)	(170,153)
Loss on asset disposals	4(b)	(200,172)	(180,851)	(146,145)
		(72,670,193)	(68,717,197)	(73,431,071)
Operating activities excluded from budget				
(Profit) on asset disposals	4(b)	(11,132)	(12,226)	(6,746)
Loss on disposal of assets	4(b)	200,172	180,851	146,145
Depreciation on assets	5	13,672,393	13,626,018	13,268,106
Amount attributable to operating activities		(33,937,598)	(28,429,377)	(26,505,876)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions	9	4,285,605	3,309,416	1,707,484
Purchase property, plant and equipment	4(a)	(7,395,250)	(2,065,363)	(6,761,951)
Purchase and construction of infrastructure	4(a)	(7,816,908)	(4,928,643)	(5,470,454)
Proceeds from disposal of assets	4(b)	423,500	531,347	659,000
Amount attributable to investing activities		(10,503,053)	(3,153,243)	(9,865,921)
FINANCING ACTIVITIES				
Repayment of borrowings	6(a)	(777,133)	(617,722)	(617,722)
Proceeds from new borrowings	6	2,268,000	0	2,897,000
Proceeds from self supporting loans	6(a)	16,168	15,645	15,645
Transfers to cash backed reserves (restricted assets)	7(a)	(4,667,140)	(8,614,702)	(9,196,975)
Transfers from cash backed reserves (restricted assets)	7(a)	9,499,275	7,087,681	8,033,866
Amount attributable to financing activities		6,339,170	(2,129,098)	1,131,814
Budgeted deficiency before general rates		(38,101,480)	(33,711,718)	(35,239,983)
Estimated amount to be raised from general rates	1	38,101,480	35,057,665	35,239,983
Net current assets at end of financial year - surplus/(deficit)	2	0	1,345,947	0

This statement is to be read in conjunction with the accompanying notes.

**RATES SETTING STATEMENT
FOR THE YEAR ENDED 30 JUNE 2019**

BY REPORTING PROGRAM

	NOTE	2018/19 Budget	2017/18 Actual	2017/18 Budget
		\$	\$	\$
OPERATING ACTIVITIES				
Net current assets at start of financial year - surplus/(deficit)	2	1,345,947	3,194,697	1,534,059
		1,345,947	3,194,697	1,534,059
Revenue from operating activities (excluding rates)				
Governance		35,760	490,148	34,112
General purpose funding		4,477,650	3,612,592	4,120,048
Law, order, public safety		330,500	400,927	428,938
Health		153,066	212,685	232,333
Education and welfare		7,168,961	7,320,596	7,077,857
Community amenities		5,534,442	6,547,111	14,725,868
Recreation and culture		2,999,818	2,832,712	3,182,645
Transport		179,611	402,488	246,593
Economic services		1,280,762	1,222,099	1,656,713
Other property and services		1,364,646	257,122	278,524
		23,525,216	23,298,480	31,983,631
Expenditure from operating activities				
Governance		(2,596,800)	(5,336,307)	(5,740,233)
General purpose funding		(790,130)	(1,418,812)	(1,507,199)
Law, order, public safety		(3,369,960)	(2,922,848)	(3,285,871)
Health		(950,887)	(1,242,870)	(1,306,423)
Education and welfare		(11,379,613)	(10,242,546)	(9,804,161)
Community amenities		(10,248,550)	(10,025,176)	(11,083,382)
Recreation and culture		(22,098,138)	(18,909,033)	(20,013,094)
Transport		(15,431,921)	(13,117,783)	(14,313,868)
Economic services		(1,861,358)	(1,868,179)	(2,202,270)
Other property and services		(3,942,836)	(3,633,643)	(4,174,570)
		(72,670,193)	(68,717,197)	(73,431,071)
Operating activities excluded from budget				
(Profit) on asset disposals	4(b)	(11,132)	(12,226)	(6,746)
Loss on disposal of assets	4(b)	200,172	180,851	146,145
Depreciation on assets	5	13,672,393	13,626,018	13,268,106
Amount attributable to operating activities		(33,937,598)	(28,429,377)	(26,505,876)
INVESTING ACTIVITIES				
Non-operating grants, subsidies and contributions	9	4,285,605	3,309,416	1,707,484
Purchase property, plant and equipment	4(a)	(7,395,250)	(2,065,363)	(6,761,951)
Purchase and construction of infrastructure	4(a)	(7,816,908)	(4,928,643)	(5,470,454)
Proceeds from disposal of assets	4(a)	423,500	531,347	659,000
Amount attributable to investing activities		(10,503,053)	(3,153,243)	(9,865,921)
FINANCING ACTIVITIES				
Repayment of borrowings	6(a)	(777,133)	(617,722)	(617,722)
Proceeds from new borrowings	6(b)	2,268,000	0	2,897,000
Proceeds from self supporting loans	6(a)	16,168	15,645	15,645
Transfers to cash backed reserves (restricted assets)	7(a)	(4,667,140)	(8,614,702)	(9,196,975)
Transfers from cash backed reserves (restricted assets)	7(a)	9,499,275	7,087,681	8,033,866
Amount attributable to financing activities		6,339,170	(2,129,098)	1,131,814
Budgeted deficiency before general rates		(38,101,480)	(33,711,718)	(35,239,983)
Estimated amount to be raised from general rates	1	38,101,480	35,057,665	35,239,983
Net current assets at end of financial year - surplus/(deficit)	2	0	1,345,947	0

This statement is to be read in conjunction with the accompanying notes.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

1. RATES AND SERVICE CHARGES

(a) Rating Information

RATE TYPE	Rate in	Number of properties	Rateable value	2018/19 Budgeted rate revenue	2018/19 Budgeted interim rates	2018/19 Budgeted back rates	2018/19 Budgeted total revenue	2017/18 Actual Revenue
	\$		\$	\$	\$	\$	\$	\$
Differential general rate or general rate								
Gross Rental Value (GRV)								
Improved Residential	0.079990	13,549	235,768,136	18,859,093	529,676	0	19,388,769	16,881,759
Improved Special Residential	0.071200	807	19,273,991	1,372,308	0	0	1,372,308	1,253,425
Light Industrial and Commercial	0.090430	136	23,421,923	2,118,044	0	0	2,118,044	2,081,600
General Industry and Service Commercial	0.086470	320	35,560,611	3,074,926	0	0	3,074,926	3,048,910
Large Scale General Industry and Service Commercial	0.089090	46	46,905,960	4,178,852	0	0	4,178,852	4,021,528
Vacant Residential	0.168280	415	8,175,770	1,375,819	0	0	1,375,819	1,306,405
Vacant Non Residential	0.103040	33	2,287,380	235,692	0	0	235,692	0
Unimproved Value (UV)								
General Industrial	0.017590	3	121,200,000	2,131,908	0	0	2,131,908	2,055,552
Mining and Industrial	0.008470	25	39,960,000	338,461	0	0	338,461	319,309
Rural	0.005050	143	245,841,000	1,241,497	0	0	1,241,497	1,359,019
Sub-Totals		15,477	778,394,771	34,926,600	529,676	0	35,456,276	32,327,507
Minimum payment	\$							
Gross Rental Value (GRV)								
Improved Residential	1,036	1,430	16,916,772	1,481,480	0	0	1,481,480	1,661,162
Improved Special Residential	1,036	3	40,820	3,108	0	0	3,108	6,228
Light Industrial and Commercial	1,348	25	274,661	33,700	0	0	33,700	31,800
General Industry and Service Commercial	1,348	34	299,022	45,832	0	0	45,832	47,994
Large Scale General Industry and Service Commercial	1,348	0	0	0	0	0	0	0
Vacant Residential	1,036	958	4,987,503	992,488	0	0	992,488	904,697
Vacant Non Residential	1,036	2	4,320	2,072	0	0	2,072	0
Unimproved Value (UV)								
General Industrial	1,348	0	0	0	0	0	0	0
Mining and Industrial	1,348	15	186,557	20,220	0	0	20,220	17,011
Rural	1,036	64	9,608,600	66,304	0	0	66,304	61,266
Sub-Totals		2,531	32,318,255	2,645,204	0	0	2,645,204	2,730,158
		18,008	810,713,026	37,571,804	529,676	0	38,101,480	35,057,665
Discounts/concessions (Refer note 1(f))							0	0
Total amount raised from general rates							38,101,480	35,057,665
Specified area rates (Refer note 1(e))							0	0
Total rates							38,101,480	35,057,665

All land (other than exempt land) in the City of Kwinana is rated according to its Gross Rental Value (GRV) or Unimproved Value (UV).

The general rates detailed for the 2018/19 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rate(s) has been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services/facilities.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

1. RATES AND SERVICE CHARGES (CONTINUED)

(b) Interest Charges and Instalments - Rates and Service Charges

The following instalment options are available to ratepayers for the payment of rates and service charges.

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		\$	%	%
Option one				
1st instalment	22/08/2018	\$0.00	5.50%	11.00%
Option two				
1st instalment	22/08/2018	\$7.70	5.50%	11.00%
2nd instalment	4/01/2019		5.50%	11.00%
Option three				
1st instalment	22/08/2018		5.50%	11.00%
2nd instalment	24/10/2018	\$23.10	5.50%	11.00%
3rd instalment	4/01/2019		5.50%	11.00%
4th instalment	8/03/2019		5.50%	11.00%
Option four				
Option four's Direct Debit option is available on a fortnightly deduction cycle. Instalment plan and administration charge is charged annually on a pro-rata	14/06/2019	\$6.90	5.50%	11.00%
Option five				
Option five's Direct Debit option is available on a weekly deduction cycle. Instalment plan and administration charge is charged annually on a pro-rata basis.	14/06/2019	\$12.90	5.50%	11.00%

	2018/19 Budget revenue	2017/18 Actual
	\$	\$
Instalment plan admin charge revenue	118,000	118,225
Instalment plan interest earned	280,000	281,859
Unpaid rates and service charge interest earned	370,000	407,497
	768,000	807,581

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

(c) Objectives and Reasons for Differential Rating

To provide equity in the rating of properties across the City of Kwinana the following rate categories have been determined for the implementation of differential rating.

Differential general rate

Description	Characteristics	Objects	Reasons
Gross Rental Value (GRV)			
Improved Residential	<p>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:</p> <p>(a) Residential under Town Planning Scheme No 2 and is not vacant land, excluding land held or used for Commercial purposes; or</p> <p>(b) Special Residential under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(c) Town Centre Residential under Town Planning Scheme No 3 and is not vacant land; or</p> <p>(d) 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</p> <p>(e) Development under Town Planning Scheme No 2 and Residential under an approved Local Structure Plan and is not vacant land; or</p> <p>(f) 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.</p>	<p>The object of this 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.</p>	<p>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.</p>
Improved Special Residential	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:</p> <p>(a) zoned for the purpose of:</p> <p>(i) Special Rural under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(ii) Urban or Urban Deferred under the Metropolitan Region Scheme and is not vacant land; or</p> <p>(iii) Rural A under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(iv) Rural Water Resource under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(v) Development under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(vi) Park, Recreation and Drainage under Town Planning Scheme No 2 and is not vacant land; or</p> <p>(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 is not vacant land; and</p> <p>(c) held or used for residential purposes referred to in paragraphs (a) or (b).</p>	<p>The object of this rate category is to provide a lower differential rate for proposed characteristics of the Improved Special Residential rate category that is consistent with access to and provision of services to residential properties in a rural setting.</p>	<p>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.</p> <p>It must be noted that the Valuer-General provides a discount to the valuation due to these properties not having access to services in residential areas. The City then provides a further discount by applying a reduced rate in the dollar to these properties and therefore these properties receiving a discount in both instances. The intention over the next five years is to harmonise this GRV rating category to ensure that any properties impacted financially will transition over time and not receive a significant financial burden in any one year and that the valuation will be the determining factor in the rates payable.</p>
Light Industrial and Commercial	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:</p> <p>(a) zoned for the purpose of:</p> <p>(i) Light Industry under Town Planning Scheme No 2; or</p> <p>(ii) Commercial under Town Planning Scheme No 2; or</p> <p>(iii) Kwinana Town Centre under Town Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or</p> <p>(iv) Mixed Business under Town Planning Scheme No 2; or</p> <p>(v) Special Use under Town Planning Scheme No 2; or</p> <p>(vi) General Town Centre under Town Planning Scheme No 3; or</p> <p>(vii) Shopping/Business under Town Planning Scheme No 3; or</p> <p>(viii) Market Square under Town Planning Scheme No 3; or</p> <p>(ix) Mixed Use under Town Planning Scheme No 2; or</p> <p>(x) Residential under Town Planning Scheme No 2 and held or used for Light Industrial or Commercial purposes; or</p> <p>(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; or</p> <p>(xii) Parks and Recreation under the Metropolitan Regional Scheme.</p> <p>and</p> <p>(b) is not vacant land.</p>	<p>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.</p>	<p>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:</p> <p>(a) provision and maintenance of transport and streetscape infrastructure including car parking and traffic treatments; and</p> <p>(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.</p>
General Industry and Service Commercial	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:</p> <p>(a) zoned for the purpose of:</p>	<p>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 the increased maintenance of infrastructure and higher levels</p>	<p>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.</p>

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

(c) Objectives and Reasons for Differential Rating (continued)

To provide equity in the rating of properties across the City of Kwinana the following rate categories have been determined for the implementation of differential rating.

Differential general rate

Description	Characteristics	Objects	Reasons
Gross Rental Value (GRV)			
Large Scale General Industry and Service Commercial	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is:</p> <p>(a) zoned for the purpose of:</p> <p>(i) General Industry or Service Commercial under Town Planning Scheme No 2; or</p> <p>(ii) industrial use under a Master Plan adopted pursuant to Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000;</p> <p>(iii) Rural A under Town Planning Scheme No. 2;</p> <p>and</p> <p>(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;</p> <p>and</p> <p>(c) is not vacant land.</p>	<p>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.</p>	<p>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.</p>
Vacant Residential	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land and is zoned for residential uses.</p>	<p>The object of this rate is to promote the development of vacant land within the City's district.</p>	<p>To impose a higher differential general rate on vacant land that acts as a disincentive to persons who are land banking and not actively developing vacant residential land.</p>
Vacant Non Residential	<p>This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land and is zoned for any other purposes/uses other than residential.</p>	<p>The object of this rate is to promote the development of vacant land within the City's district.</p>	<p>To impose a higher differential general rate on vacant land that acts as a disincentive to persons who are land banking and not actively developing vacant land.</p>
Unimproved Value (UV)			
General Industrial	<p>Zoned for the purpose of General Industry under Town Planning Scheme No 2.</p>	<p>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.</p>	<p>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.</p>
Mining and Industrial	<p>This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:</p> <p>(a) zoned for the purpose of Rural B under Town Planning Scheme No 2; or</p> <p>(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.</p>	<p>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.</p>	<p>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.</p>
Rural	<p>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:</p> <p>(a) is not zoned for the purpose of General Industry under Town Planning Scheme No 2; or</p> <p>(b) is not zoned for the purpose of Rural B under Town Planning Scheme No 2; or</p> <p>(c) is not 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.</p>	<p>The object of this rate 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.</p>	<p>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.</p>

(d) Variation in Adopted Differential Rates to Local Public Notice

The following rates and minimum payments were previously set out in the local public notice giving notice of the intention to charge differential rates.

Differential general rate or general rate	Proposed Rate in \$	Adopted Rate in \$	Reasons for the difference
Gross Rental Value (GRV)			
Improved Residential	0.078450	0.079990	To amend the average rates increase to 3.48% and to lessen the impact as a result of removing the environmental levy.
Improved Special Residential	0.071200	0.071200	No Change
	0.093040	0.090430	Reduction of the rate in the dollar to lessen the impact as a result of removing the environmental levy.
Light Industrial and Commercial			
	0.088940	0.086470	Reduction of the rate in the dollar to lessen the impact as a result of removing the environmental levy.
General Industry and Service Commercial			
	0.091660	0.089090	Reduction of the rate in the dollar to lessen the impact as a result of removing the environmental levy.
Large Scale General Industry and Service Commercial			
Vacant Residential	0.168280	0.168280	No Change
Vacant Non Residential	0.103040	0.103040	No Change
Unimproved Value (UV)			
General Industrial	0.018100	0.017590	Reduction of the rate in the dollar to lessen the impact as a result of removing the environmental levy.
	0.008720	0.008470	Reduction of the rate in the dollar to lessen the impact as a result of removing the environmental levy.
Mining and Industrial			
Rural	0.005050	0.005050	No Change

Minimum payment	Proposed Minimum \$	Adopted Minimum \$	Reasons for the difference
Gross Rental Value (GRV)			
Improved Residential	1,036	1,036	No Change
Improved Special Residential	1,036	1,036	No Change
Light Industrial and Commercial	1,348	1,348	No Change
General Industry and Service Commercial	1,348	1,348	No Change
Large Scale General Industry and Service Commercial	1,348	1,348	No Change
Vacant Residential	1,036	1,036	No Change
Vacant Non Residential	1,036	1,036	No Change
Unimproved Value (UV)			
General Industrial	1,348	1,348	No Change
Mining and Industrial	1,348	1,348	No Change
Rural	1,036	1,036	No Change

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

1. RATES AND SERVICE CHARGES (CONTINUED)

(e) Specified Area Rate

The City of Kwinana did not raise specified area rates for the year ended 30 June 2019.

(f) Rates discounts, waivers or concessions

The City of Kwinana does not offer any discounts, waivers or concessions for the year ended 30 June 2019.

(g) Incentives

Ratepayers who pay their rates in full by 4:00 pm, 22 August, 2018 (35 days from date of service) ☐ are entered into a draw for the following incentive prizes:

City of Kwinana	5 x \$1,000 Cash Prize
Kwinana Recquatic	5 x 3 month Gold Memberships, valued at \$397 each
WA Symphony Orchestra	2 x Double Passes to "Asher Fisch Conducts Strauss & Bruckner" on Saturday 10 November 2018 , valued at \$182 per double pass

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

2. NET CURRENT ASSETS

	Note	2018/19 Budget	2017/18 Actual
		\$	\$
Composition of estimated net current assets			
Current assets			
Cash - unrestricted	3	2,350,715	3,218,865
Cash - restricted reserves	3	47,038,545	51,870,680
Receivables		3,413,017	3,429,847
Inventories		33,920	33,920
		52,836,197	58,553,312
Less: current liabilities			
Trade and other payables		(5,780,943)	(5,320,517)
Long term borrowings		(1,643,965)	(777,133)
Provisions		(4,222,884)	(4,522,884)
		(11,647,792)	(10,620,534)
Unadjusted net current assets		41,188,405	47,932,778
Adjustments			
Less: Cash - restricted reserves	3	(47,038,545)	(51,870,680)
Less: Current loans - clubs / institutions		(16,709)	(16,168)
Add: Current portion of borrowings		1,643,965	777,133
Add: Current liabilities not expected to be cleared at end of year		4,222,884	4,522,884
Adjusted net current assets - surplus/(deficit)		0	1,345,947

Reason for Adjustments

The differences between the net current assets at the end of each financial year in the rate setting statement and net current assets detailed above arise from amounts which have been excluded when calculating the budget deficiency in accordance with *Local Government (Financial Management) Regulation 32* as movements for these items have been funded within the budget estimates. These differences are disclosed as adjustments above.

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the City of Kwinana's operational cycle. In the case of liabilities where the City of Kwinana does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for sale where it is held as non-current based on the City of Kwinana's intentions to release for sale.

TRADE AND OTHER RECEIVABLES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

2. NET CURRENT ASSETS (CONTINUED)

SIGNIFICANT ACCOUNTING POLICIES

TRADE AND OTHER PAYABLES

Trade and other payables represent liabilities for goods and services provided to the City of Kwinana prior to the financial year that are unpaid and arise when the end of the City of Kwinana becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.

PROVISIONS

Provisions are recognised when the City of Kwinana has a legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

INVENTORIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Superannuation

The City of Kwinana contributes to a number of superannuation funds on behalf of employees.

All funds to which the City of Kwinana contributes are defined contribution plans.

EMPLOYEE BENEFITS

Short-term employee benefits

Provision is made for the City of Kwinana's obligations for short-term employee benefits. Short term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The City of Kwinana's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position. The City of Kwinana's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the statement of financial position.

LAND HELD FOR RESALE

Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

Land held for sale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

3. RECONCILIATION OF CASH

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	2018/19 Budget	2017/18 Actual	2017/18 Budget
	\$	\$	\$
Cash - unrestricted	2,350,715	3,218,865	3,750,300
Cash - restricted	47,038,545	51,870,680	50,220,486
	49,389,260	55,089,545	53,970,786
The following restrictions have been imposed by regulation or other externally imposed requirements:			
Aged Persons Unit Reserve	841,635	765,541	448,214
Asset Management Reserve	330,316	501,595	724,260
Asset Replacement Reserve	659,929	748,122	0
Banksia Park Reserve	86,769	134,175	0
City Assist Initiative Reserve	(0)	100,401	0
Community Services & Emergency Relief Reserve	85,478	84,017	26,577
Contiguous Local Authorities Group Reserve	257,721	263,146	265,111
Employee Leave Reserve	3,891,252	4,119,629	3,561,691
Family Day Care Reserve	699,465	1,479,306	729,091
Future Community Infrastructure Reserve	901,851	1,538,389	1,541,486
Golf Course Cottage Reserve	28,520	28,033	27,806
Information Technology Reserve	507,574	1,890,703	0
Infrastructure Reserve	345,879	339,968	125,748
Refuse Reserve	8,795,702	8,698,885	7,140,770
Restricted Grants and Contributions Reserve	0	1,694,812	0
Settlement Agreement Reserve	162,782	160,000	157,743
Workers Compensation Reserve	335,941	330,200	52,632
Youth Engagement Reserve	0	130,412	0
DCA 1 - Hard Infrastructure - Bertram	1,542,068	1,851,461	1,814,052
DCA 2 - Hard Infrastructure - Wellard	5,743	1,772,974	2,440,819
DCA 5 - Hard Infrastructure - Wandi	1,493,545	1,286,174	5,741,903
DCA 7 - Hard Infrastructure - Mandogalup West	25,720	11,803	35,634
DCA 9 - Soft Infrastructure - Wandii/Anketell	10,882,338	10,446,476	11,300,121
DCA 10 - Soft Infrastructure - Casuarina/Anketell	473,009	229,412	659,492
DCA 11 - Soft Infrastructure - Wellard East	6,738,607	5,734,336	5,272,332
DCA 12 - Soft Infrastructure - Wellard West	6,887,880	6,622,131	7,173,414
DCA 13 - Soft Infrastructure - Bertram	288,252	283,730	293,833
DCA 14 - Soft Infrastructure - Wellard/Leda	604,540	480,660	470,176
DCA 15 - Soft Infrastructure - City Site	166,029	144,189	217,581
	47,038,545	51,870,680	50,220,486

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

3. RECONCILIATION OF CASH (CONTINUED)

**Reconciliation of net cash provided by
operating activities to net result**

Net result	(6,757,894)	(7,051,636)	(4,499,973)
Depreciation	13,672,393	13,626,018	13,268,106
(Profit)/loss on sale of asset	189,040	168,625	139,399
(Increase)/decrease in receivables	317,373	1,033,756	(1,057,199)
(Increase)/decrease in inventories	0	2,284	17,000
Increase/(decrease) in payables	460,426	647,085	1,040,199
Increase/(decrease) in employee provisions	(300,000)	1,883	0
Grants/contributions for the development of assets	(4,285,605)	(3,309,416)	(1,707,484)
Net cash from operating activities	3,295,733	5,118,599	7,200,048

SIGNIFICANT ACCOUNTING POLICES

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks, other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are shown as short term borrowings in current liabilities in Note 2 - Net Current Assets.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

4. FIXED ASSETS

(a) Acquisition of Assets

The following assets are budgeted to be acquired during the year.

Asset class	Reporting program									2018/19 Budget total	2017/18 Actual total
	Governance	Law, order, public safety	Health	Education and welfare	Community amenities	Recreation and culture	Transport	Economic services	Other property and services		
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
<i>Property, Plant and Equipment</i>											
Land and Buildings	2,398,000	0	0	1,072,750	0	1,366,300	0	100,000	0	4,937,050	570,867
Furniture and Equipment	1,271,000	0	0	0	0	7,000	0	0	0	1,278,000	191,889
Plant and Equipment	0	25,000	41,500	0	25,000	190,000	0	0	898,700	1,180,200	1,302,607
	3,669,000	25,000	41,500	1,072,750	25,000	1,563,300	0	100,000	898,700	7,395,250	2,065,363
<i>Infrastructure</i>											
Infrastructure - Roads	0	0	0	0	0	0	3,000,084	0	0	3,000,084	2,508,383
Infrastructure - Footpaths	0	0	0	0	0	0	193,560	0	0	193,560	259,096
Infrastructure - Drainage	0	0	0	0	0	0	2,339,323	0	0	2,339,323	92,637
Infrastructure - Parks and Ovals	0	0	0	0	0	1,869,669	0	0	0	1,869,669	1,657,532
Infrastructure - Street Lights	0	0	0	0	0	0	394,272	0	0	394,272	15,960
Infrastructure - Car Parks	0	0	0	0	0	0	0	0	0	0	372,762
Infrastructure - Bus Shelters	0	0	0	0	0	0	20,000	0	0	20,000	22,273
Infrastructure - Other	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	1,869,669	5,947,239	0	0	7,816,908	4,928,643
Total acquisitions	3,669,000	25,000	41,500	1,072,750	25,000	3,432,969	5,947,239	100,000	898,700	15,212,158	6,994,006

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information - Appendix One.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

4. FIXED ASSETS (CONTINUED)

(b) Disposals of Assets

The following assets are budgeted to be disposed of during the year.

	Net book value	Sale proceeds	2018/19 Budget		2017/18 Actual		2017/18 Budget	
	\$	\$	Profit	Loss	Profit	Loss	Profit	Loss
	\$	\$	\$	\$	\$	\$	\$	\$
By Program								
Governance	0	0	0	0	0	0	0	(25,544)
Law, order, public safety	21,500	8,000	0	(13,500)	0	(34,677)	0	(11,590)
Health	29,111	23,000	0	(6,111)	0	0	0	0
Education and welfare	40,958	20,000	0	(20,958)	0	0	0	0
Community amenities	26,584	24,000	0	(2,584)	0	0	0	(6,223)
Recreation and culture	41,809	26,500	0	(15,309)	0	(1,254)	0	0
Transport	0	0	0	0	0	0	0	(27,454)
Other property and services	452,578	321,999	11,132	(141,710)	12,226	(144,920)	6,746	(75,334)
	612,540	423,500	11,132	(200,172)	12,226	(180,851)	6,746	(146,145)
By Class								
<u>Property, Plant and Equipment</u>								
Furniture and equipment	0	0	0	0	67	(1,259)	0	0
Plant and Equipment	612,540	423,500	11,132	(200,172)	12,159	(179,592)	6,746	(146,145)
	612,540	423,500	11,132	(200,172)	12,226	(180,851)	6,746	(146,145)

A detailed breakdown of disposals on an individual asset basis can be found in the supplementary information - Appendix one.

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

5. ASSET DEPRECIATION

By Program

Governance
Law, order, public safety
Health
Education and welfare
Community amenities
Recreation and culture
Transport
Economic services
Other property and services

By Class

Land and Buildings
Furniture and equipment
Plant and equipment
Infrastructure

2018/19 Budget	2017/18 Actual	2017/18 Budget
\$	\$	\$
547,946	532,406	502,904
242,507	220,817	170,238
16,700	16,700	15,310
1,486,833	1,486,834	1,025,728
129,274	128,927	121,831
3,296,954	3,296,119	3,557,894
7,346,783	7,352,667	7,356,464
25,616	25,616	25,618
579,779	565,932	492,119
13,672,393	13,626,018	13,268,106
3,987,093	3,971,579	3,783,342
415,005	406,474	356,596
906,608	884,278	764,344
8,363,687	8,363,687	8,363,824
13,672,393	13,626,018	13,268,106

SIGNIFICANT ACCOUNTING POLICIES

DEPRECIATION

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired term of the lease or the estimated useful life of the improvements.

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

DEPRECIATION (CONTINUED)

Major depreciation periods used for each class of depreciable asset are:

Buildings	2 - 100 Years
Furniture and Equipment	0 Years
Computer & Audio	
Visual Equipment	2 - 7 Years
Office Furniture & Equipment	3 - 15 Years
Other Furniture & Equipment	5 - 15 Years
Art Works	Not Depreciated
Plant and Equipment	
Motor Vehicles	3 - 10 Years
Other Plant & Equipment	3 - 20 Years
Infrastructure - Roads	
Roads	0 - 100 Years
Footpaths	40 - 80 Years
Drainage	80 Years
Car Parks	5 - 20 Years
Bus Shelters	20 - 25 Years
Street Lights	15 - 30 Years
Parks & Reserves	10 - 50 Years

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

6. INFORMATION ON BORROWINGS

(a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Principal 30-Jun-18	New loans	Principal repayments		Principal outstanding		Interest repayments	
			2018/19 Budget	2017/18 Actual	2018/19 Budget	2017/18 Actual	2018/19 Budget	2017/18 Actual
			\$	\$	\$	\$	\$	\$
Governance								
Loan 99 - Administration Office Renovations	761,573	0	89,773	84,414	671,800	761,573	51,364	57,237
Loan 107 - Administration / Chambers Building Refurbishment	0	2,268,000	0	0	2,268,000	0	0	0
Education and welfare								
Loan 96 - Youth Specific Space	147,840	0	25,366	23,558	122,474	147,840	11,654	13,606
Loan 100 - Youth Specific Space	1,521,312	0	122,515	0	1,398,797	1,521,312	79,645	81,250
Recreation and culture								
Loan 94 - Wellard Sports Pavilion	204,824	0	46,488	43,658	158,336	204,824	13,704	16,802
Loan 95 - Orelia Oval Pavilion	354,815	0	60,878	56,540	293,937	354,815	27,970	32,655
Loan 97 - Orelia Oval Pavilion Extension	1,685,138	0	198,641	186,785	1,486,497	1,685,138	113,653	126,648
Loan 102 - Library & Resource Centre	7,421,567	0	0	0	7,421,567	7,421,567	386,720	386,720
Loan 104 - Recquatic Refurbishment	3,350,000	0	0	0	3,350,000	3,350,000	159,125	135,675
Loan 105 - Bertram Community Centre	1,296,840	0	0	0	1,296,840	1,296,840	50,827	50,827
Loan 106 - Destination Park - Calista	1,516,532	0	96,112	93,163	1,420,420	1,516,532	57,307	49,819
Transport								
Loan 98 - Streetscape Beautification	1,028,122	0	121,193	113,959	906,929	1,028,122	69,341	77,270
Loan 101 - City Centre Redevelopment	2,500,000	0	0	0	2,500,000	2,500,000	79,250	61,750
	21,788,563	2,268,000	760,965	602,077	23,295,598	21,788,563	1,100,560	1,090,259
Self Supporting Loans								
Recreation and culture								
Loan 103B - Golf Club Refurbishment	282,849	0	16,168	15,645	266,681	282,849	11,202	11,506
	282,849	0	16,168	15,645	266,681	282,849	11,202	11,506
	22,071,412	2,268,000	777,133	617,722	23,562,279	22,071,412	1,111,762	1,101,765

All borrowing repayments, other than Self Supporting Loans, will be financed by general purpose revenue.
The self supporting loan repayment will be fully reimbursed.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

6. INFORMATION ON BORROWINGS (CONTINUED)

(b) New borrowings - 2018/19

Particulars/Purpose	Institution	Loan type	Term (years)	Interest rate	Amount borrowed budget	Total interest & charges	Amount used budget	Balance unspent
				%	\$	\$	\$	\$
Loan 107 - Administration / Chambers Building Refurbishment	WATC	Debenture	10	3.52	2,268,000	618,125	2,268,000	0
					2,268,000	618,125	2,268,000	0

(c) Unspent borrowings

The City of Kwinana had no unspent borrowing funds as at 30 June 2018 nor is it expected to have unspent borrowing funds as at 30 June 2019.

(d) Credit Facilities

	2018/19 Budget	2017/18 Actual	2017/18 Budget
	\$	\$	\$
Undrawn borrowing facilities			
credit standby arrangements			
Bank overdraft limit	0	0	0
Bank overdraft at balance date	0	0	0
Credit card limit	85,000	85,000	71,000
Credit card balance at balance date	(15,000)	(23,466)	(13,000)
Total amount of credit unused	70,000	61,534	58,000
Loan facilities			
Loan facilities in use at balance date	23,562,279	22,071,412	24,968,412

SIGNIFICANT ACCOUNTING POLICIES

BORROWING COSTS

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset until such time as the asset is substantially ready for its intended use or sale.

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

7. CASH BACKED RESERVES

(a) Cash Backed Reserves - Movement

	2018/19 Budget Opening Balance	2018/19 Budget Transfer to	2018/19 Budget Transfer (from)	2018/19 Budget Closing Balance	2017/18 Actual Opening Balance	2017/18 Actual Transfer to	2017/18 Actual Transfer (from)	2017/18 Actual Closing Balance	2017/18 Budget Opening Balance	2017/18 Budget Transfer to	2017/18 Budget Transfer (from)	2017/18 Budget Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Unit Reserve	765,541	308,844	(232,750)	841,635	643,364	122,177	0	765,541	389,941	279,588	(221,315)	448,214
Asset Management Reserve	501,595	8,721	(180,000)	330,316	566,868	17,817	(83,090)	501,595	784,951	22,399	(83,090)	724,260
Asset Replacement Reserve	748,122	263,007	(351,200)	659,929	595,442	265,445	(112,765)	748,122	213,186	254,814	(468,000)	0
Banksia Park Reserve	134,175	2,333	(49,738)	86,769	107,840	64,427	(38,092)	134,175	107,650	735	(108,385)	0
City Assist Initiative Reserve	100,401	1,743	(102,144)	(0)	0	100,401	0	100,401	0	0	0	0
Community Services & Emergency Relief Reserve	84,017	1,461	0	85,478	26,059	57,958	0	84,017	25,966	611	0	26,577
Contiguous Local Authorities Group Reserve	263,146	14,575	(20,000)	257,721	239,215	27,824	(3,893)	263,146	253,161	56,950	(45,000)	265,111
Employee Leave Reserve	4,119,629	71,623	(300,000)	3,891,252	4,074,338	45,291	0	4,119,629	4,100,853	0	(539,162)	3,561,691
Family Day Care Reserve	1,479,306	25,719	(805,560)	699,465	1,383,878	95,428	0	1,479,306	1,446,637	34,023	(751,569)	729,091
Future Community Infrastructure Reserve	1,538,389	26,746	(663,284)	901,851	1,568,683	0	(30,294)	1,538,389	2,013,802	54,784	(527,100)	1,541,486
Golf Course Cottage Reserve	28,033	487	0	28,520	27,264	769	0	28,033	27,167	639	0	27,806
Information Technology Reserve	1,890,703	32,871	(1,416,000)	507,574	0	1,890,703	0	1,890,703	0	0	0	0
Infrastructure Reserve	339,968	5,911	0	345,879	128,213	211,755	0	339,968	122,859	2,889	0	125,748
Public Art Reserve	0	0	0	0	0	0	0	0	0	0	0	0
Rates Strategy Reserve	0	0	0	0	819,692	0	(819,692)	0	819,692	0	(819,692)	0
Refuse Reserve	8,698,885	180,697	(83,880)	8,795,702	8,636,810	190,371	(128,296)	8,698,885	8,606,073	202,401	(1,667,704)	7,140,770
Restricted Grants and Contributions Reserve	1,694,812	0	(1,694,812)	0	2,644,457	1,496,888	(2,446,533)	1,694,812	1,297,522	0	(1,297,522)	0
Settlement Agreement Reserve	160,000	2,782	0	162,782	157,743	2,257	0	160,000	157,743	0	0	157,743
Street Tree Replacement Reserve	0	0	0	0	0	0	0	0	0	0	0	0
Workers Compensation Reserve	330,200	5,741	0	335,941	210,503	185,784	(66,087)	330,200	342,176	0	(289,544)	52,632
Youth Engagement Reserve	130,412	2,264	(132,676)	0	270,000	917	(140,505)	130,412	270,000	0	(270,000)	0
Total Unrestricted Reserves	23,007,334	955,524	(6,032,044)	17,930,814	22,100,369	4,776,212	(3,869,247)	23,007,334	20,979,379	909,833	(7,088,083)	14,801,129
DCA 1 - Hard Infrastructure - Bertram	1,851,461	182,424	(491,817)	1,542,068	1,743,837	174,869	(67,245)	1,851,461	1,738,315	489,830	(414,093)	1,814,052
DCA 2 - Hard Infrastructure - Wellard	1,772,974	429,946	(2,197,177)	5,743	1,969,898	311,094	(508,018)	1,772,974	1,953,717	487,102	0	2,440,819
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	0	0	0	0	0	0	0
DCA 5 - Hard Infrastructure - Wandii	1,286,174	661,998	(454,627)	1,493,545	3,104,086	707,744	(2,525,656)	1,286,174	3,079,247	2,662,656	0	5,741,903
DCA 7 - Hard Infrastructure - Mandogalup West	11,803	14,077	(159)	25,720	8,567	13,916	(10,680)	11,803	8,537	27,097	0	35,634
DCA 8 - Soft Infrastructure - Mandogalup	0	0	0	0	0	0	0	0	0	0	0	0
DCA 9 - Soft Infrastructure - Wandii/Anketell	10,446,476	576,997	(141,136)	10,882,338	9,928,654	528,502	(10,680)	10,446,476	9,893,320	1,895,119	(488,318)	11,300,121
DCA 10 - Soft Infrastructure - Casuarina/Anketell	229,412	246,696	(3,099)	473,009	0	240,092	(10,680)	229,412	0	666,609	(7,117)	659,492
DCA 11 - Soft Infrastructure - Wellard East	5,734,336	1,081,744	(77,473)	6,738,607	4,374,577	1,373,180	(13,421)	5,734,336	4,323,240	958,816	(9,724)	5,272,332
DCA 12 - Soft Infrastructure - Wellard West	6,622,131	355,217	(89,468)	6,887,880	6,297,347	335,464	(10,680)	6,622,131	6,274,935	914,116	(15,637)	7,173,414
DCA 13 - Soft Infrastructure - Bertram	283,730	8,356	(3,833)	288,252	288,108	6,302	(10,680)	283,730	287,083	6,750	0	293,833
DCA 14 - Soft Infrastructure - Wellard/Leda	480,660	130,374	(6,494)	604,540	367,092	124,248	(10,680)	480,660	359,161	117,719	(6,704)	470,176
DCA 15 - Soft Infrastructure - City Site	144,189	23,788	(1,948)	166,029	161,124	23,079	(40,014)	144,189	160,443	61,328	(4,190)	217,581
Total Restricted Reserves - Developer Contributions	28,863,346	3,711,616	(3,467,231)	29,107,731	28,243,290	3,838,490	(3,218,434)	28,863,346	28,077,998	8,287,142	(945,783)	35,419,357
	51,870,680	4,667,140	(9,499,275)	47,038,545	50,343,659	8,614,702	(7,087,681)	51,870,680	49,057,377	9,196,975	(8,033,866)	50,220,486

NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019

7. CASH BACKED RESERVES (CONTINUED)

(b) Cash Backed Reserves - Purposes

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Reserve name	Anticipated Date of Use	Purpose of the reserve
Aged Persons Unit Reserve	Ongoing	to be used to provide funds for the capital acquisition and maintenance of the Aged Persons Units, Callistemon Court.
Asset Management Reserve	Ongoing	to be used to provide funds for renewal projects for the City's building and infrastructure assets, thereby extending the useful economic life of such assets.
Asset Replacement Reserve	Ongoing	to be used to replace existing fleet, plant and other City assets.
Banksia Park Reserve	Ongoing	to be used to provide funds for the capital acquisitions and maintenance of the Banksia Park Retirement Village.
City Assist Initiative Reserve	Ongoing	to be used to provide for infrastructure and other initiatives to enhance the safety and security of the City.
Community Services & Emergency Relief Reserve	Ongoing	to be used to provide funding to alleviate the effect of any disaster within the City of Kwinana boundaries and to provide funds to develop community services.
Contiguous Local Authorities Group Reserve	Ongoing	to be used to restrict funds received for the prevention, control and education of mosquito management.
Employee Leave Reserve	Ongoing	to be used to ensure that adequate funds are available to finance employee leave entitlements.
Family Day Care Reserve	Ongoing	to be used to provide for the capital acquisitions and maintenance of this facility.
Future Community Infrastructure Reserve	Ongoing	to be used to accumulate the City's contributions for the capital funding of future community infrastructure in accordance with Town Planning Scheme #2.
Golf Course Cottage Reserve	Ongoing	to be used to provide funds for the maintenance of this building.
Information Technology Reserve	Ongoing	to be used for the implementation and maintainance of the City's software requirements.
Infrastructure Reserve	Ongoing	to be used to provide funds to create new City assets or for the major upgrade of City assets to increase the service level provided by the asset.
Public Art Reserve	Ongoing	to be used to receive monies paid as cash-in-lieu for public art and the provision of public art expenditure under this Local Planning Policy 5.
Rates Strategy Reserve	Ongoing	to be used to assist in the future management of the City's rating strategy.
Refuse Reserve	Ongoing	to be used to provide funds for the costs and subsidy of Waste Management in the City.
Restricted Grants and Contributions Reserve	Ongoing	to be used to restrict funds, being city funds, grants and contributions, required to complete projects from prior financial years.
Settlement Agreement Reserve	Ongoing	to be used to provide funds to account for future negotiated settlement agreement payments.
Street Tree Replacement Reserve	Ongoing	to be used to achieve the objectives of Local Planning Policy 2: Streetscapes where replacement of street trees is required. Any excess funds that have not been spent from the budget allocated will be transferred to this reserve and when required these reserve funds will be used to plant street trees.
Workers Compensation Reserve	Ongoing	to be used to fund workers compensation costs incurred by the City where the maximum contribution amount for a previous year has been reached and there is a claim which remains open and requires to City to pay costs relating to the open claims in the current and future years.
Youth Engagement Reserve	Ongoing	to be used to assist with youth engagement and diversion initiatives.
DCA 1 - Hard Infrastructure - Bertram	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 1 - Hard Infrastructure Bertram.
DCA 2 - Hard Infrastructure - Wellard	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 2 - Hard Infrastructure Wellard.
DCA 4 - Hard Infrastructure - Anketell	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Anketell.
DCA 5 - Hard Infrastructure - Wandí	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Wandí.
DCA 7 - Hard Infrastructure - Mandogalup West	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 5 - Hard Infrastructure Mandogalup West.
DCA 8 - Soft Infrastructure - Mandogalup	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 8 - Soft Infrastructure Mandogalup.
DCA 9 - Soft Infrastructure - Wandí/Anketell	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 9 - Soft Infrastructure Wandí/Anketell.
DCA 10 - Soft Infrastructure - Casuarina/Anketell	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 10 - Soft Infrastructure Casuarina/Anketell.

7. CASH BACKED RESERVES (CONTINUED)

(b) Cash Backed Reserves - Purposes (continued)

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Reserve name	Anticipated Date of Use	Purpose of the reserve
DCA 11 - Soft Infrastructure - Wellard East	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 11 - Soft Infrastructure Wellard East.
DCA 12 - Soft Infrastructure - Wellard West	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 12 - Soft Infrastructure Wellard West.
DCA 13 - Soft Infrastructure - Bertram	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 13 - Soft Infrastructure Bertram.
DCA 14 - Soft Infrastructure - Wellard/Leda	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 14 - Soft Infrastructure Wellard/Leda.
DCA 15 - Soft Infrastructure - City Site	Ongoing	to be used to restrict funds received from Developers for contributions towards future infrastructure costs and administrative costs for DCA 15 - Soft Infrastructure City Site.

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

8. FEES & CHARGES REVENUE

	2018/19 Budget	2017/18 Actual
	\$	\$
Governance	35,760	37,946
General purpose funding	158,000	154,339
Law, order, public safety	148,900	192,210
Health	134,066	147,239
Education and welfare	1,968,515	1,867,090
Community amenities	5,439,442	6,435,711
Recreation and culture	2,419,610	2,278,004
Transport	0	181,818
Economic services	1,212,691	1,135,466
Other property and services	177,500	163,804
	11,694,484	12,593,626

9. GRANT REVENUE

	2018/19 Budget	2017/18 Actual
	\$	\$
Grants, subsidies and contributions are included as operating revenues in the Statement of Comprehensive Income:		
By Program:		
Operating grants, subsidies and contributions		
General purpose funding	1,577,588	872,204
Law, order, public safety	165,000	180,109
Health	11,000	22,503
Education and welfare	5,181,405	5,390,709
Community amenities	66,000	40,152
Recreation and culture	458,623	416,281
Transport	179,611	189,788
	7,639,227	7,111,746
Non-operating grants, subsidies and contributions		
Law, order, public safety	0	599,260
Community amenities	2,861,616	479,512
Recreation and culture	213,170	515,700
Transport	1,210,819	1,614,944
Economic services	0	100,000
	4,285,605	3,309,416

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

10. OTHER INFORMATION

	2018/19 Budget	2017/18 Actual	2017/18 Budget
The net result includes as revenues	\$	\$	\$
(a) Interest earnings			
Investments			
- Reserve funds	1,250,000	1,171,761	1,000,000
- Other funds	790,500	877,754	644,000
Other interest revenue (refer note 1b)	650,000	689,356	539,500
Late payment of fees and charges *	0	0	0
	2,690,500	2,738,872	2,183,500
* The City of Kwinana has resolved to charge interest under section 6.13 for the late payment of any amount of money at 11%.			
(b) Other revenue			
Reimbursements and recoveries	304,898	750,978	564,551
Other	1,184,974	91,032	24,550
	1,489,872	842,010	589,101
The net result includes as expenses			
(c) Auditors remuneration			
Audit services	35,000	31,974	35,900
	35,000	31,974	35,900
(d) Interest expenses (finance costs)			
Borrowings (refer note 6(a))	1,111,762	1,101,765	1,101,765
	1,111,762	1,101,765	1,101,765
(e) Elected members remuneration			
Mayor/President's allowance	88,864	88,864	88,864
Deputy Mayor/President's allowance	22,216	22,216	22,216
Meeting Fees	266,594	266,594	273,794
Travelling expenses	8,600	5,000	8,600
Telecommunications allowance	28,000	28,000	28,000
	414,274	410,674	421,474
(f) Write offs			
General rate	3,000	1,765	2,500
Fees and charges	0	23,602	800
	3,000	25,367	3,300
(g) Operating lease expenses			
Office equipment	359,656	351,100	332,907
Plant and equipment	131,954	114,451	139,653
	491,610	465,551	472,560

SIGNIFICANT ACCOUNTING POLICIES

LEASES

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the City of Kwinana are classified as finance leases.

Finance leases are capitalised, recording an asset and a liability at the lower amounts equal to the fair value of the leased property or the present value of the minimum lease payments, including any guaranteed residual values. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Leased assets are depreciated on a straight line basis over the shorter of their estimated useful lives or the lease term.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability and amortised on a straight line basis over the life of the lease term.

11. MAJOR LAND TRANSACTIONS

It is not anticipated any land transactions or major land transactions will occur in 2018/19.

12. TRADING UNDERTAKINGS AND MAJOR TRADING UNDERTAKINGS

It is not anticipated any trading undertakings or major trading undertakings will occur in 2018/19.

13. INTERESTS IN JOINT ARRANGEMENTS

It is not anticipated the City of Kwinana will be party to any joint venture arrangements during 2018/19

SIGNIFICANT ACCOUNTING POLICIES

INTERESTS IN JOINT ARRANGEMENTS

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

Separate joint venture entities providing joint venturers with an interest to net assets are classified as a joint venture and accounted for using the equity method.

Joint venture operations represent arrangements whereby joint operators maintain direct interests in each asset and exposure to each liability of the arrangement. The City of Kwinana's interests in the assets liabilities revenue and expenses of joint operations are included in the respective line items of the financial statements.

**NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2019**

14. TRUST FUNDS

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

Detail	Balance 30-Jun-18	Estimated amounts received	Estimated amounts paid	Estimated balance 30-Jun-19
	\$	\$	(\$)	\$
Hall Security Bonds	63,353	62,700	(63,353)	62,700
Footpath & Kerbing Security Deposits	814,885	0	(42,292)	772,593
Sports Forfeiture Security Deposits	200	0	0	200
Bus Hire Security Deposits	4,500	2,500	(4,500)	2,500
Demolition Security Deposits	2,351	0	(2,351)	0
Miscellaneous Deposits	82,570	12,500	(15,000)	80,070
Footpath Construction Bonds	2,000	0	0	2,000
Land Subdivision Bonds	450,070	30,800	(87,540)	393,330
Road Maintenance Bonds	293,234	0	0	293,234
Landscaping Subdivision Bonds	138,787	13,472	0	152,259
Mortimer Road - Community Trust	10,421	0	0	10,421
ATU Landscaping Bonds	2,378	0	(1,000)	1,378
Landscaping Development Bonds	64,477	7,655	0	72,132
Subdivision Handrails	15,395	0	0	15,395
APU Security Bonds	14,901	684	(2,245)	13,340
DCA Contingency Bonds	265,736	0	(265,736)	0
Retention Funds	48,901	0	(48,901)	0
Public Open Space Cash In Lieu	200,061	0	0	200,061
	2,474,220	130,311	(532,918)	2,071,613

15. SIGNIFICANT ACCOUNTING POLICIES - OTHER INFORMATION

GOODS AND SERVICES TAX (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRI

The preparation of a budget in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

COMPARATIVE FIGURES

Where required, comparative figures have been adjusted to conform with changes in presentation for the current budget year.

BUDGET COMPARATIVE FIGURES

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

REVENUE RECOGNITION

Rates, grants, donations and other contributions are recognised as revenues when the City of Kwinana obtains control over the assets comprising the contributions.

Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

APPENDIX ONE: DETAILED CAPITAL ACQUISITIONS AND DISPOSALS

		FUNDING											
DESCRIPTION OF WORKS		Total Expenditure	Federal Grant	State Grant	Other Grant	DCA Reserve	Other Reserve	Contributed Assets	Proceeds from Sale	Other Contribution	Loan Funds	Municipal Funds	Total Funding
Buildings		4,937,050					2,252,550				2,268,000	416,500	4,937,050
	Installation of storage shed, upgrade little theatre, upgrade quadrangle. Works Studio 1 & 2, MA studio and training room, maintenance work												
Arts & Cultural Centre Upgrade - Stage 1 of 2		100,000										100,000	100,000
Automated Gates - Recquatic Front Counter	Carried Forward	90,000					70,000					20,000	90,000
Banksia Park Retirement Village Building Renewals	Various	90,000					90,000					-	90,000
Building Contingency		100,000										100,000	100,000
Building Renewals - Darius Wells	Soundproof Drainage - Ken Jackman Hall	25,000										25,000	25,000
	Repairs/Replacement Of External Cladding, Ceilings And Gutter/Downpipe Replacements, Includes Encapsulating/Sealing Or Repairs To Low Density Asbestos Wall And Ceiling Linings												
Building Renewals - Kwinana Senior Citizens Centre		100,000										100,000	100,000
Building Renewals - Margaret Feilman	Cleaning of Brickwork and Screens, Repair Damaged Columns	15,000										15,000	15,000
Building Renewals - Thomas Oval Netball Clubrooms	Roof Repairs	6,500										6,500	6,500
	Conservation Works As Per Conservation Maintenance Plan												
Building Renewals - Wheatfield Cottage		20,000										20,000	20,000
Building Upgrades - CCTV Administration Building	Carried Forward	100,000					100,000					-	100,000
Building Upgrades - Medina	CCTV, Lighting and potential WIFI Upgrades	100,000					100,000					-	100,000
Callistemon Court Retirement Village Building Renewals	Various	192,750					192,750					-	192,750
DCA 12 - Local Sporting Ground with Community Centre / Pavilion - Wellard West		294,300					294,300					-	294,300
DCA 14 - Local Sporting Ground with Pavilion Extension (Wellard/Leda)	Carried Forward - W12521	261,484					261,484					-	261,484
DCA 9 - Local Sports Ground Clubroom (Clubroom construction cost)	Honeywood Primary School Oval Pavilion	107,500					107,500					-	107,500
	Installation of 70kW of solar photovoltaic energy systems across 3 buildings												
Solar Panels Upgrade		30,000										30,000	30,000
Administration Building & Civic Centre - Stage 1 of 2		2,268,000									2,268,000	-	2,268,000
Callistemon Court Retirement Village Building Upgrade	Carried Forward - Garage Block	40,000					40,000					-	40,000
Entry Statement	Upgrade from Town to City	18,000					18,000					-	18,000
DCA 13 - Local Sporting Ground with Community Sports Facility	Carried Forward - W12520	328,516					328,516					-	328,516
Family Daycare Buidling Replacement of Playroom, Kitchenette and Toy Library	Carried Forward	650,000					650,000					-	650,000
Bus Shelters		20,000										20,000	20,000
Bus Shelters	Bus Shelters - Various Locations	20,000										20,000	20,000
Computing Infrastructure		1,268,000					1,191,000					77,000	1,268,000
	Design and Solution Development, Content Migration, Testing, Launch												
City Website Redevelopment		70,000										70,000	70,000
	Supplier Implementation, Project Team Implementation Costs, QMS System Implementation, Data Migration (Annual Licencing included in Operating Costs)												
Corporate Business System Renewal - Implementation		1,191,000					1,191,000					-	1,191,000
Self Check Touchscreen Computer & Workstation - Library		7,000										7,000	7,000
Drainage		2,339,323				2,173,223						166,100	2,339,323
DCA 2 - Peel Sub N Drain - Lot 64 Woolcoot Rd & Lot 379 Millar, 27 & 201 Mortimer Rd's	Developer to complete works	1,916,198				1,916,198						-	1,916,198
DCA 2 - Peel Sub N2 Drain - Lot 64 Woolcoot Rd	Developer to complete works	257,025				257,025						-	257,025
Drainage A - Burlington Street Drainage Sump	Burlington Street Drainage sump	93,500										93,500	93,500
	Gilmore Avenue - 50m south of Challenger Ave to Wellard Road South bound lanes.												
Drainage B - Gilmore Avenue		33,000										33,000	33,000
Drainage C - Sulphur Road - Tanson To Parmelia	Sulphur Road - Tanson To Parmelia - Install new drainage infrastructure (prior to MRRG resurfacing project).	39,600										39,600	39,600

APPENDIX ONE: DETAILED CAPITAL ACQUISITIONS AND DISPOSALS

			FUNDING										
DESCRIPTION OF WORKS		Total Expenditure	Federal Grant	State Grant	Other Grant	DCA Reserve	Other Reserve	Contributed Assets	Proceeds from Sale	Other Contribution	Loan Funds	Municipal Funds	Total Funding
Footpaths		193,560					138,560			25,000		30,000	193,560
Footpath A - Rowley Road - Lyon Road to Freeway	Rowley Road - Lyon Road to Freeway - Joint Project with City of Cockburn	55,000								25,000		30,000	55,000
Footpath Construction - between Adventure Park and Gilmore Avenue (W12557)	Carried Forward	138,560					138,560					-	138,560
Furniture & Equipment		10,000										10,000	10,000
Design and Replacement of Mayoral Chains		10,000										10,000	10,000
Motor Vehicles		648,000							282,500			365,500	648,000
Plant Replacement - P402	Light Fleet	37,500							14,000			23,500	37,500
Plant Replacement - P403	Light Fleet	37,500							14,000			23,500	37,500
Plant Replacement - P406	Light Fleet	28,500							7,000			21,500	28,500
Plant Replacement - P407	Light Fleet	28,500							8,000			20,500	28,500
Plant Replacement - P435	Light Fleet	33,500							24,000			9,500	33,500
Plant Replacement - P437	Light Fleet	25,000							8,000			17,000	25,000
Plant Replacement - P445	Light Fleet	28,500							13,000			15,500	28,500
Plant Replacement - P455	Light Fleet	25,000							24,000			1,000	25,000
Plant Replacement - P457	Light Fleet	41,500							12,000			29,500	41,500
Plant Replacement - P459	Light Fleet	41,500							23,000			18,500	41,500
Plant Replacement - P460	Light Fleet	41,500							18,000			23,500	41,500
Plant Replacement - P461	Light Fleet	41,500							23,000			18,500	41,500
Plant Replacement - P462	Light Fleet	25,000							13,000			12,000	25,000
Plant Replacement - P463	Light Fleet	41,500							13,000			28,500	41,500
Plant Replacement - P464	Light Fleet	41,500							23,000			18,500	41,500
Plant Replacement - P465	Light Fleet	53,500							8,000			45,500	53,500
Plant Replacement - P467	Light Fleet	35,000							24,000			11,000	35,000
Plant Replacement - P490	Light Fleet	41,500							13,500			28,000	41,500
Parks & Reserves		1,869,669			187,670		781,569			25,500		874,930	1,869,669
Bore - Current Condition 5 Cubicle & Pump Replacement Program		75,000					75,000					-	75,000
Bore - Renewal / Replacement		105,000					105,000					-	105,000
Family Daycare Play Equipment and Landscaping	Carried Forward	101,569					101,569					-	101,569
Fencing Replacement Program	Belviour Cres, Gilmore Ave Leda (Gambon), Ascot Park SP	57,000										57,000	57,000
KIA Street Tree Planting Program (B)	KIA Street Tree Planting Program	75,000										75,000	75,000
Kwinana Loop Trail	Upgrade existing trail network	80,000			37,670							42,330	80,000
Medina Oval Lighting	Carried Forward	300,000					300,000					-	300,000
Parks and Reserves Renewals - Kwinana Adventure Park	Shade Sail over the Toddler Sandpit	40,000										40,000	40,000
Pimlico Cresent Maintenance (F)	To rectify damage caused by tree roots to an extensive paved area within an urban square POS in Wellard Village	110,000										110,000	110,000
Public Open Space (POS) Upgrades - Parks for People Minor Projects		25,000										25,000	25,000
Public Open Space (POS) Upgrades - Parks for People Strategy		100,000										100,000	100,000
Sporting Infrastructure - Wandi Playing Fields (Honeywood)	1 x Cricket pitch, 4 x Practice Nets and Goal Posts	89,100								25,500		63,600	89,100
Street Tree Planting Program (A) - Bertram Stage 2	Street Tree Planting Program - Bertram Stage 2	65,000										65,000	65,000
Thomas Oval Lighting	Upgrade lighting towers and lights to training standards	495,000			150,000		200,000					145,000	495,000
Public Open Space Playgrounds Renewals	Exercise Equipment/Sport	5,000										5,000	5,000
Public Open Space Playgrounds Renewals	Goal Post Renewal	5,000										5,000	5,000
Public Open Space Playgrounds Renewals	Oval/Courts/Lights	8,000										8,000	8,000
Public Open Space Playgrounds Renewals	Park Furniture / Lights	6,000										6,000	6,000
Public Open Space Playgrounds Renewals	Prince Regent Park - Combination Unit Prince Regent Park - Rubber Softfall Calista Oval Playground - Combination Unit	100,000										100,000	100,000
Public Open Space Playgrounds Renewals	Renewal of Park Furniture at: Casuarina Fire Station Reserve - Park Bench Casuarina Reserve - Park Seat Casuarina Reserve - Park Seat												
Public Open Space Playgrounds Renewals	Peace Park - Park Table	8,000										8,000	8,000
Public Open Space Playgrounds Upgrade	Orelia Oval Additional Steps to meet grass	20,000										20,000	20,000

APPENDIX ONE: DETAILED CAPITAL ACQUISITIONS AND DISPOSALS

		FUNDING											
	DESCRIPTION OF WORKS	Total Expenditure	Federal Grant	State Grant	Other Grant	DCA Reserve	Other Reserve	Contributed Assets	Proceeds from Sale	Other Contribution	Loan Funds	Municipal Funds	Total Funding
Plant & Equipment		532,200					430,200		141,000			- 39,000	532,200
Disability Hoist	Carried Forward - Recquatic	12,000					9,000					3,000	12,000
Fixed Variabe Notice Board	Carried Forward	70,000					70,000					-	70,000
Plant Replacement Program - 7 X 4 Box Trailer with Water Tank and 5.5 Hp Pump - P148	Purchase new Trailer, sell P148	7,000					6,000		1,000			-	7,000
Plant Replacement Program - Agrizzi Rota Slasher 72 inch - P413	Purchase new Slasher/Mower, sell P413	9,000					8,000		1,000			-	9,000
Plant Replacement Program - Cat Skid Steer Loader - P347	Purchase new Loader, sell P347	90,000					70,000		20,000			-	90,000
Plant Replacement Program - Hino 300 Series 816 Crew Cab Truck - Parks - P324	Purchase new Truck, sell P324	80,000					55,000		25,000			-	80,000
Plant Replacement Program - Massey Ferguson Tractor - Parks - P354	Purchase new Tractor, sell P324	85,000					55,000		30,000			-	85,000
Plant Replacement Program - Mitsubishi Canter Tip Truck - Infra - P333	Purchase new Truck, sell P333	120,000					105,000		15,000			-	120,000
Plant Replacement Program - Salloy Boxtop Trailer with Water Tank and Pump - P199	Purchase new Trailer, sell P199	7,000					6,000		1,000			-	7,000
Plant Replacement Program - Toro Ground Master Ride on Mower - Capital Maintenance - P499	Capital Maintenance - P499	7,000					7,000		-			-	7,000
Plant Replacement Program - Disposal Only	P263 1DDW108 - Catepillar Vibrating Roller	-							12,000			- 12,000	-
Plant Replacement Program - Disposal Only	P275 1TKL116 - Roller Trailer	-							5,000			- 5,000	-
Plant Replacement Program - Disposal Only	P289 KWN1779 - Mitsubishi Tip Truck	-							25,000			- 25,000	-
Plant Replacement Program - Toro Rear Discharge Ride on Mower - P500	Capital Maintenance - P500	7,000					7,000		-			-	7,000
Plant Replacement Program - KAP Ride on Mower with Catcher - replace P444	Purchase new Mower, sell P444	38,200					32,200		6,000			-	38,200
Roads		3,000,084	388,966	796,853		904,053						910,212	3,000,084
DCA 1 - Millar Road	Chg 36.77 to 186 (149.23m) adjacent Lot 601 frontage	436,703				436,703						-	436,703
DCA 1 - Wellard Road Upgrade – Bertram Road to Millar Road (Item J)	Surveying costs (69.9% City of Kwinana, 30.1% DCA 1)	100,000				30,100						69,900	100,000
DCA 5 - Lyon Road - Cassowary to Kenby (Satterleys)	Developer to complete works	437,250				437,250						-	437,250
Gilmore Avenue Pedestrian Crossing	Supply and installation of fencing only, excludes signals	60,000										60,000	60,000
Kwinana Beach Road (J)	Extend left turn pocket and improve Channelisation at intersection to reduce number and severity of crashes.	48,253		48,253								-	48,253
Local Area Traffic Management B - Harlow Road Bollard Installation	Local Area Traffic Management - Harlow Road Bollard Installation	17,188										17,188	17,188
Road Reseal A - Gilmore Avenue - South bound lanes	Road Reseal - Gilmore Avenue - South bound lanes only - 50m south of Challenger Ave to Wellard Road	380,490		230,600								149,890	380,490
Road Reseal C - Sulphur Road - Tanson road to Parmelia Ave	Road Reseal - Sulphur Road - Tanson road to Parmelia Ave (incl. Red asphalt roundabouts and excluding painted median area)	361,900		219,333								142,567	361,900
Road Reseal D - Orelia Avenue - Nye Way to Chistmas Ave	Road Reseal - Orelia Avenue - Nye Way to Chistmas Ave - Replace existing kerbing & footpath to accommodate on-road bike lanes as per draft CoK bike plan	181,500	135,966									45,534	181,500
Road Reseal E - Cowcher Way West & Ridley Way West From Derbal Street to Medina Avenue	Road Reseal - Cowcher Way West & Ridley Way West From Derbal Street to Medina Avenue - Kerb, drainage, resurfacing and footpath upgrades.	253,000	253,000									-	253,000
Road Reseal F - Duckpond Road & Banksia Road intersection	Road Reseal - Duckpond Road & Banksia Road intersection - Reconstruction/resurfacing and recon of drainage swales.	82,500										82,500	82,500
Road Reseal G - Clementi Road	Road Reseal - Clementi Road - 50m North of Anketell Road to End. Resurface with 10mm chip seal. Upgrade cul de sac and resurface with Asphalt, Warning DBNGP in vicinity	104,500										104,500	104,500
Road Reseal L - Henry Street A	Road Reseal - Henry Street A - 170m south of Hope Valley Road to end (about 85m long to be resurfaced. refer to Doc ID D17/74519) total area 690sqm	44,000										44,000	44,000
Road Reseal B - Orelia Avenue (Thomas Road to Chistmas Ave - Incl roundabout)	Road Resurface	492,800		298,667								194,133	492,800

APPENDIX ONE: DETAILED CAPITAL ACQUISITIONS AND DISPOSALS

		FUNDING											
DESCRIPTION OF WORKS		Total Expenditure	Federal Grant	State Grant	Other Grant	DCA Reserve	Other Reserve	Contributed Assets	Proceeds from Sale	Other Contribution	Loan Funds	Municipal Funds	Total Funding
Street Lighting		394,272					262,272					132,000	394,272
Latitude 32 Lighting Changeover	Carried Forward	262,272					262,272					-	262,272
Street Lighting	Street Lighting - Various Locations	22,000										22,000	22,000
Street Lighting - Johnson Road/McWhirter Promenade	New street lighting to Urban Road	110,000										110,000	110,000
Grand Total		15,212,158	388,966	796,853	187,670	3,077,276	5,056,151		423,500	50,500	2,268,000	2,963,242	15,212,158

APPENDIX TWO: SCHEDULE OF GRANTS, SUBSIDIES AND CONTRIBUTIONS

Description	Budgeted (\$)
Operating Grants, Subsidies & Contributions	
Community Amenities	
PTA Bus Shelter Subsidy	13,000
SMCC - KIC Coastcare in the KIA	10,000
SMCC - BP Coastcare	10,000
SMCC - Perth Region NRM for SMCC	5,000
SMCC - Tronox Adopt a Beach	5,000
SMCC - Degremont Adopt a Beach	5,000
Alcoa - Challenger Beach Rehabilitation	16,000
NATE - Seedling Subsidy Scheme	2,000
Education and Welfare	
Banksia Park Operating Cost Contribution	331,344
Family Daycare - Mainstream Childcare Benefit Subsidy	3,000,000
Family Daycare - Subsidy Other	45,000
Family Daycare - Inclusion Subsidy Scheme	5,000
CCB Subsidy	1,500,000
Subsidy Other	10,000
Youth Social Justice Program	172,561
Youth Incentive Sponsorship	35,000
Youth Pathways Strategy Grant	2,500
Skate Park Activation Grant	5,000
Good Spirit Learning Program Grant	20,000
Youth Wellbeing Benchmark Survey Grant	5,000
Art Therapy Youth Grant	50,000
Youth Centre - Skate Park Activation & Festival	
General Purpose Funding	
Local Government General Purpose Grant	737,676
Local Government General Purpose Grant - Roads	669,912
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	170,000
Health	
Mosquito Management Contributions (CLAG)	10,000
Department of Health - Larvicide	1,000
Law Order & Public Safety	
Department Fire and Emergency Services - ESL	161,000
Department Fire and Emergency Services - LEMC Aware Grant	4,000
Recreation & Culture	
Arts - Harmony & Reconciliation	5,000
Sponsorship - Big Concert	60,000
Childrens Festival	35,000
Youth Festival	10,000
Music in the Schools/Community	5,000
Recreation - KidSport (DLGSC)	150,000
Library Contributions & Donations	5,000
Shared Use Agreements	108,702
Recquatic Holiday Program DEDU payments	78,421
Volunteer Centre - Thank a Volunteer Event	1,500

APPENDIX TWO: SCHEDULE OF GRANTS, SUBSIDIES AND CONTRIBUTIONS

Description	Budgeted (\$)
Transport	
Main Roads Annual Direct Grant	104,611
Main Roads Street Light Subsidy	5,000
Main Roads Maintenance Contribution	70,000
Total Operating Grants, Subsidies & Contributions	7,639,227
Non-Operating Grants, Subsidies & Contributions	
Community Amenities	
DCA 1 - Hard Infrastructure - Bertram	127,900
DCA 2 - Hard Infrastructure - Wellard	377,733
DCA 5 - Hard Infrastructure - Wandi	624,121
DCA 7 - Hard Infrastructure - Mandogalup (west)	13,729
DCA 9 - Soft Infrastructure - Wandi / Anketell	269,358
DCA 10 - Soft Infrastructure - Casuarina/Anketell	239,940
DCA 11 - Soft Infrastructure - Wellard East	912,873
DCA 12 - Soft Infrastructure - Wellard West	160,201
DCA 14 - Soft Infrastructure - Wellard / Leda	116,219
DCA 15 - Soft Infrastructure - Townsite	19,542
Recreation & Culture	
Department of Infrastructure - Thomas Oval Lighting	150,000
Department of Education - Wandi Playing Fields	25,500
Lotterywest - Kwinana Loop Trail	37,670
Transport	
City of Cockburn - Contribution to Footpath	25,000
Federal Road Grant - Roads to Recovery	388,966
State Road Grant - Main Roads WA Regional Road Grant	748,600
State Road Grant - State Black Spot	48,253
Total Non-Operating Grants, Subsidies & Contributions	4,285,605

Fees and Charges 2018/19



CITY OF KWINANA
2018/2019 SCHEDULE OF FEES AND CHARGES

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Pensioners who qualify for the 50% rebate on their rates are also entitled to a 50% discount on fees and charges not included in their rates assessment notice. The fees & charges must be directly attributable to activities at their principle place of residence, which must also be their rateable property.

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
ALL CITY SERVICES				
Photocopying				
Photocopying - Black and White	Per A4 page	No	Yes	0.40
Photocopying - Black and White	Per A3 page	No	Yes	0.60
Photocopying - Colour	Per A4 page	No	Yes	1.20
Photocopying - Colour	Per A3 page	No	Yes	2.30
Administration				
Freedom of Information Act 1992 - Time taken to deal with the application (per hour)	Per hour	Yes	No	30.00
Freedom of Information Act 1992 - Application fee	Per hour	Yes	No	30.00
Photocopying for FOI Applications	Per A4 Page (25% discount in charges for financially disadvantaged or Health Benefit Cardholders)	Yes	No	0.20
Delivery, packaging and postage for FOI Applications	Actual cost of postage (25% discount in charges for financially disadvantaged or Health Benefit Cardholders)	No	No	Actual Cost
				As per Administration Photocopying Charges
Council Minutes: Hard copy	Each	No	No	No Charge
Council Agenda's or Minutes: Email	Per month	No	No	By donation
City of Kwinana Calendar	By Donation	No	Yes	By donation
Kwinana Third Time Lucky History Book	By Donation	No	Yes	By donation
Professional Fees				
Professional Advice (Expert Witness Statement, Audit, Reports etc.)				
Costs per hour for professional services provided by Officers:	Professional Level			
Professional Fees	Chief Executive Officer	No	Yes	280.00
Professional Fees	Director	No	Yes	223.00
Professional Fees	Corporate Lawyer (internal)	No	Yes	165.50
Professional Fees	Manager	No	Yes	165.50
Professional Fees	Senior Officer/Coordinator	No	Yes	114.00
Professional Fees	Technical Officer	No	Yes	94.00
Professional Fees	Administration Officer	No	Yes	83.00
Lease Administration Fees				
Lease administration fees for service providers may be less than indicated as determined on an individual basis by resolution of Council.				
Lease	Commercial Groups	No	Yes	704.00
Deed of Renewal	Commercial Groups	No	Yes	586.00
Deed of Variation	Commercial Groups	No	Yes	586.00
Deed of Assignment	Commercial Groups	No	Yes	471.50
Deed of Sub-Lease	Commercial Groups	No	Yes	586.00
Easement and other documents	Commercial Groups	No	Yes	176.50
Caveat lodgement and withdrawal	Commercial Groups	No	Yes	176.50
Landgate fees	Commercial Groups	No	Yes	Actual Cost
Legal fees	Commercial Groups	No	Yes	Actual Cost
Professional Valuation Fee (for Commercial Groups only)	Commercial Groups	No	Yes	Actual Cost
Lease (Includes Professional Valuation Report)	Sporting, Community & Service Groups	No	Yes	471.50
Deed of Renewal	Sporting, Community & Service Groups	No	Yes	352.50
Deed of Variation	Sporting, Community & Service Groups	No	Yes	352.50
Deed of Assignment	Sporting, Community & Service Groups	No	Yes	285.00
Deed of Sub-Lease	Sporting, Community & Service Groups	No	Yes	352.50
Easement and other documents	Sporting, Community & Service Groups	No	Yes	155.50
Caveat lodgement and withdrawal	Sporting, Community & Service Groups	No	Yes	155.50
Landgate fees	Sporting, Community & Service Groups	No	Yes	Actual Cost
Legal fees	Sporting, Community & Service Groups	No	Yes	Actual Cost
Peppercorn Rent	As per Policy - Leasing of Community Facilities	No	No	109.00
Promotional Street Banners - Gilmore Avenue				
Hire fees (per Banner Pole):	Costs per monthly period as stated	No	Yes	
Initial period (3 months)		No	Yes	932.00
3 month block		No	Yes	932.00
6 month block		No	Yes	1,553.50
12 month block		No	Yes	2,484.50
Month by month	Per month	No	Yes	311.00
Hire Fee for not-for-profit or community groups or where it is deemed the use is primarily for a social or community benefit.		No	Yes	No Charge
Private Works				
Private Works	Includes Administration Fee (% is based on total cost of works carried out. GST Added after % calculated)	No	Yes	Actual Cost + 30% admin fee
Other				
Dishonoured Cheque/ Direct Debit Processing Fee		No	Yes	15.00
RATING SERVICES				
Property Ownership Details - Rate book/electoral roll enquiry	Other than by inspection at local government office (1 property)	No	No	16.50
Property Ownership Details - Rate book/electoral roll enquiry	Other than by inspection at local government office (for 5 or more properties)	No	No	83.00
Property Ownership Details - Rate book/electoral roll enquiry	No charge for inspection at local government office			No Charge
Rate Enquiry		No	No	38.50
Copy of Certificate of Title	Standard	No	No	Actual Cost
Administration fee on rates instalments – 4 instalments	Instalment Plan	No	No	23.10
Administration fee on rates instalments – 2 instalments	Instalment Plan	No	No	7.70
Administration fee on rates instalments - Direct Debit Fortnightly (Option 4)	Instalment Plan - per transaction	No	No	0.30
Administration fee on rates instalments - Direct Debit Weekly (Option 5)	Instalment Plan - per transaction	No	No	0.30
Administration fee on special rates payment arrangements	Per year, per arrangement	No	No	50.00
Legal Fees	Actual legal fees incurred	No	No	Actual Cost
Legal Fees - Title Search Fee	At Cost	No	No	Actual Cost
Direct Debit Arrangement Cancellation Fee	Cancellation of Direct Debit after 3 dishonours due to non compliance	No	No	55.50
Adhoc Arrangement Cancellation Fee	Cancellation of Ad Hoc Arrangement due to non compliance	No	No	55.50
Notice of Discontinuance	Actual cost incurred	No	No	Actual Cost

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY		2018/19 BUDGET (\$)
		FEE	GST	
Debt Clearance Letter		No	No	26.50
Attendance at Settlement	City Officer Attendance at Settlement (per Attendance)	No	Yes	285.00
ANIMAL CONTROL				
Dogs				
Dog Impound Fee	Per animal	No	No	80.00
Dog Surrender Fee	Per animal	No	No	90.00
Daily Sustenance of dog in pound	Per animal per day	No	No	25.00
Destruction/disposal of dog		No	No	90.00
Sale of dog (excluding registration)		No	Yes	70.00
Registration Fees: Unsterilized dog 1 Yr.	For 1 year	Yes	No	50.00
Registration Fees: Unsterilized dog 3 Yrs.	For 3 years	Yes	No	120.00
Registration Fees: Unsterilized dog Life	For the life of the animal	Yes	No	250.00
Registration Fees: Sterilized dog, 1 Yr.	For 1 year	Yes	No	20.00
Registration Fees: Sterilised dog, 3 Yrs.	For 3 years	Yes	No	42.50
Registration Fees: Sterilised dog, Life	For the life of the animal	Yes	No	100.00
Registration Concessions: Pensioner Concession Card holders	Half fee	Yes	No	50% of Full Registration
Dogs bona fide used for droving and tending livestock	Quarter Fee	Yes	No	25% of Full Registration
State Emergency Services Tracker Dogs	For 1 year	No	No	1.00
Section 26 Application 3 dog applications	Application to keep up to 6 dogs permanently	No	No	230.50
Dog Microchipping Fee	When claimed from Pound.	No	No	Actual Cost
Dangerous Dog Annual Declaration Fee	An annual fee placed on owners of dangerous dogs that needs to be paid annual for inspections by City's officers	No	No	50.00
Cats				
Cat Impound Fee	Per animal	No	No	50.00
Cat Surrender Fee	Per animal	No	No	60.00
Daily Cat Sustenance Fee	Per animal per day	No	No	15.00
Sale of cat (Excluding registration)		No	Yes	40.00
Cat Registration 1 Yr.	For 1 year only	Yes	No	20.00
Cat Registration 1 Yr. (after 31st May) - Half Fee	Less than 6 months registration	Yes	No	50% of Full Registration
Cat Registration 3 Yrs.	For 3 years	Yes	No	42.50
Cat Registration Life	For the life of the animal	Yes	No	100.00
Cat Registration Concessions: Pensioner Concession Card Holders - Half Fee	as per Cat Act 2011/Regulation 2012	Yes	No	50% of Full Registration
Application fee to grant or renewal of approval to breed cats (per cat)	as per Cat Act 2011/Regulation 2012	Yes	No	100.00
Cat Microchipping Fee	When claimed from Cat Facility. As per Cat Act 2011/Regulation 2012	No	No	Actual Cost
Livestock				
Roaming Livestock Attendance Fee	City Assist to attend to roaming livestock	No	No	328.50
Livestock Impound Fee	Per animal	No	No	80.00
Livestock Surrender Fee	Per animal	No	No	90.00
Livestock Impound Sustenance Fee	Per animal per day	No	No	25.00
Livestock Sale Fee		No	Yes	70.00
City Assist Call Out Fee				
	May be imposed on users of Council facilities who set off City alarms due to neglect or without due care and attention at the discretion of Manager Essential Services	No	No	-
Call out Fee to City's Facilities (User Error)		No	No	100.00
LAW, ORDER AND PUBLIC SAFETY				
Abandoned Trolleys				
Shopping trolley removal	Each	No	No	120.00
Abandoned Vehicles				
Impounded vehicles - Penalty Fee	Per day	No	No	36.50
Impounded vehicles Admin Fee		No	No	241.50
Daily Vehicle Impound Fee	Private	No	No	30.00
Off Road Vehicles				
Administration Fee		No	No	220.00
Towing Fee - Vehicle		No	No	130.50
Towing Fee - Trail Bike		No	No	130.50
Daily Vehicle Impound Fee - Off Road Vehicles	Private	No	No	30.00
Illegal Signs				
Impounded illegal signs		No	No	60.00
FIRE AND EMERGENCY MANAGEMENT				
Emergency Services Charges				
Deliberate False alarm	Per hour	No	No	273.50
Direct Brigade alarm - False alarm	Per hour	No	No	273.50
Call out to illegal burn	Per hour	No	No	321.00
Reconnaissance Vehicles	Per hour	No	No	62.50
Light tanker equivalent	Per hour	No	No	78.00
1.4 Equivalent	Per hour	No	No	120.00
2.4 Equivalent	Per hour	No	No	263.50
3.4 Equivalent	Per hour	No	No	318.00
Bulk Water Tanker Equivalent	Per hour	No	No	263.50
Specialist Equipment Equivalent	Per hour	No	No	547.50
Pumper Vehicles Equivalent	Per hour	No	No	547.50
Incident Control Vehicle Equivalent	Per hour	No	No	547.50

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Air support equipment	At cost plus 5% administration fee	No	No	At cost plus 5% administration fee
Earth moving and general equipment	At cost plus 5% administration fee	No	No	At cost plus 5% administration fee
Any other equipment, personnel or items	At cost plus 5% administration fee	No	No	At cost plus 5% administration fee
Fire Inspection				
Fire Inspection fee - Prescriptions		No	No	110.00
ENVIRONMENTAL HEALTH				
General Administration, Certification and Inspection Fees				
All completed applications are to be lodged allowing for 10 business days processing time. Refusals, cancellations and withdrawals (in writing) - no refund of administrative fees will occur in the event of an application, referred to below, being refused, cancelled or withdrawn in writing, except where specified.				
Swimming Pool Fees for Health (Miscellaneous Provisions) Act Aquatic Facilities where an EHO conducts inspections and sampling for Health (Miscellaneous Provisions) Act, Regulation & Code of Practice compliance.	Inspection fee may include site audit, site inspection and may also include chemical and bacteriological sampling as required with delivery of samples to the Laboratories, each session, as specified by Dept. of Health WA. Routine inspection allows for 1 hour inspection time @ \$146.00 per hour and additional time may be charged at the specified rate or part thereof after 1 hour via a Tax Invoice to the Strata Company or site owner. Inspection fee includes sampling and delivery of samples to Laboratories each session as specified by Dept. of Health WA .	No	No	144.00
Inspection Fee associated with a Public Pool Closure Notice, aquatic facility reopening assessment prior to rescinding a Notice and/or annual summer reopening assessment of a Swimming pool/aquatic facility carried out by an EHO. This may be in conjunction with the Office of Executive Director Public Health.	Applicable to Public Pools and Aquatic facilities including strata Pools in complexes where more than 30 units are located and require compliance by EHO. Fee allows for maximum of 2 hours EHO Work and any additional work will be charged at \$146.00 per hour or part thereof via a tax Invoice.	No	No	287.00
Water samples on request: Bacteriological analysis		No	No	144.00
Water samples on request: Chemical analysis		No	Yes	472.00
Water samples on request: All other samples at cost charged to City, plus labour & transportation	Min charge/per hour or part thereof after the first hour plus sample costs and 30% administration fee	No	Yes	\$144 minimum charge per hour + cost of analysis per sample as quoted by laboratory + administration fee of 30% of the cost
Liquor Act Certification – Environmental Health	In addition to a food Business application or notification.	No	No	144.00
Gaming Act Certification – Public Building Health approval	Public Building Health approval	No	No	102.50
Pyrotechnics and Fireworks Permits	All pyrotechnic and fireworks permit requires Council acknowledgement. Application should be lodged 90 days before the event.	No	No	288.00
Health (Miscellaneous Provisions) Act and Food Act - Re-issue, replacement or issue of amended approval registration or other Documentation where not elsewhere specified.	Re-issue, replacement or issue amended Certificates of Licence, registration, transfer, variation or other approval documentation	No	No	72.00
Any type of Local Government Certification or Letter of Support / Permission of any application to an external Department, Agency or Approving Authority	for an Activity or Service being carried out within the City including Wildlife Carers or any type of voluntary or business operations.	No	No	72.00
Late applications - additional fee	excluding Statutory timeframes - see Noise Legislation	No	No	72.00
Re-inspection fee to resolve any non-compliance(s) following the issue of an improvement notice; prohibition order and/ or infringement notice, charged at the hourly rate or part thereof until compliance is reached to the satisfaction of the EHO or authorised officer	Per hour or part thereof after the first hour - minimum fee	No	No	144.00
Mosquito Management Contribution Fees & Charges				
Tax invoice shall be issued and authorised by the Manager Environmental Health Service				
Developer contribution per Lot including subsequent lots being subdivided or developed as strata lots where each allotment shall pay a contribution by the development prior to lot clearance.	To be paid prior to the signing of the approval of the subdivision plan	No	No	62.00
Land owner contribution per Lot to be paid where no fees have been paid at the time of subdivision. Tax Invoice to be raised and authorised by the Manager Environmental Health Services .	The fees shall be paid prior to granting a Building Licence for development on the Lot and interest is payable where not paid by the due date.	No	No	62.00
Mosquito Investigation Fees	Min charge/per hour or part thereof after the first two hours plus sample costs	No	No	144.00
Lodgement for approval of the Mosquito and Midge Management Plan and any ongoing or repeat assessment of written responses to the initial Assessment of Mosquito Midge Management Plan for each hour of assessment and site verification time to achieve final approval of the Plan.	Min charge/per hour or part thereof after the initial four hours plus any sample time costs, if applicable, to achieve final Plan approval.	No	No	Minimum fee of \$574 for 4 hours: Plus \$144 per hour or part thereof
Properties and Premises Activities				
Property inspection on request or as result of a customer action request to resolve a nuisance, non-compliance or complaint under any statute administered by Council and its authorised officers: No report required or requested; Notices or directions may be issued by authorised officer and Tax Invoice to be authorised by the Manager Environmental Health Services.	Min charge/per hour or part thereof after the first hour	No	No	144.00
Detailed written report with recommendations	Min charge/per hour or part thereof after the first hour	No	No	144.00

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Temporary Accommodation application fee where no caravan is provided on site (associated with a building licence for a proposed permanent dwelling on the property)	For each period of 6 months.	No	No	144.00
Plus Inspection fee	Min charge/per hour or part thereof after the first hour	No	No	144.00
Renewal of Temporary Accommodation where no caravan is provided (associated with a building licence for a proposed permanent dwelling on the property)	For each period of 6 months.	No	No	144.00
Plus Inspection fee	Min charge/per hour or part thereof after the first hour	No	No	144.00
Temporary Accommodation application fee where caravan is provided (associated with a building licence for a proposed permanent dwelling on the property)	For each period of 12 months.	No	No	144.00
Plus Inspection fee	For twelve (12) month period	No	No	288.00
Renewal of Temporary Accommodation application fee where caravan is provided (associated with a building licence for a proposed permanent dwelling on the property)	For each period of 12 months.	No	No	144.00
Plus Inspection fee	For twelve (12) month period	No	No	288.00
Caravan & Camping (including Temporary Accommodation)				
Application for caravan and camping including temporary accommodation at approved events	Initial Application fee for 1 month or any period less than 1 month and includes one off or annual events approved by Manager Environmental Health Services (per event)	No	No	144.00
Application for approval to camp other than at a Caravan Park or Camping Ground (longer than 3 nights in any period of 28 consecutive days)	Initial Application fee for up to 3 months and each 3 month renewal thereafter. Under Regulation 11 (2) (a) of the Caravan Parks and Camping Grounds Regulations 1997.	No	No	144.00
Application for approval to camp other than at a Caravan Park or Camping Ground (longer than 3 nights any period of 28 consecutive days)	Initial Application for up to 6 months and each 6 month renewal thereafter. Under Regulation 11(2)(c) of the Caravan Parks and Camping Grounds Regulations 1997	No	No	289.00
Application for approval to camp other than at a Caravan Park or Camping Ground (longer than 3 nights any period of 28 consecutive days)	Initial Application for up to 9 months and each 9 month renewal thereafter. Under Regulation 11(2)(c) of the Caravan Parks and Camping Grounds Regulations 1997	No	No	426.00
Application for approval to camp other than at a Caravan Park or Camping Ground (longer than 3 nights any period of 28 consecutive days)	Initial Application for up to 12 months and each 12 renewal thereafter. Under Regulation 11(2)(c) of the Caravan Parks and Camping Grounds Regulations 1997	No	No	840.00
Plus inspection fee associated with application for approval to camp other than at a Caravan Park or Camping Ground (longer than 3 nights in any period of 28 consecutive days)	Per hour	No	No	144.00
Application for grant or renewal of Caravan Park and Camping Grounds Licence under Section 7(4) of Caravan Park and Camping Grounds Act 1995	Annual fee under Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	minimum \$200 or cost of different category of camp sites by the maximum number of sites, whichever is the greater amount
Caravan Parks and Camping Ground Licence - Long stay sites (per site)	Annual fee under Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	6.00
Caravan Parks and Camping Ground Licence - Short stay sites (per site)	Annual fee under Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	6.00
Caravan Parks and Camping Ground Licence - Camp site (per site)	Annual fee under Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	3.00
Caravan Parks and Camping Ground Licence - Overflow site (per site)	Annual fee under Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	1.50
Caravan Parks and Camping Ground Licence - Additional fee by way of penalty for renewal after expiry	Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 45	Yes	No	20.00
Caravan Parks and Camping Ground Licence - Temporary licence (less than one year)	Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 54. Pro rata amount of the fee payable under annual licence for the period of time for which the licence is to be in force.	Yes	No	minimum \$100
Transfer of Caravan Parks and Camping Ground Licence	Caravan Parks and Camping Grounds Act 1995 and Regulations 1997 Schedule 3 - Regulation 55	Yes	No	100.00
Miscellaneous Applications				
Application for Skin Penetration Premises		No	No	144.00
Application for Family Day and Child Care		No	No	72.00
Application for Hairdressing Premises, including mobile hairdressing		No	No	144.00
Application for incinerator, pyrolysis or other process for the destruction of dead animals or any other waste matter.		No	No	289.00
Public Buildings - Fixed Structures				
Maximum Fee permitted for consideration of the application for approval	Maximum amount to be charged for the application & inspection fees	Yes	No	871.00
Initial application for public building approval (no Building Licence)		No	No	405.00
Public Building inspection for approval certification, transfer & variation of uses		No	No	143.50
Variation to any existing Public Building and includes variation of approved uses		No	No	325.00
Public Building - Events				
Initial application for public building approval (markets and events)	Available at no cost. The completed event application form must be lodged with the City more than 10 working days prior to the event. Applications received between 4 - 10 working days prior to the event will be charged the standard rate. Applications received between 1-3 days will not be approved.	No	No	288.00
Initial application for public building approval (markets and events)- charitable, not-for-profit and community groups organising community events	Min. Fee is hourly rate or part thereof after the first hour during working hours. Min 3 hours on weekends and public holidays shall be charged plus penalty rates where applicable. No fee for charitable, not-for-profit and community groups organising community events.	No	No	No Charge
Based on the maximum numbers of persons on the Occupancy Certificate issued under the <i>Health (Miscellaneous Provisions) Act 1911</i> . When any Public Building, defined in the Act, is monitored during an event as determined by the Manager Environmental Health, a service fee shall be charged.		No	No	144.00
Issue of Certificate of Approval with maximum accommodation numbers for markets and events (include transfer and variation of uses)		No	No	143.50

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Issue of Certificate of Approval with maximum accommodation numbers for events - charitable, not-for-profit and community groups organising community events	Available at no cost. The completed event application form must be lodged with the City more than 10 working days prior to the event. Applications received between 4 - 10 working days prior to the event will be charged the standard rate. Applications received between 1-3 days will not be approved.	No	No	No Charge
Tax invoice shall be issued and authorised by the Manager Environmental Health				
All Other Applications and Work Not Specified				
Tax invoice shall be issued and authorised by the Manager Environmental Health				
All other applications, assessments, analysis, approvals and enquiries on Licences, Registrations or properties where fees are not prescribed by Legislation. Where site inspections and any site verification is required to make a determination it will be costed at the hourly rate or part thereof.	Per hour or part thereof after the first hour - minimum fee	No	No	144.00
Where re-inspection of compliance work is required by EHO or authorised officer due to incomplete or unsatisfactory work and requires more than 2 visits, the 3rd and subsequent visits shall be charged at the Hourly Rate or part thereof until compliance is reached to the satisfaction of the EHO.	Per hour or part thereof after the first hour - minimum fee	No	No	144.00
Overdue & Expired Notices				
Tax invoice shall be issued and authorised by the Manager Environmental Health				
Ongoing inspection fee after a statutory Notice has expired more than 7 days and is not compliant.	Fee for each inspection per hour or part thereof for the EHO inspection and issued by Tax Invoice to the Owner or Occupier as the case requires.	No	No	144.00
Interest charge for overdue notices issued to property owner or occupier	Interest will apply as per Regulation 19A of the Local government (Financial) Regulations for any money owing after the due date for overdue amount on tax invoice on outstanding fees on non compliances with notices or service requests	Yes	No	Outstanding fee + interest
Food Section				
Tax invoice shall be issued and authorised by the Manager Environmental Health Service				
FoodSafe Training Program package Posted direct	EHA (WA) supplied training material.	No	Yes	Fee upon quotation
Food safe training provided as per written quotation on request based on rate per hour.	Minimum fee per hour or part thereof.	No	Yes	144.00 \$289 minimum + analysis fee by quotation + administration cost 30%
Analysis of food samples and other samples on request (rate per sample unit as confirmed by the Laboratory approved by NATA to carry out the test analysis) + 30% Administration fees	Fee includes sample collection, packaging, transport, analysis and reporting by a NATA accredited analyst - up to 2 hours officer time. Charges will be upon quotation + 30% administration cost.	No	Yes	30%
Food Act Fees and Charges				
Food Proprietor Notification Fee	Food Proprietor Notification to conduct a food business under Section 107 (3) and notification for certain changes to a food business under Section 113	No	No	72.00
Food Business Registration - Application Fee.	Registration requirements as per Section 110	No	No	72.00
Proprietor Notification Fee to conduct a retail pet meat shop or animal food processing plant	Notification as per requirement under Regulation 40 of the Food Regulations 2009	No	No	72.00
Initial application lodgement fee for classification, assessment & approval of a Food Business upon lodgement of a set of detailed plans and specifications Sec 110(3)(c).	Includes two site inspections if required, classification, assessment and approval of plans and specifications with or without conditions of approval.	No	No	360.00
Initial application lodgement fee for classification, assessment & approval of a retail pet meat shop or animal food processing plant upon lodgement of a set of detailed plans and specifications	Includes two site inspections if required, classification, assessment and approval of plans and specifications with or without conditions of approval.	No	No	360.00
Site inspection fee for retail pet meat shop or animal food processing plant	Annual surveillance fee for notified retail pet meat shop or animal food processing plant	No	No	144.00
Multiple site visits made by a Food Act Authorised Officer (Env Health Officer) to any proposed Food Business up to the stage of the approval being granted.	Where more than the allocated 2 site visits by authorised Officer charges will be applied at the minimum hourly rate or part thereafter for each 15 minute in attendance.	No	No	144.00
Additional food business risk classification fee	For businesses with more than one classification under a Certificate of Registration issued to the same business owner.	No	No	144.00
High Risk Food Business /Food vehicle with an audited Food Safety Plan	Above requirements apply	No	No	432.00
Annual Fees - Food Business				
(Payable prior to the commencement of or continued operation of a Food Business) Letter of advice that the Annual Fee is due or by the 1st July each year and valid until the 30th June, as follows				
FSANZ tool for classification of Food Businesses; "the Priority Classification System for Food Business" as shown in the WA Food Regulation: Food Business Risk Profiling Version 1.0 is used for base classifications. The Manager Environmental Health may re-classify businesses based on maintenance of good food hygiene standards	Annual Inspection & Ongoing Surveillance Fees for any Registered Food Business paid after 31 September each year shall be calculated on a pro-rata basis by the month. For food businesses of continued operation, payment by due date of invoice + interest after due date. Refund of annual fees will be upon request and calculated on a pro-rata basis by the month.			
High Risk Food Business /Food vehicle with no Food Safety Plan	Above requirements apply	No	No	576.00
High Risk Food Business /Food vehicle with an audited Food Safety Plan	Above requirements apply	No	No	432.00
Medium Risk Food Business - Premises/vehicle	Above requirements apply	No	No	432.00
Low Risk Business-Premises/Vehicle	Above requirements apply	No	No	144.00
Medium and Low risk Food Business-Premises/Vehicle conducted by community, charitable and educational organisations may have their annual fee waived in the interest of community development except where they are the holder of any class of liquor licence to generate an income stream.	The annual fees levied on all medium and low risk food businesses conducted by community, charitable, sporting clubs and educational organisations may be waived at the discretion of the Manager Environmental Health Services in the interest of community development. The Fee value shall be reported and debited as a Donation of Services to the community and credited to the Health -Food Act fees from Community Services Donation Account.	No	No	No Charge

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Assessment and advice to prospective purchasers and proponents establishing, amending or altering Food Businesses and Food Vehicles including Residential Food businesses prior to the lodgement of formal application for approval. Not-For-Profit Organisations and Community Groups including School Canteens Food Business Note: Registration Fees paid after 31 December each year shall only pay a pro rata fee based on a per month or part thereof basis.	Per hour. Min fee one hour or part thereof after one hour consultation including site visits.	No	No	144.00
Alterations & variations of conditions to Food Business. Section 112 Food Act Re-inspection fee to resolve any non-compliance(s) following the issue of an improvement notice; prohibition order and/ or infringement notice, charged at the hourly rate or part thereof until compliance is reached to the satisfaction of the EHO or authorised officer.	Alterations and variations of conditions.	No	No	280.00
Search for any Food Business notification, application or related documentation, labelling requirements, plans, conditions, Improvement Notices, Prohibition Notices, sample analysis reports, determinations or the like	Per hour or part thereof after the first hour - minimum fee	No	No	144.00
Assessment and advice to prospective purchasers and proponents establishing, amending or altering Food businesses and Food Vehicles including Residential Food businesses prior to the lodgement of formal application for approval.	Min fee per hour or part thereof after the first hour for each search requested in writing and includes copying and supply of the documentation	No	No	144.00
Health (Miscellaneous Provisions) Act, Food Act, Environment and other legislative report requested by Settlement Agents, Lawyers, Vendors and/or Purchasers and other parties to a settlement for property enquiries.	Min fee one hour or part thereof after one hour consultation including site visits.	No	No	144.00
Health (Miscellaneous Provisions) Act, Food Act, Environment and other legislative report requested by Settlement Agents, Lawyers, Vendors and/or Purchasers and other parties to a settlement for property enquiries.	Desktop review per request per legislative enquiry without inspection per hour or part thereof	No	No	72.00
Interest charge for overdue notices issued to Food Businesses The provisions of the Food Act provide for the recovery of annual Fees imposed overdue fees may result in the Food Business having the Registration cancelled and the Business being closed. Charitable Groups & Food Business Fee Exemptions - Food Act 2008 & Food Regulation 2009 Exemption All Charitable groups, not for profit groups, including all school canteens and community groups, shall be exempt from all the Food Act Fees and Charges. Note: This exemption does not confer or provide any exemption to any of the above mentioned groups from lodging notifications, applications, registrations and variations to a Food Business with plans and specifications or provide any exemption from compliance with the other statutory requirements and the Food Act 2008, Food Regulations 2009 and any provision of Food Standards Code. Noise Management Plan Lodgement Fee Noise Management for non complying event at venues for sporting, entertainment purposes etc. Environmental Protection (Noise) Regulation 1997	Desktop review per request per legislative enquiry with site, property or business inspection per hour or part thereof Interest will apply as per Regulation 19A of the Local government (Financial) Regulations for any money owing after the due date for overdue amount on tax invoice on outstanding food business inspection and surveillance fees	No	No	216.00
Noise Call Out After Hours Fee - Minimum (3 hours@1.5 x Hourly rate)	Non complying event Application Fee specified under Regulation 18 (6)(b) Lodged 60 days before event, Minimum (3 hours@1.5 x \$144.00) payable where a Noise Abatement Direction is issued to an owner or occupier named in the written issued Noise Direction for unreasonable noise emission by a Department of Environment and Regulation(DER) authorised person	Yes	No	Outstanding fee + interest 530.00
Assessment of Noise Management Plan more than specified assessment time Noise Investigation Fees- payable on the second and subsequent noise complaint for similar types of unreasonable noise emissions & complaints where the complaint is deemed to be justified by the Environmental Health Officer/ DER Authorised Officer.	Min fee per hour or part thereof	No	No	648.00
Application Fee for Approval of a Noise Management Plan applicable to an Occupier - Noise Management Plan Lodgement Fee	Fee is payable for each subsequent visit to the owner or occupier of the premises of the noise source until it is resolved to be compliant with noise legislation	No	No	144.00
Application Fee for Approval of a Noise Management Plan with required Local Public Notice for carrying out class 2 works applicable to a person, other than a Local Government - Noise Management Plan Lodgement Fee Includes two hours assessment time.	Construction Sites Reg 13 under Environmental Protection Noise Regulation 1997 from 5 December 13.	No	No	216.00
Application Fee for Approval of Noise Management Plan or for Approval to Amend an Approved Noise Management Plan for the Motor Sports Venue applicable to an occupier - Noise Management Plan Lodgement Fee Includes two hours assessment time.	Waste Collection and Other Works Reg 14A Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 14A (7)	Yes	No	500.00
Application Fee for Approval of Noise Management Plan or for Approval to Amend an Approved Noise Management Plan for the Shooting Venue applicable to an occupier - Noise Management Plan Lodgement Fee Includes two hours assessment time.	Motor Sports Venue Reg 16AA Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 14A (7)	Yes	No	500.00
Environmental Protection Noise Fees	Shooting Venue Reg 16BA Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 16BA (2)	Yes	No	500.00
Application Fee for Approval of a Sporting, Cultural or Entertainment Event that is open to the Public and the application is lodged 60 days before the event is proposed to commence.	Approved Sporting, Cultural or Entertainment Events Reg 18(3) Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 18(15) payable under req18(6) .	Yes	No	1,000.00
Application Fee for Approval of a Sporting, Cultural or Entertainment Event that is open to the Public and the application is lodged between 59 and 21 days before the event is proposed to commence and there are exceptional circumstances for the application not being made earlier a late fee is also payable equal to one quarter of the Application Fee .	Approved Sporting, Cultural or entertainment Events Reg 18(3) Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 18(15) payable underReg18(7A).	Yes	No	1,250.00

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Application Fee for Approval of a Sporting, Cultural or Entertainment Event that is open to the Public and the application is lodged less than 21 days before the event is proposed to commence a late fee is also payable equal to one quarter of the Application Fee .	Approved Sporting, Cultural or entertainment Events Reg 18(3) Environmental Protection Noise Regulation 1997 from 5th December 2013. The CEO may, in the CEO's discretion waive or reduce the Fee as per Reg 18(15) payable under Reg18(7B). Fee to be specified by the CEO as per Reg 18(8) as condition of an approved Event.	Yes	No	1,250.00
Noise Monitoring Fee for Sporting, Cultural or Entertainment Events		Yes	No	Maximum of \$5,000
Environmental Protection Noise Fees				
Application Fee for Approval of a Venue for Sporting, Cultural or Entertainment for a number of Notifiable Events that would be open to the Public, the noise emissions do not comply with the standard prescribed under regulation 7 and is not an approved event or for which an application for approval under Regulation 18 has been made. The Occupier may apply for approval of the venue or an amendment of a venue approval (other than an amendment of the period of the approval).	Approval of a Venue for Sporting, Cultural or Entertainment for a number of Notifiable Events Reg 19(B) and after the application is made the CEO is to estimate the cost of assessing and processing the application under Reg19B(3) and paid by the applicant before the assessment commences. Environmental Protection Noise Regulation 1997 from 5 December 2013.	Yes	No	Maximum of \$15,000
Lodgement of a Notice in a form approved by the CEO to hold an event at an Approved venue that is a Notifiable event of a type specified in the conditions of approval of the Venue under regulation 19B(12)(a) of the Environmental Protection (Noise) Regulations 1997 to be lodged not later than 60 days before the event is proposed to commence.	Notice to hold an event at an approved venue that is a notifiable event for the approved venue approved under Reg 19B(12(a)) Environmental Protection (Noise) Regulation 1997 from 5 December 2013.	Yes	No	Maximum of \$5,000
Lodgement of a Notice in a form approved by the CEO to hold an event at an Approved venue that is a Notifiable event of a type specified in the conditions of approval of the Venue under regulation 19B(12)(a) of the Environmental Protection (Noise) Regulations 1997 may be given between 59 and 21 days before the event to which the Notice relates is proposed to commence and the Notice is accompanied by a late fee .	Late Fee for giving Notice to hold an event at an approved venue that is a notifiable event for the approved venue approved under Reg 19B(12(a)) where given less than 60 days. Environmental Protection (Noise) Regulation 1997 from 5 December 2013.	Yes	No	Maximum of \$15,000
Lodgement of a Notice in a form approved by the CEO to hold an event at an Approved venue that is a Notifiable event of a type specified in the conditions of approval of the Venue under regulation 19B(12)(a) of the Environmental Protection (Noise) Regulations 1997 may be given less than 21 days before the event to which the Notice relates is proposed to commence and the Notice is accompanied by a late fee .	Late Fee for giving Notice to hold an event at an approved venue that is a notifiable event for the approved venue approved under Reg 19B(12(a)) where less than 21 days and CEO is satisfied exceptional circumstances for the notice not being given earlier than within that period . Environmental Protection (Noise) Regulation 1997 from 5 December 2013. Late fee as specified under Reg 19D(3) and 19D(4).	Yes	No	500.00
Noise Monitoring Fee for a person who gives the CEO Notice of a Notifiable Event as per regulation19D(1)	Person must pay the CEO within the time specified by the CEO , any noise monitoring fee specified by the CEO for that Notifiable Event under reg 19D(8) . If not paid in time specified the venue is not approved venue for the purpose of that Event. The Monitoring Fee is based on the Event as determined by CEO.	Yes	No	Fee determined for each Notifiable Event at an approved venue
Bond for noise meter used for monitoring events by community and not-for-profit groups	Refundable bond	No	No	250.00
Treatment of Sewerage and Disposal of Effluent and Liquid Waste (Health Regulations)				
Application for Approval – Local Government	For each septic application including any application to vary or amend an application	Yes	No	118.00
Application for Approval – EDPH - with Local Government report		Yes	No	46.50
Application for Approval – EDPH - without Local Government report		Yes	No	110.00
Application for Approval – EDPH - provision of Local Government Report by Council EHO Reg.4A		Yes	No	118.00
Issue of a "Permit to Use an Apparatus" by EHO	Issued when all work is completed and compliant	Yes	No	118.00
Fee for any compliance inspection of an apparatus after corrective works have been issued by an EHO before or after the issue of a Permit to use an Apparatus.	Min fee per hour or part thereof after the first hour	No	No	144.00
Landscape bonds for Septic apparatus				-
Landscape refundable Bond where a Nutrient Retentive Effluent Disposal system (NRED) is installed which requires a landscaped area under the Guidelines for Alternative Treatment units November 2001	Refundable bond	No	No	986.00
Note 1: The Landscape Bond may be used at the discretion of the Manager Environmental Health Services (MEHS) after 1 month from the date of approval and the Issue of a Permit to Use the Apparatus by an EHO to provide approved landscaping as required under the Code of Practice for the Installation of an ATU issued by the Department of Health. Council may charge an administrative fee of \$25.00 per reminder letter, notice or directions and deduct it from the Landscape Bond where the landscaping has not been completed satisfactorily. Any balance of the bond will be refunded to the applicant, where applicable.				
Note 2: A Landscape Bond will be fully refunded upon the Septic Apparatus being inspected and a Permit to Use the Apparatus is issued by an EHO when the landscaping is installed to the satisfaction of the Manager Environmental Health Services (MEHS).				
Note 3: Any Landscape Bond not used will only be refunded upon the expiry of the building application after two years where the septic apparatus has not been installed in accordance with the approval and the conditions and the building licence has lapsed.				
Lodging Houses - Health (Miscellaneous Provision) Act				
Registration of lodging house each year	Approval fee payable by 1 July each year	Yes	No	320.00
Offensive Trades (set by Health Regulation)				
Slaughterhouses		Yes	No	298.00
Piggeries		Yes	No	298.00
Artificial Manure Depots		Yes	No	211.00
Bone Mills		Yes	No	171.00
Places for storing, drying or preserving bones		Yes	No	171.00
Fat melting, fat extracting or tallow melting establishments	Butcher shops and similar	Yes	No	171.00
Fat melting, fat extracting or tallow melting establishments	Larger establishments	Yes	No	298.00
Blood Drying		Yes	No	171.00
Gut scraping, preparation of sausage skins		Yes	No	171.00
Fellmongeries		Yes	No	171.00
Manure Works		Yes	No	211.00

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		FEE	GST	
Fish Curing establishments		Yes	No	211.00
Laundries, Dry-cleaning establishments		Yes	No	147.00
Bone Merchant premises		Yes	No	171.00
Flock Factories		Yes	No	171.00
Knackeries		Yes	No	298.00
Poultry Processing establishments		Yes	No	298.00
Poultry Farming		Yes	No	298.00
Rabbit Farming		Yes	No	298.00
Fish Processing establishments in which whole fish are cleaned and prepared		Yes	No	298.00
Shellfish & Crustacean processing est.		Yes	No	298.00
Any other Offensive Trade not specified		Yes	No	298.00
Equine Premises				
Initial application fee for approval, transfer or to vary an Equine Premises		No	No	144.00
Initial Equine Premises Registration Fee	per property	No	No	144.00
Renewal of Equine Premises Registration - 1 year	per property	No	No	97.00
Poultry and Pigeon Licence Fees				
Initial Application fee: up to 20 birds poultry or pigeons		No	No	No Charge
Initial Application for: 20 to 150 birds poultry or pigeons	With certificate from an accredited organisation.	No	No	34.50
Site inspection fee initial visit prior to approval for keeping birds	For over 20 birds	No	No	144.00
Site inspection fees after initial approval for annual inspection	For over 20 birds	No	No	72.00
Poultry and Pigeon Annual Registration Fee				
When Planning approval is granted in Rural Zone and special rural zone in excess of 20 poultry or pigeons and up to maximum of 150 birds not including young up to 3 months of age contained within pens and cages. Where not for commercial purposes.	With certificate from an accredited organisation.	No	No	61.00
Removal of pigeons based on quote in response to written request or Notice to remove issued by Manager Environmental Health Services.	Requires written quotation.	No	No	\$144 + Cost of Contractor + administration fee of 30% of the cost
Bees				
Tax invoice shall be issued and authorised by the Manager Environmental Health Service				
Application for Permit to keep Bees		No	No	72.00
Site inspection fee		No	No	144.00
Permit Fee		No	No	72.00
Removal of bees based on quotation in response to written request or Notice to remove bees issued by Manager Environmental Health Services.	Requires written quotation and letter of agreement from owner or occupier. Any outstanding service Fees and charges remaining after the due date shall have imposed a late fee.	No	No	\$144 + Cost of Contractor + administration fee of 30% of the cost
Activities on Thoroughfares and Public Places and Trading				
All categories of Traders, Stall Holders and Service Providers are due 1 July for payment and Licence renewal with current Public Liability				
Trading & Services Fees and Charges				
Trading Location Inspection fee payable on Initial and Renewals	A. All categories of Traders, Stall Holders and Service Providers are due 1 July for renewal with current public liability insurance cover certificate to be provided with application	No	No	72.00
Trading Location Inspection - no fee payable for Mobile Food Vendors (Designated Trading Area)		No	No	No Charge
Initial Application fee	B. All categories of Traders, Stall Holders and Service Providers with current public liability insurance cover certificate to be provided with application. Also applicable for Umbrella Trader's Permits and Mobile Food Vendors (Food Trucks) Permits for Designated Trading Area	No	No	34.50
Renewal Application fee	C. All categories of Traders, Stall Holders and Service Providers are due 1 July for renewal with current public liability insurance cover certificate to be provided with application	No	No	34.50
Plus Licence Fees: Daily fee	D. All categories of Traders, Stall Holders and Service Providers for any day in a given financial year.	No	No	29.50
Plus Licence Fees: 1 week	E. All categories of Traders, Stall Holders and Service Providers for any week in a given financial year.	No	No	115.50
Plus Licence Fees: 1 month	F. All categories of Traders, Stall Holders and Service Providers for any month in a given financial year.	No	No	245.00
Plus Licence Fees: 3 months	G. All categories of Traders, Stall Holders and Service Providers for any three months in a given financial year.	No	No	365.00
Plus Licence Fees: 6 months	H. All categories of Traders, Stall Holders and Service Providers for any six months in a given financial year. May include designated trading area with no additional fee	No	No	486.00
Plus Licence Fees: 1 year	I. All categories of Traders, Stall Holders and Service Providers are due 1 July for renewal with current public liability insurance cover certificate to be provided with application. May include designated trading area with no additional fee	No	No	930.00
Plus Licence Fees - Mobile Food Vendors at Designated Trading Area - 6 months	Applies to mobile Food Vendors (Food Trucks) - exclusive to Designated Trading Area only	No	No	144.00
Plus Licence Fees - Mobile Food Vendors at Designated Trading Area - 1 year	Applies to mobile Food Vendors (Food Trucks) - exclusive to Designated Trading Area only	No	No	245.00
Charitable and not for profit organisations and community events available free of charge to the community.	Applies to all Categories A - J if completed applications are received at least 10 working days prior to the event or trading day.	NA	NA	No Charge
Charge per stall holder/trader trading under an Umbrella Trading Permit issued to the event organiser - 1 Year	J. Event organisers are to provide a list of all stall holders and traders trading at the event at least two weeks prior to the event.	No	No	10.00
Expedited Service Fee for applications received between 4-10 working days before the event or trading day	This fee applies to all late applications including from charitable and community organisations. Applications received between 1-3 working days before the event or trading day will not be approved.	No	No	144.00

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Trading in Public Places - Outdoor Dining				
Initial Application or Variation Dining Area on Public Land	With plans & specifications	No	No	72.00
Outdoor Dining Area on Public Land Annual fee for renewal application		No	No	No Charge
Outdoor Eating Area Fee per square metre of outdoor dining area allocated.	Note - introductory charge to encourage Alfresco dining	No	No	No Charge
Transfer application for Outdoor Dining Area on Public Land	application shall be lodged 10 days before change of proprietor.	No	No	72.00
Cleaning Fee for Outdoor Eating Area for up to 30 square metres & part thereof thereafter for non compliance of cleaning notice.	Per incident	No	No	\$177 + administration fee + 30% overheads
Provision of Alfresco Area boundary delineators (per Disk)	Per Disk	No	Yes	No Charge
Contaminated Sites & Environmental Management				
Tax invoice shall be issued and authorised by the Manager Environmental Health Service				
Application fee for Contaminated Site desk top audit with report based on 3 hours minimum officer time, then \$146 per additional hours.	Per Desk top Audit	No	No	432.00
Application fee for Contaminated Site audit with report (site inspection extra)	Per site inspection based Audit	No	No	144.00
Site inspection fee based on a minimum hourly rate of \$146 per hour	Per site inspection based Audit	No	No	144.00
Site inspection fee (where requested)	Per set of samples per hour or part thereof	No	No	144.00
Any samples at client cost per hour or part thereof.		No	No	144.00
All sample collection and analysis at client's cost plus transportation fees, all charged at cost of service/s plus GST based on confirmed written quotation/invoice.	As per agreed sampling requirements for site.	No	No	\$144 + Actual cost of sampling + admin cost 30%
Assessment of any Environmental Management Plans consisting of but not limited to the impacts from the following topics; Contaminated Sites, Dust, Acid Sulphate Soils, Odour emissions, Asbestos contamination, Lead or any other likely chemicals use or associated activity, Noise (excluding outside hours) and Vibration impacts, Light spill, handling and management of Waste and Resource Recycling, and any other potential impacts that may adversely affect the local or regional environment or the health comfort and amenity of the community.	Generally these Management Plans are imposed on development approvals or other licences and approvals to limit the impact of the development or activity. The minimum fee allows for 2 hours processing and any additional time is to be charged at \$142 per hour or part thereof plus any sampling/time costs.	No	Yes	Minimum fee of \$144 includes 1 hour assessment time, plus \$147 per hour or part thereof after the first hour. Plus actual cost of any expert referrals.
Approval of Air Handling and Water Supply Systems				
Note: Does not apply to private dwellings				
Tax invoice shall be issued and authorised by the Manager Environmental Health Service				
Application for approval of the installation or modification of an air handling system or water supply system for air and or water based on plans submitted for approval.		No	No	144.00
Inspection of premises	Minimum fee per hour or part thereof after 1 hour	No	No	144.00
WASTE MANAGEMENT				
Rubbish & Recycling - Annual fees				
Waste Services Charge per property or tenement (pursuant to s67 of the Waste Avoidance and Resource Recovery Act 2007 (WARR Act 2007)).	Includes Waste and Recycling 240L bins, bulk and green verge collections for residential properties and promotional and educational items. Annual Fee for all waste services provided excluding extra bins.	No	No	286.00
Additional bins - Waste 240 litre additional bins	Annual Fee per extra bin	No	No	232.00
Additional Bins - Recycling 240 litre bin	Annual Fee per extra bin	No	No	55.00
Additional Bins - Recycling 360 litre bin	Annual Fee per extra bin	No	No	55.00
Changeover - Recycling 360 litre bins (from 240L)	One off changeover fee	No	No	No Charge
Event Waste and Recycling Bins Provision, Collection and Disposal Services				
For provision of event WASTE AND RECYCLING services on weekdays, weekends & public holidays from 240 litre MGB's only to and from stock with bins delivered prior to the event during the preceding week by the contractor. Bins collected after the weekend on Monday, emptied, cleaned and returned to stock for reuse. Waste and recycling bin services must be requested a minimum of 10 days prior to the event				
Events - All 240 litre waste bins - for bin supply and waste collection and for disposal of waste.	Per bin. This is a contracted service. Minimum 10 days notice applies to this service. Interest will apply where less than 10 days notice is provided and is subject to contractor acceptance of the service request	No	Yes	72.00
Events - All 240 litre recycling bins - for bin supply, collection of resources for recycling processing and disposal.	Per bin. This is a contracted service.	No	Yes	58.00
Events - Replacement bin for event waste and recycling services where stolen or damaged so as to be unsuitable for services	Per bin. As determined by the Manager Environmental Health Services	No	Yes	94.00
New Bins or Replacement Bins for Waste or Recycling Services - Supply and Delivery for all Properties				
Supply and delivery of new waste or recycling 240L bin for replacement when lost or stolen.	Half the cost of purchase and supply irrespective of fault.	No	No	53.00
Supply and delivery of used waste or recycling 240L bin for replacement when lost or stolen.	Reuse of older clean bins when available.	No	No	No charge
Supply and delivery of new recycling 360L bin for replacement when lost or stolen.	Half the cost of purchase and supply irrespective of fault.	No	No	66.50
Supply and delivery of used recycling 360L bin for replacement when damaged or stolen.	Reuse of older clean bins when available.	No	No	No charge
Supply and delivery of new waste or recycling 660L bin for replacement when lost or stolen.	New service	No	No	Actual Cost
Waste & Recycling Services Establishment fee	240L Waste and 240L Recycle bins delivered to new client - Price for 2 Bins	No	No	151.00
Waste & Recycling Services Establishment fee	240L Waste and 360L Recycle bins delivered to new client - Price for 2 Bins	No	No	151.00

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Bulk Waste and Recycling bin services in excess of 360L. Customers requesting this shall submit their request in writing 10 days prior to the services commencement date and approved by the Manager Environmental Health	Bulk collection services for either waste or recycling shall be based on a written quotation from council and shall be carried out by the appointed contractor from an agreed commencement date. Tax invoice shall be paid within 30 days of commencement of services	No	No	Quote + 5% administration fee
Public Waste Collection Sheds/Bins/Containers Permit and Clean up of Council Reserves, Streets or Public Places from Associated Littering or Illegal Dumping, Local Government Permit.				
Tax invoice shall be issued and authorised by the Manager Environmental Health				
Charitable organisations	Local Government Permit -Application to install and maintain Public Disposal Waste Sheds/Bins /containers for location on or access from Council properties, Street verges or Reserves per shed/Bin /container with contact details, signage and designated number on each item.	Yes	No	No Charge for all the permits numbered 1 - 6
Commercial participant/businesses	1. Local Government Permit -Application to install and maintain Public Disposal Waste Sheds/Bins /containers for location on or access from Council properties, Street verges or Reserves per Shed/Bin/container with contact details, signage and designated number on each item per year expiring 30th June 2. Local Government Permit -Application to install and maintain Disposal Waste Sheds/Bins /Bulk containers for location on or access from Council properties, Street verges or Reserves per Shed/Bin/container with contact details, signage and designated number on each item per six months.	Yes	No	\$533 per bin/ shed/ container per year \$307 per bin/ shed/ bulk container per six months
Commercial participant/businesses	3. Local Government Permit -Application to install and maintain Disposal Waste Sheds/Bins /Bulk containers for location on or access from Council properties, Street verges or Reserves per Shed/Bin/Bulk container with contact details, signage and designated number on each item per three months.	Yes	No	\$180 per bin/shed/bulk container per three months
Commercial participant/businesses	4. Local Government Permit -Application to install and maintain Disposal Waste Sheds/Bins /Bulk containers for location on or access from Council properties, Street verges or Reserves per bin with contact details, signage and designated number on each item per month	Yes	No	\$77 per bin/shed/bulk container per month
Commercial participant/businesses	5. Local Government Permit -Application to install and maintain Disposal Waste Sheds/Bins /bulk containers for location on or access from Council properties, Street verges or Reserves per Shed/Bin/bulk container with contact details, signage and designated number on each item per week.	Yes	No	\$26 per bin/shed/bulk container per week
Commercial participant/businesses	6. Local Government Permit -Application to install and maintain Disposal Waste Sheds/Bins /bulk containers for location on or access from Council properties, Street verges or Reserves per Shed/Bin/bulk container with contact details, signage and designated number on each item per day.	Yes	No	\$7.70 per bin/shed/bulk container per day
Application for a Permit under the Activities on Thoroughfares and Public Places Local Laws where not elsewhere specified in these Fees and Charges. Unauthorised use of reserves, streets and street verges. Clean up fee for any residual matter, waste or unwanted materials including soils, tyres, oils, solid or liquid chemicals, household hazardous waste, asbestos, any light globe, chemicals of any nature, sand, vegetative materials, plastics, metals, furniture, bedding, clothing, household products, white goods, electronic products, cardboard, newspaper and magazines and any other product whatsoever left on any reserves, streets including verges, or other public places without approval of Council or is non complaint with a Notice shall be charged a fee for the full cost of a clean up including treatment and any disposal costs. Does not preclude any other charges/penalties that may apply in accordance with other legislation.	Application for a Permit to carry on any Activities on Thoroughfares and Public Places pursuant to the Local Law.	Yes	No	\$26 per prescribed activity per week to a maximum of \$1,000 per year
Health Air handling and Water supply (systems) Application & Assessment fees	Minimum Fee \$213 to cover the full cost of recovery and disposal based on staff and employees time and equipment to clean the site and treat and dispose of the matter as required. The minimum fee allows for 2 hours processing and any additional time is to be charged at \$138.00 per hour or part thereof plus any sampling/time costs. Any residual fee remaining will be credited to the Payee where a smaller fee is valid.	No	Yes	Actual Cost (\$213 Minimum Fee)
FAMILY DAY CARE	Health Regulatory requirement	Yes	No	400.00
Family Day Care - General				
Books and materials for Educators	At cost price- reimbursement only	No	No	Actual Cost \$10 per week per child
Family Levy to part cover the cost of care in FDC		No	No	1.00
Educator Levy to part cover the cost of care in FDC	Per hour of care sold	No	Yes	202.00
New Educator Application Fee		No	No	Actual Cost
Educator Training				
Family Day Care - In Home Care				
Educator Levy to cover the cost of IHC		No	No	\$2.00 per hour of care provided
New Educator Application Fee		No	Yes	202.00
Training		No	No	Actual Cost
Other Agencies				
CALLISTEMON COURT AGED PERSONS UNIT				
Rental Charges - Set by Council				
1 Bedroom unit	Per Fortnight - Fee set by Department of Housing & Works	Yes	No	290.00
2 Bedroom units	Per Fortnight - Fee set by Department of Housing & Works	Yes	No	342.00
Carports (enclosed)	Per fortnight	No	No	15.50

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
BANKSIA PARK RETIREMENT ESTATE				
Fees				
A deferred Management fee of 2.5% per annum for a maximum of 10 years is charged when the resident sells the lease to another person.	Subject to Market Value	No	No	Subject to Market Value
Maintenance fee charged per month	Total cost of maintenance is divided by the number of units. - 78 Units	No	No	354.00
COMMUNITY SERVICES				
Bus Hire				
Bus Bond		No	No	500.00
Community Group Half Day Hire (4 hours)	Extra charge if bus not returned with a full tank	No	Yes	75.50
Community Group Full Day Hire (8 hours)	Extra charge if bus not returned with a full tank	No	Yes	112.50
Commercial/Private Use Half Day Hire (4 hours)	Extra charge if bus not returned with a full tank	No	Yes	207.00
Commercial/Private Use Full Day Hire (8 hours)	Extra charge if bus not returned with a full tank	No	Yes	310.50
Bus Km Rate	Charge per Km	No	Yes	0.45
Additional Fuel Charge	Additional Charge if bus not returned with a full tank of fuel + cost of filling the bus with fuel	No	Yes	57.95
Hall Bonds and Permits				
Key Bond (applicable to key borrowed to view halls without a booking)	Included in hall bond if booking taken	No	No	50.00
Hireable Space Bond - One Off Charge plus Hire Fee	Amount depending on level of risk associated with hire	No	No	\$0-\$2000
Liquor Permit Casual Hire (consumption only)	Permit fee only + Hire fee	No	No	35.20
Liquor Permit - Seasonal Hire (consumption only)	Permit fee only	No	No	46.60
Community Halls and Centres Hire Fees & Charges				
Definitions:	Community - Any Not For Profit organisation, Charitable organisation, charitable event or bookings made by individuals for private bookings. Commercial - Government Departments & Agencies, Business, or where individuals will collect profit as a result of the booking Off Peak: 8am-6pm, Peak: 6pm-1am			
Regular Hire Change Administration Fee	Charge for making more than 6 changes to a regular hire booking. Charge for each additional change.			25.00
Regular Hirer Fee Change Discount (all facilities)	To ease the burden of increased fees resulting from changes to the fee structure introduced in 2018/2019, for regular hirers at 30 June 2018, where the regular hire fee rate increases by more than CPI, the fee increase will be no more than \$2.00 per hour.	No	Yes	0-100% Discount
Other Fees & Charges				
Security Fee	Fee charged per call out	No	Yes	108.00
Cleaning Fee	Hourly Rate for cleaning fee if additional cleaning of facility is required. Minimum 2 hours charge	No	Yes	Actual Cost
Change room Hire Only - All Facilities - Thomas Wellard Medina Orelia				
Community	Hourly Rate	No	Yes	12.75
Commercial	Hourly Rate	No	Yes	18.65
Seasonal Hire	Seasonal fee entitles hirer to 1 hire per week	No	Yes	290.00
Kiosk Hire				
Community User	Per hour	No	Yes	12.75
Commercial User	Per hour	No	Yes	18.65
Seasonal Hire	Per season	No	Yes	628.00
Sports Ground Hire - All venues - minimum hire 1 hour				
Community User: Activity	Per hour	No	Yes	No Charge
Community User: Sport	Per hour	No	Yes	27.00
Commercial User: Hourly Rate	Per hour	No	Yes	49.60
Seasonal Hire		No	Yes	788.00
Outdoor Netball Court Hire				
Casual Hire	Per hour/Per court	No	Yes	8.30
Seasonal Hire	Per season/Per court	No	Yes	51.75
Public Open Space Bonds & Hire Fees				
Public Open Space General Bond		No	No	100.00
Public Open Space Special Event Bond		No	No	\$1000-\$2000
Public Open Space Community Hire Fee	Cost per hour	No	Yes	No Charge
Public Open Space Commercial Hire Fee	Cost per hour	No	Yes	29.00
Public Open Space Special Event Hire Fee	Cost per hour	No	Yes	34.80
Public Open Space Special Event Weekly Hire Fee	Cost per week	No	Yes	1,159.50
Public Open Space Personal Trainer Hire Fee	Cost per three month period	No	Yes	57.95
Storage - only available to Regular Users				
Regular User : Yearly Rate		No	Yes	57.95
Flood Lights				
Oval/Sporting Grounds/Outdoor courts	Per hour	No	Yes	11.60
Annual Seasonal Fees				
Seasonal Tenant Seniors		No	Yes	As per Council Policy 10% of maintenance costs of facility, plus \$500 bond per club
Seasonal Tenant Junior		No	Yes	As per Council Policy 2% of maintenance costs of facility, plus \$500 bond per club

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Where a club has both juniors and seniors, they are charged each rate based on the percentage of juniors to seniors, i.e. if a club has 60% seniors (based on actual numbers not teams) and 40% juniors, workout the 10% maintenance cost (remembering to halve if only in the facility for 6months of the year) and 2% maintenance cost then divide each by 60% and 40% respectively.				
Kwinana Tennis Club		No	Yes	2,148.50
Magenup Equestrian Centre		No	Yes	3,219.00
ZONE YOUTH CENTRE				
Hire Fees				
Definitions:	Community - Any Not For Profit organisation, Charitable organisation, charitable event or bookings made by individuals for private bookings. Commercial - Government Departments & Agencies, Business, or where individuals will collect profit as a result of the booking			
	Off Peak: 8am-6pm, Peak: 6pm-1am			
Zone Multi Purpose Hall (half north or south) Community	Peak, Per Hour.	No	Yes	17.40
Zone Multi purpose Hall (half north or south) Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Multi Purpose Hall (half north or south) Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Multi purpose Hall (half north or south) Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Activity Room (1/2 Room) Community	Peak, Per Hour.	No	Yes	17.40
Zone Activity Room (1/2 Room) Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Activity Room (1/2 Room) Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Activity Room (1/2 Room) Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Meeting Room Level 1 Community	Peak, Per Hour.	No	Yes	17.40
Zone Meeting Room Level 1 Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Meeting Room Level 1 Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Meeting Room Level 1 Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Multi Media Room Community	Peak, Per Hour.	No	Yes	17.40
Zone Multi Media Room Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Multi Media Room Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Multi Media Room Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Counselling Room Community	Peak, Per Hour.	No	Yes	17.40
Zone Counselling Room Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Counselling Room Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Counselling Room Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Kitchen Community	Peak, Per Hour.	No	Yes	17.40
Zone Kitchen Commercial	Peak, Per Hour.	No	Yes	23.00
Zone Kitchen Community	Off Peak, Per Hour.	No	Yes	11.50
Zone Kitchen Commercial	Off Peak, Per Hour.	No	Yes	17.40
Zone Stage Rehearsal Area Community	Peak, Per Hour.	No	Yes	23.00
Zone Stage Rehearsal Area Commercial	Peak, Per Hour.	No	Yes	28.70
Zone Stage Rehearsal Area Community	Off Peak, Per Hour.	No	Yes	17.40
Zone Stage Rehearsal Area Commercial	Off Peak, Per Hour.	No	Yes	23.00
Zone Lounge Community	Peak, Per Hour.	No	Yes	23.00
Zone Lounge Commercial	Peak, Per Hour.	No	Yes	28.70
Zone Lounge Community	Off Peak, Per Hour.	No	Yes	17.40
Zone Lounge Commercial	Off Peak, Per Hour.	No	Yes	23.00
Stage Hire	Per day. Use of Portable Stage Only in Zone building	No	Yes	57.95
Other Fees and Charges				
Security Fee	Fee charged per call out	No	Yes	108.00
Storage	Cost per m ² per month	No	Yes	5.75
Tea & Coffee	Cost per person	No	Yes	3.05
Additional Equipment Hire	Hourly rate per piece of equipment	No	Yes	5.75
Conference Hire	Continuous Hire for 2 days or more will receive a 20% discount.			
Program, Activities and Events Fees and Charges				
School Holiday Program	Amount Depending on cost of delivery of the program activity	No	Yes	\$2.80-\$16.40
Youth Programs	Amount Depending on cost of delivery of the program activity	No	Yes	\$2.30-\$21.75
Youth Events	Amount Depending on cost of delivery of the event	No	Yes	\$5.55-\$10.90
DARIUS WELLS LIBRARY & RESOURCE CENTRE				
Ken Jackman Hall Whole - Community	Off Peak, Per Hour.	No	Yes	43.35
Ken Jackman Hall Whole Commercial	Off Peak, Per Hour.	No	Yes	48.75
Ken Jackman Hall Whole Community	Peak, Per Hour.	No	Yes	48.75
Ken Jackman Hall Whole Commercial	Peak, Per Hour.	No	Yes	55.20
Ken Jackman Hall Half (North or South) Community	Off Peak, Per Hour.	No	Yes	22.20
Ken Jackman Hall Half (North or South) Commercial	Off Peak, Per Hour.	No	Yes	27.80
Ken Jackman Hall Half (North or South) Community	Peak, Per Hour.	No	Yes	27.80
Ken Jackman Hall Half (North or South) Commercial	Peak, Per Hour.	No	Yes	33.30
John Slinger Community	Off Peak, Per Hour.	No	Yes	17.40
John Slinger Commercial	Off Peak, Per Hour.	No	Yes	23.00
John Slinger Community	Peak, Per Hour.	No	Yes	23.00
John Slinger Commercial	Peak, Per Hour.	No	Yes	28.70
David Nelson Community	Off Peak, Per Hour.	No	Yes	17.40
David Nelson Commercial	Off Peak, Per Hour.	No	Yes	23.00
David Nelson Community	Peak, Per Hour.	No	Yes	23.00
David Nelson Commercial	Peak, Per Hour.	No	Yes	28.70
Toddler Town Crèche Community	Off Peak, Per Hour.	No	Yes	17.40
Toddler Town Crèche Commercial	Off Peak, Per Hour.	No	Yes	23.00
Toddler Town Crèche Community	Peak, Per Hour.	No	Yes	23.00
Toddler Town Crèche Commercial	Peak, Per Hour.	No	Yes	28.70
Alf Lydon and Frank Baker Community	Off Peak, Per Hour.	No	Yes	11.50
Alf Lydon and Frank Baker Commercial	Off Peak, Per Hour.	No	Yes	17.40
Alf Lydon and Frank Baker Community	Peak, Per Hour.	No	Yes	17.40
Alf Lydon and Frank Baker Commercial	Peak, Per Hour.	No	Yes	23.00
Frank Baker Community	Off Peak, Per Hour.	No	Yes	11.50

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		FEE	GST	
Frank Baker Commercial	Off Peak, Per Hour.	No	Yes	17.40
Frank Baker Community	Peak, Per Hour.	No	Yes	17.40
Frank Baker Commercial	Peak, Per Hour.	No	Yes	23.00
Alf Lydon Community	Off Peak, Per Hour.	No	Yes	11.50
Alf Lydon Commercial	Off Peak, Per Hour.	No	Yes	17.40
Alf Lydon Community	Peak, Per Hour.	No	Yes	17.40
Alf Lydon Commercial	Peak, Per Hour.	No	Yes	23.00
Frank Konecny Community	Off Peak, Per Hour.	No	Yes	11.50
Frank Konecny Commercial	Off Peak, Per Hour.	No	Yes	17.40
Frank Konecny Community	Peak, Per Hour.	No	Yes	17.40
Frank Konecny Commercial	Peak, Per Hour.	No	Yes	23.00
Library Activity Room				
Library Activity Room Community - Entitles hirer to: tables, chairs, widescreen monitor	Hourly rate	No	Yes	17.40
Library Activity Room Commercial -Entitles hirer to: tables, chairs, widescreen monitor	Hourly rate	No	Yes	23.00
Exhibition Space Hire				
Exhibition Hire - Entitles hirer: to use of the Ken Jackman Hall half for up to 3 hours for the exhibition opening including set up and pack up.	Free to encourage local artists and community groups to book the exhibition space throughout the year	No	No	No Charge
Toddler Town Centre Crèche				
Toddler Town Crèche - 1st Child	Cost per hour	No	Yes	3.75
Toddler Town Crèche - Additional Child	Cost per hour	No	Yes	3.15
Toddler Town Crèche - After Hours Group Bookings	Minimum Charge	No	Yes	\$72 per hour depending on child/carer ratios
Other Fees and Charges				
Additional opening hours	Hourly rate if City of Kwinana staff member required to open facility for removal of equipment external to hired hours. Includes bookings that extend past the intended operating hours of the facility.	No	Yes	48.70
Set Up and Pack Up Assistance	Hourly Rate for City of Kwinana Staff to set up and pack up hall.	No	Yes	48.70
Tea & Coffee	Charge per staff member needed to assist.	No	Yes	3.05
Additional Equipment Hire	Cost per person	No	Yes	5.75
Conference Hire	Hourly rate per piece of equipment	No	Yes	
Commercial Hotdesk	Continuous Hire for 2 days or more will receive a 20% discount.	No	Yes	
Community Hotdesk	Hourly rate	No	Yes	11.10
Program, Activities and Events Fees and Charges	Hourly rate	No	Yes	7.05
Programs	Depending on cost of delivery of the program activity	No	Yes	\$0.00-\$27
JOHN WELLARD COMMUNITY CENTRE AND WILLIAM BERTRAM COMMUNITY CENTRE				
Boronia Room Community	Off Peak, Per Hour.	No	Yes	22.20
Boronia Room Commercial	Off Peak, Per Hour.	No	Yes	27.80
Boronia Room Community	Peak, Per Hour.	No	Yes	27.80
Boronia Room Commercial	Peak, Per Hour.	No	Yes	33.30
Wisteria Community	Off Peak, Per Hour.	No	Yes	17.40
Wisteria Commercial	Off Peak, Per Hour.	No	Yes	23.00
Wisteria Community	Peak, Per Hour.	No	Yes	23.00
Wisteria Commercial	Peak, Per Hour.	No	Yes	28.70
Hovea Community	Off Peak, Per Hour.	No	Yes	17.40
Hovea Commercial	Off Peak, Per Hour.	No	Yes	23.00
Hovea Community	Peak, Per Hour.	No	Yes	23.00
Hovea Commercial	Peak, Per Hour.	No	Yes	28.70
Pixie Mops Community	Off Peak, Per Hour.	No	Yes	17.40
Pixie Mops Commercial	Off Peak, Per Hour.	No	Yes	23.00
Pixie Mops Community	Peak, Per Hour.	No	Yes	23.00
Pixie Mops Commercial	Peak, Per Hour.	No	Yes	28.70
Tuart Room Community	Off Peak, Per Hour.	No	Yes	22.20
Tuart Room Commercial	Off Peak, Per Hour.	No	Yes	27.80
Tuart Room Community	Peak, Per Hour.	No	Yes	27.80
Tuart Room Commercial	Peak, Per Hour.	No	Yes	33.30
Marri Room Community	Off Peak, Per Hour.	No	Yes	11.50
Marri Room Commercial	Off Peak, Per Hour.	No	Yes	17.40
Marri Room Community	Peak, Per Hour.	No	Yes	17.40
Marri Room Commercial	Peak, Per Hour.	No	Yes	23.00
Bertram Consult Room Community	Off Peak, Per Hour.	No	Yes	11.50
Bertram Consult Room Commercial	Off Peak, Per Hour.	No	Yes	17.40
Bertram Consult Room Community	Peak, Per Hour.	No	Yes	17.40
Bertram Consult Room Commercial	Peak, Per Hour.	No	Yes	23.00
Crèche				
Crèche - 1st Child	Cost per hour	No	Yes	3.75
Crèche - Additional Child	Cost per hour	No	Yes	3.15
Crèche - Group Bookings	Minimum Charge	No	Yes	\$73 per hour depending on child/carer ratios
Other Fees and Charges				
Variable Tea and Coffee Rate for Community Centres	Fee for coin operated coffee machines and cost recovery for event and program hospitality	No	Yes	50c - \$3.00
Commercial Hotdesk	Hourly rate	No	Yes	11.10
Community Hotdesk	Hourly rate	No	Yes	7.05
OTHER HIREABLE SPACES				
Fiona Harris Ground Floor Community	Off Peak, Per Hour.	No	Yes	17.40
Fiona Harris Ground Floor Commercial	Off Peak, Per Hour.	No	Yes	23.00

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY		2018/19 BUDGET (\$)
		FEE	GST	
Fiona Harris Ground Floor Community	Peak, Per Hour.	No	Yes	23.00
Fiona Harris Ground Floor Commercial	Peak, Per Hour.	No	Yes	28.70
Fiona Harris Level 1 Community	Off Peak, Per Hour.	No	Yes	22.20
Fiona Harris Level 1 Commercial	Off Peak, Per Hour.	No	Yes	27.80
Fiona Harris Level 1 Community	Peak, Per Hour.	No	Yes	27.80
Fiona Harris Level 1 Commercial	Peak, Per Hour.	No	Yes	33.30
Isabella Corker Community	Off Peak, Per Hour.	No	Yes	17.40
Isabella Corker Commercial	Off Peak, Per Hour.	No	Yes	23.00
Isabella Corker Community	Peak, Per Hour.	No	Yes	23.00
Isabella Corker Commercial	Peak, Per Hour.	No	Yes	28.70
Medina Hall Community	Off Peak, Per Hour.	No	Yes	22.20
Medina Hall Commercial	Off Peak, Per Hour.	No	Yes	27.80
Medina Hall Community	Peak, Per Hour.	No	Yes	27.80
Medina Hall Commercial	Peak, Per Hour.	No	Yes	33.30
Thomas Hall Community	Off Peak, Per Hour.	No	Yes	17.40
Thomas Hall Commercial	Off Peak, Per Hour.	No	Yes	23.00
Thomas Hall Community	Peak, Per Hour.	No	Yes	23.00
Thomas Hall Commercial	Peak, Per Hour.	No	Yes	28.70
Thomas Kelly Pavilion Community	Off Peak, Per Hour.	No	Yes	22.20
Thomas Kelly Pavilion Commercial	Off Peak, Per Hour.	No	Yes	27.80
Thomas Kelly Pavilion Community	Peak, Per Hour.	No	Yes	27.80
Thomas Kelly Pavilion Commercial	Peak, Per Hour.	No	Yes	33.30
Wellard Pavilion Community	Off Peak, Per Hour.	No	Yes	17.40
Wellard Pavilion Commercial	Off Peak, Per Hour.	No	Yes	23.00
Wellard Pavilion Community	Peak, Per Hour.	No	Yes	23.00
Wellard Pavilion Commercial	Peak, Per Hour.	No	Yes	28.70
COMMUNITY EVENTS AND ACTIVITIES				
Hire Fees				
Definitions: Community - Any Not For Profit organisation, Charitable organisation, charitable event or bookings made by individuals for private bookings. Commercial - Government Departments & Agencies, Business, or where individuals will collect profit as a result of the booking				
Public Liability Insurance				
Public Liability Insurance	Fee Charged per stall to provide Public Liability cover for a stall holder/ exhibitor	No	Yes	31.30
Stall Holder Power Charge - All Events				
2 x 10 Amp	Fee charged per stall	No	Yes	34.85
2 x 15 Amp	Fee charged per stall	No	Yes	40.60
1 x 3 Phase	Fee charged per stall	No	Yes	46.40
Stallholder Hire Fees - Level 1 Events				
Kwinana Community Groups and Residents	Fee charged per stall	No	Yes	51.75
Other District Community Groups	Fee charged per stall	No	Yes	62.10
Commercial and All Other	Fee charged per stall	No	Yes	93.15
Stallholder Hire Fees - Level 2 Events				
Kwinana Community Groups and Residents	Fee charged per stall	No	Yes	29.00
Other District Community Groups	Fee charged per stall	No	Yes	39.40
Commercial and All Other	Fee charged per stall	No	Yes	56.95
Stallholder Hire Fees - Level 3 Events				
Kwinana Community Groups and Residents	Fee charged per stall	No	Yes	11.40
Other District Community Groups	Fee charged per stall	No	Yes	17.00
Commercial and All Other	Fee charged per stall	No	Yes	28.30
RECQUATIC				
A 20% withdrawal fee applies to all Recquatic Services/ Courses/ Memberships				
Facility Hire				
Cleaning Cost	Per hour	No	Yes	46.45
Crèche Staff	Per Staff per Hour (minimum 2 staff for 2 hours)	No	Yes	46.45
Promotional Activities	Centre Marketing Activities to encourage new memberships	No	Yes	0-100% Discount
Locker Use at Recquatic	Lockers take \$1.00 to operate	No	Yes	1.00
Hire of Staff	e.g. Swim instructor or Lifeguard	No	Yes	13.69 - 57.24
Recquatic Hireable Spaces				
Community - Any Not For Profit organisation, Charitable organisation, charitable event or bookings made by individuals for private bookings. Commercial - Government Departments & Agencies, Business, or where individuals will collect profit as a result of the booking				
Definitions:	Off Peak: 8am-6pm, Peak: 6pm-1am			17.40
Recquatic Hireable Spaces Community	Off peak	No	Yes	23.00
Recquatic Hireable Spaces Commercial	Peak	No	Yes	23.00
Recquatic Hireable Spaces Community	Off Peak	No	Yes	28.70
Recquatic Hireable Spaces Commercial	Peak	No	Yes	
Gym				
Casual Gym Entry (No joining fee applicable)	Per person	No	Yes	14.80
Casual Gym Entry (with Concession)	Per person	No	Yes	12.40
Casual Gym/Swim/Spa	Per person	No	Yes	20.20
Casual Gym/Swim/Spa (with Concession)	Per person	No	Yes	17.10
Membership Joining Fee (Direct Debit)	Per person	No	Yes	55.40
Carer/Companion	per person	No	No	No Charge
Group Fitness				
Casual class (Step, Body Step, Pump, Combat, Aerobics, Aquarobics etc.)	Per person	No	Yes	14.80
30 min Class	Per person	No	Yes	8.10
Revitalise Aquarobics class – seniors and disability pension holders	Per person	No	Yes	6.90
Living Longer/Revitalise GYM class – Seniors/Disability pension holders	Per person	No	Yes	6.90
Living Longer Living Stronger Assessment	Per person	Yes	Yes	55.00

CITY OF KWINANA
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FEES AND CHARGES		EXPLANATORY COMMENT	STATUTORY		2018/19 BUDGET
			FEE	GST	(\$)
Concession Group Fitness	Per person		No	Yes	12.40
Group Fitness 10 visit	Per purchase		No	Yes	132.50
Revitalise Aquarobics class – seniors and disability pension holders - 10 pass	Per purchase		No	Yes	61.80
30 min concession	Per Session		No	Yes	6.90
45 min class	Per Session		No	Yes	12.00
Sunrise	Per 5 week block		No	Yes	163.50
Mums	Per 5 week block		No	Yes	163.50
Yoga Casual 1.5 hrs	Per person		No	Yes	18.10
Yoga Casual 1.5 hrs - Concession	Per person		No	Yes	14.80

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Bronze Membership				
3 months includes administration fee	Per person	No	Yes	202.00
3 months (with Concession) includes administration fee	Per person	No	Yes	182.00
6 months includes administration fee	Per person	No	Yes	367.50
6 months (with Concession) includes administration fee	Per person	No	Yes	321.00
12 months includes administration fee and 25% off crèche fees.	Per person	No	Yes	621.00
12 months (with Concession) includes administration fee	Per person	No	Yes	544.50
(Minimum 12 month contract Direct Debit) Per fortnight plus \$45 joining fee.	Per person	No	Yes	30.55
(Minimum 12 month contract with concession Direct Debit) Per fortnight plus \$45 joining fee.	Per person	No	Yes	27.25
12 month Seniors Revitalise Aqua	Per person	No	Yes	350.00
Replacement of Membership Card/wristband	Per Item	No	Yes	13.50
Membership Suspension	Per Person	No	Yes	18.15
Silver Membership				
1 month includes administration fee Veteran Card holders (aquatic and gym only)	Per Person	No	Yes	36.25
6 months, includes administration fee Veteran Card holders (aquatic and gym only)	Per Person	No	Yes	212.00
Annual, includes administration fee Veteran Card holders (aquatic and gym only)	Per Person	No	Yes	408.00
3 months, includes administration fee	Per Person	No	Yes	301.00
3 months (includes Concession) includes administration fee	Per Person	No	Yes	260.50
6 months, includes administration fee	Per Person	No	Yes	480.00
6 months – seniors and disability pension holders, administration fee	Per Person	No	Yes	419.00
12 months up-front, includes administration fee and includes 50% off crèche fees	Per Person	No	Yes	821.00
12 months - seniors and disability pension holders, includes administration fee	Per Person	No	Yes	720.00
(Minimum 12 month contract Direct Debit) Per fortnight plus \$42 joining fee	Per Person	No	Yes	36.35
(Minimum 12 month contract Direct Debit) Per fortnight Senior's and Disability Pension Holders plus \$42 joining fee	Per Person	No	Yes	31.80
Annual Off Peak - Concession -Gym/Aquatics	per person	No	Yes	200.00
Replacement of Membership Car/ Wristbands	Per item	No	Yes	13.50
Membership Suspension	Per Person	No	Yes	18.15
Gold Membership				
Includes gym, assessment & program, aerobics, aquarobics, indoor pools, spa, steam room, hydro pool & crèche				
1 month (no contract) includes administration fee	Per person	No	Yes	160.50
3 months, includes administration fee	Per Person	No	Yes	397.00
3 months (includes Concession) includes administration fee	Per Person	No	Yes	352.50
6 months, includes administration fee	Per Person	No	Yes	566.50
6 months – seniors and disability pension holders, includes administration fee	Per Person	No	Yes	495.00
12 months, includes administration fee	Per Person	No	Yes	930.00
12 months – seniors and disability pension holders, includes administration fee	Per Person	No	Yes	810.00
(Minimum 12 month contract Direct Debit) Per fortnight PLUS \$42 joining fee	Per Person	No	Yes	39.70
(Minimum 12 month contract Direct Debit) Per fortnight Senior's and Disability Pension Holders plus \$42 joining fee	Per Person	No	Yes	35.20
Replacement of Membership Card/Wristband	Per item	No	Yes	13.50
Membership Suspension	Per Person	No	Yes	18.15
FIFO Gold Memberships (annual up front only)				
1 on 3 off	Per Person	No	Yes	694.00
2 on 2 off	Per Person	No	Yes	462.50
3 on 1 off	Per Person	No	Yes	232.50
4 on 1 off	Per Person	No	Yes	186.00
Corporate Memberships (Gold Membership 6 or 12 months)				
12 months (Full price normally \$930)				
6-15 Employees	15% discount off full price (Per Person)	No	Yes	791.00
16-39 Employees	20% discount off full price (Per Person)	No	Yes	744.50
40+ Employees	25% discount off full price (Per Person)	No	Yes	698.00
6 months (Full price normally \$566.50)				
6-15 Employees	15% discount off full price (Per Person)	No	Yes	482.00
16-39 Employees	20% discount off full price (Per Person)	No	Yes	453.50
40+ Employees	25% discount off full price (Per Person)	No	Yes	425.00
Family Memberships				
Couples				
Couples Gold Direct Debit (Per Fortnight) Membership (2 adults 16+, one payment) Per fortnight	10% off 2 gold memberships	No	Yes	71.70
Couples Gold Direct Debit (Per Fortnight) Membership - Concession (2 adults 16+, one payment) Per fortnight	10% off 2 gold concession memberships	No	Yes	63.65
Family Memberships				
Family Direct Debit (Per Fortnight) Membership (2 adults 16+ and up to 3 kids up to 16 years) Per fortnight	2 x Adult Gold memberships + max. 3 children up to 16 years pool cost based on 2.2 x Gold Membership price	No	Yes	87.85
Single Parent Family Direct Debit (Per Fortnight) Membership (1 adult 16+ and up to 3 kids up to 16 years) Per fortnight	1x Adult Gold memberships + max. 3 children up to 16 years pool cost based on 1.4 x Gold Membership price	No	Yes	55.50
Single Parent Family Direct Debit (Per Fortnight) Concession Membership (1 concession holder 16+ and up to 3 kids up to 16 years)	1x Adult Gold memberships + max. 3 children up to 16 years pool cost based on 1.4 x Gold Concession Membership price	No	Yes	49.30
Junior Memberships				
Junior Direct Debit Membership (Per Fortnight) (12-16 years) Aquatics and Muscle Jam	Aquatics & Muscle Jam	No	Yes	18.65
Junior Upfront Annual Membership (12-16 years) Aquatics and Muscle Jam	Aquatics & Muscle Jam	No	Yes	484.50

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Personal Training				
Block of 10 (one-hour) sessions (20% discount)	Per Person	No	Yes	671.00
Block of 5 (one-hour) sessions (10% discount)	Per Person	No	Yes	379.00
Block of 10 (30 minutes) sessions (20% discount)	Per Person	No	Yes	426.50
Block of 5 (30 minutes) sessions (10% discount)	Per Person	No	Yes	240.00
Casual 1 hour session	Per Person	No	Yes	83.85
Casual 30 minute session	Per Person	No	Yes	53.35
Group Personal Training				
Block 10 x 1 hour sessions				
2 People	base rate = \$336 per person	No	Yes	671.50
3-4 People	6-29% discount on per person base rate	No	Yes	949.50
5-9 People	14-51% discount on per person base rate	No	Yes	1,309.00
10-15 People max	25-50% discount on per person base rate	No	Yes	1,963.50
Block 5 x 1 hour sessions				
2 People	base rate = \$189.00 per person	No	Yes	377.50
3-4 People	6-29% discount on per person base rate	No	Yes	535.50
5-9 People	14-51% discount on per person base rate	No	Yes	737.50
10-15 People max	25-50% discount on per person base rate	No	Yes	1,106.00
Block of 10 x 30 min sessions				
2 People	base rate = \$206 per person	No	Yes	427.00
3-4 People	6-29% discount on per person base rate	No	Yes	601.00
5-9 People	14-51% discount on per person base rate	No	Yes	828.00
10-15 People max	25-50% discount on per person base rate	No	Yes	1,242.50
Block of 5 x 30 min sessions				
2 People	base rate = \$116 per person	No	Yes	240.50
3-4 People	6-29% discount on per person base rate	No	Yes	338.50
5-9 People	14-51% discount on per person base rate	No	Yes	466.50
10-15 People max	25-50% discount on per person base rate	No	Yes	699.00
Rehabilitation				
Gold Membership	Per 3 months	No	Yes	408.00
Bronze Memberships	Per 3 months	No	Yes	321.00
Hydrotherapy Pool Pass (10 entry)	Per 10 entries	No	Yes	77.75
Not For Profit User Groups				
Casual Court Access	Per hour	No	Yes	3.50
Casual Gym	Per hour	No	Yes	6.70
Sports Stadium				
Full court – Non Peak period i.e. before 5.00pm Weekdays excl Public Holiday	Per hour	No	Yes	56.45
Half court – Non Peak period i.e. before 5.00pm Weekdays excl Public				
Holiday	Per hour	No	Yes	28.25
Full court – Peak period	Per hour	No	Yes	70.40
Half court – Peak period	Per hour	No	Yes	35.20
Badminton court – subject to availability	Per hour	No	Yes	19.20
Casual Court use Adults/Children per person i.e. Basketball Shoots	Per hour	No	Yes	4.60
Sports Equipment Hire per ball, racquet, mat etc.	Per hour	No	Yes	3.50
Junior Sports - Term fee based on ten week term (one class per week – pro rata)				
Junior Sports Term fee - 1st child	Per person	No	Yes	7.00
Junior Sports Term fee - 2nd child	Per person (10% discount)	No	Yes	6.30
Junior Sports Term fee - 3rd child	Per person (20% discount)	No	Yes	5.60
Junior Sports Term fee - 4th child	Per person (100% discount)	No	Yes	No Charge
Junior Sports casual per session	Per person	No	Yes	9.10
KindyGym Term fee - 1st Child	Per person	No	Yes	7.00
KindyGym Term fee - 2nd Child	Per person (10% discount)	No	Yes	6.30
KindyGym Term fee - 3rd Child	Per person (20% discount)	No	Yes	5.60
KindyGym Term fee - 4th Child	Per person (100% discount)	No	Yes	No Charge
KindyGym casual per session	Per person	No	Yes	9.10
Junior Team Nomination fee (per team)	Per season	No	Yes	28.50
Junior Individual nomination fee	Per person	No	Yes	13.60
Game Fee – Junior Sports competition	Per person	No	Yes	8.40
Adult Team Sports				
Game Fee – Adult Sports (7 a side)	Per team	No	Yes	66.50
Game Fee – Adult Sports	Per team	No	Yes	59.60
Game Fee – 5 a side competition	Per team	No	Yes	59.60
Team Nomination fee - 7 a side	Per season	No	Yes	66.50
Team Nomination fee - 5 a side	Per season	No	Yes	59.60
Forfeit fine - 7 a side competition	Per forfeit	No	Yes	112.00
Forfeit fine - 5 a side competition	Per forfeit	No	Yes	112.00
Entry Fee - Adult single entry fee	Per person	No	Yes	8.60
Adult single entry fee - nomination	Per person / per season	No	Yes	13.70
Lifestyle Programs - Course Fee based on ten week term (one class per week – pro rata)				
Course Fee per term	Per person	No	Yes	156.50
Course Fee per term Senior/Disability	Per person	No	Yes	141.50
Casual Program per session	Per person	No	Yes	18.15
Casual Program per session Senior/Disability	Per person	No	Yes	14.85
Program 10 visit (1 visit free)	Per purchase	No	Yes	163.50
Program 10 visit Senior/Disability (1 visit free)	Per purchase	No	Yes	133.50
Kwinana Active Parenting	Per person	No	Yes	11.30
Programs				
Play and Learn per session	per person per session	No	Yes	12.65
Play and Learn (per term)	per person per 10 week term	No	Yes	11.35
Active Women casual per session	Per person	No	Yes	6.90
Active Women per term	Per person	No	Yes	60.00
Senior Sational casual per session	Per person	No	Yes	5.10
Muscle Jam casual entry	Per person	No	Yes	6.65

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Aquatic Centre				
Adult entry	Per person	No	Yes	5.90
Child entry (5-15 years)	Per person	No	Yes	4.80
Seniors/Disability pension holders	Per person	No	Yes	4.80
School child entry (also swim club entry, excluding competitions and club nights)	Per person	No	Yes	3.20
Vacation Swim child entry	Per person	No	Yes	3.20
Spectators (one free adult with swim lesson child)	Per person	No	Yes	1.80
Family entry (1 adult and 3 children) or (2 Adults & 2 Children)	Per family	No	Yes	16.05
Adult book (1 entry free)	Per purchase	No	Yes	52.70
Children book (1 entry free)	Per purchase	No	Yes	42.70
Senior/Disability book (10 entries) with current pension card	Per purchase	No	Yes	42.70
Spa, Steam room and Swim (over 16 years only)	Per person	No	Yes	10.10
Spa, Steam room and Swim (senior/disability concession)	Per person	No	Yes	8.80
Lane Hire: Per hour - Not for Profit/Community Groups plus Normal Entry Fee	Subject to availability	No	Yes	12.70
Inflatable - child admission	Per person	No	Yes	6.90
Pool party each entry	Per person	No	Yes	7.50
Hydrotherapy Pool				
Adult entry	Per person	No	Yes	8.00
Child (5-15 years)	Per person	No	Yes	5.90
Seniors and disability pension holders (carer complimentary)	Per person	No	Yes	5.90
Hire (profit organisations)	Per hour	No	Yes	108.00
Hire (non-profit organisations)	Per hour	No	Yes	58.60
Book of 10 entries - Adults (1 entry free)	Per purchase	No	Yes	72.00
Book of 10 entries children (1 entry free)	Per purchase	No	Yes	53.10
Book of 10 entries seniors and disability pension holders 1 entry free)	Per purchase	No	Yes	53.10
Group Bookings				
School Carnival - Full Day (spectator fee inclusive)	Per session	No	Yes	608.00
School Carnival - Half Day (spectator fee inclusive)	Per session	No	Yes	304.00
Group Bookings - Pool (50 - 99 people)	Per hour lane hire, \$3.20 per entry. One additional lifeguard (if inflatable supplied then hire cost and an additional lifeguard must be factored in)	No	Yes	\$3.20 per entry. \$12.50 per lane. \$51.25 lifeguard per hour. Inflatables as per charges below
Group Bookings - Pool (100 - 199 people)	Per hour lane hire, \$3.20 per entry. Two additional lifeguards (if inflatable supplied then hire cost and an additional lifeguard must be factored in)	No	Yes	\$3.20 per entry. \$12.50 per lane. \$51.25 lifeguard per hour. Inflatables as per charges below
Group Bookings - Pool (200-250 people max)	Per hour lane hire, \$3.20 per entry. Three additional lifeguards (if inflatable supplied then hire cost and an additional lifeguard must be factored in)	No	Yes	\$3.20 per entry. \$12.50 per lane. \$51.25 lifeguard per hour. Inflatables as per charges below
Pool Inflatable Hire (Minimum 2 hours)				
Hire - includes lifeguard	2 hours	No	Yes	66.25
Additional usage	Per hour	No	Yes	33.15
Birthday Parties				
Pool Parties	1.5 hours play + 30 mins café (inflatable hire extra) minimum 10 children - per child	No	Yes	18.15
Play and Games (dry) Party / Disco Party	1.5 hours play + 30 mins café - per child for first 20 children (minimum 10 children)	No	Yes	18.15
Dry Parties - additional children	First 20 children billed at full rate - additional children per child	No	Yes	13.00
Swim School - Term Fee based on ten week term (one class per week – pro rata)				
Private class (30 minute 1:1)	Per person	No	No	44.75
Private class (30 minute class) - Term Fee (10 visits)	Per person	No	No	447.50
SNAPPAR classes (30 min class) Term Fee (10 visits)	Per person	No	No	192.00
Child Term fee (30 minute class) – 1st child	Per person	No	No	139.00
Child Term fee (30 minute class) – 2nd child	Per person (10% discount)	No	No	125.10
Child Term fee (30 minute class) – 3rd child	Per person (20% discount)	No	No	111.20
Child Term fee (30 minute class) – 4th child	Per person (100% discount)	No	No	No Charge
Complimentary Pass with any 10 week term of swimming purchased and can only be used during this period of swimming lesson (10 weeks). No entry will be allowed for other programs. Only general swim and spectator allowed. No hydro entry	Max - family of 4	No	No	No Charge
Recreational Courses - Bronze Medallion				
Bronze Medallion		No	Yes	197.00
Bronze Medallion - Requal		No	Yes	93.95
Recreational Courses - Senior First Aid				
Senior First Aid		No	Yes	182.00
Senior First Aid Requal		No	Yes	122.00
Crèche				
Casual users	Per hour	No	Yes	4.10
Casual users 10 pass	Per hour	No	Yes	41.00
Gold Members Usage	Per hour	No	No	No Charge
Silver member usage	Per hour	No	Yes	2.05
Silver member - 10 pass	Per hour	No	Yes	20.50
Bronze member usage	Per hour	No	Yes	3.10
Bronze member - 10 pass	Per hour	No	Yes	31.00

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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Vacation Care - Holiday Program				
Holiday Program fee per day	Per person	No	Yes	67.30
Cafe				
Cafe Goods	Amount depending on supplier costs of goods and services available	No	Yes	\$0 - \$16.40
LIBRARY				
Pocket Laminating	Per card	No	Yes	3.40
Pocket Laminating	Per A4 sheet	No	Yes	6.70
Pocket Laminating	Per A3 sheet	No	Yes	11.00
A4 Sheet Protectors	Per A4 sheet	No	Yes	0.20
Cotton Library Bags	Per bag	No	Yes	3.70
Replacement Membership Cards	Per card	No	No	5.60
First Overdue Notice		No	No	5.60
Account Fee		No	No	11.00
Charges for lost books etc.	Cost to Council plus account fee	No	No	Actual Cost
From the Limestone Up MP3/CD		No	Yes	16.50
Scanning/Emailing Documents	up to 10 pages	No	Yes	2.30
Kwinana Koorliny Together DVD	Per DVD	No	Yes	16.50
Toy Library Membership - 6 Months		No	No	44.50
Toy Library Membership - 1 Year		No	No	66.70
Toy Library Membership - 6 Months with Concession		No	No	33.40
Toy Library Membership - 1 Year with Concession		No	No	56.60
USB drive	Per USB	No	Yes	5.50
Earbud Earphones	Per set	No	Yes	1.30
External inter-library loan charge	Charge for loans of items outside of the State Library system	No	Yes	16.50
PLANNING				
Administration				
Large Maps/Plans	Per A1 size	No	No	19.00
Large Maps/Plans	Per A0 size	No	No	50.50
Zoning Certificate - Application Fee for Zoning Certificate	Proforma advising of current zoning under Town Planning Scheme and any changes to Scheme being considered by Council, does not include site inspection.	Yes	No	73.00
Written advice - Application Fee for Written Planning Advice	Proforma advising of current zoning under Town Planning Scheme and any changes to Scheme being considered by Council, does not include site inspection.	Yes	Yes	73.00
Subdivision Clearance (per lot)				
a) not more than 5 lots	Per lot	Yes	No	73.00
b) more than 5 lots but not more than 195 lots	\$73.00 per lot for the first 5 lots and then \$35.00 per lot	Yes	No	(\$73 x 5) + (\$35 x (Total no. - 5))
c) more than 195 lots		Yes	No	7,393.00
Development Application				
Development Cost <\$50,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	147.00
Development Cost \$50,000 - \$500,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	.32% of estimated cost of development
Development Cost \$500,000 - \$2,500,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	\$1,700 + .257% for every \$1 in excess of \$500,000
Development Cost \$2,500,000 - \$5,000,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	\$7,161 + .206% for every \$1 in excess of \$2.5 million
Development Cost \$5,000,000 - \$21,500,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	\$12,633 + .123% for every \$1 in excess of \$5 million
Development Cost >\$21,500,000	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	34,196.00
Development Application Assessment	Amendments to and renewals of previously assessed and approved Development Application	No	No	50% of Original Application Fee or actual cost, whichever is the lesser. Note: Costs per hour for professional services provided by Officers (see Professional Fees) and/or actual costs for engaging external providers.
Development Application - Extractive Industry	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	739.00
Determining an application to amend or cancel development approval	5A in the Planning & Development Regulations 2009.	Yes	No	295.00
Advertising - Development Application	1 - 9 Letters	No	No	241.50
	10 - 50 Letters	No	No	361.50
	51 - 500 Letters	No	No	603.00
	501+ Letters	No	No	1,215.00
Single Residential (includes additions & incidental structures)	No charge except where planning approval required (fee as per Development Application costs)	Yes	No	No Charge

CITY OF KWINANA
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Pensioners who qualify for the 50% rebate on their rates are also entitled to a 50% discount on fees and charges not included in their rates assessment notice. The fees & charges must be directly attributable to activities at their principle place of residence, which must also be their rateable property.

Note: This discount does not apply to any legislative or statutory fees & charges or fees & charges not associated with the pensioners principal place of residence e.g. Hall Hire, Reserve Hire etc.

FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Change of Use/Continuation of Non-Conforming Use	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	295.00
Family Day Care Centres (7 children)		Yes	No	No Charge
Building Envelope Variation		No	No	259.50
Liquor Act Certification – Planning		No	No	311.00
Home Occupation				
Certified NIES Applicants & 'Business Address Only'.		Yes	No	No Charge
Initial Fee	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	222.00
Annual Renewal	Penalty: The fee plus by way of penalty, twice that fee (=3x fee in total)	Yes	No	73.00
Property Certificate				
Proforma circulated to Council's Planning, Building, Health and Engineering sections and involves a search of Council's records but with no site inspection. A Rates Enquiry is a separate fee. Fees from each department listed below All fees listed below to be paid.				
Property Certificate - Planning Fee	As per Zoning Certificate above	Yes	No	73.00
Property Certificate - Health Fee		No	No	72.50
Property Certificate - Building Fee		No	No	28.50
	TOTAL PLANNING, HEALTH & BUILDING FEE			173.00
Strata Title Fees				
(a) For a certificate under section 5B (2) - 20 cents per square metre of the floor space of building or \$100.00 whichever is greater		Yes	No	\$0.20/m²
(b) For a certificate under section 8A (f) or 9 (3) - 20 cents per square metre of the floor space of building or \$100.00 whichever is greater		Yes	No	\$0.20/m²
Documents				
Town Planning Scheme 2 Text		No	No	66.50
Town Planning Scheme 3 Text		No	No	66.50
Other Council Reports/Structure Plans etc.		No	No	66.50
Digital Information (e.g. Local Planning Strategy Reports on CD)		No	No	66.50
Maps		No	No	31.50
Development Assessment Panel (DAP) Applications				
Fees Payable where the estimated cost of the development is:				
Not less than \$2 million and less than \$7 million		Yes	No	4,548.00
Not less than \$7 million and less than \$10 million		Yes	No	7,021.00
Not less than \$10 million and less than \$12.5 million		Yes	No	7,639.00
Not less than \$12.5 million and less than \$15 million		Yes	No	7,857.00
Not less than \$15 million and less than \$17.5 million		Yes	No	8,075.00
Not less than \$17.5 million and less than \$20 million		Yes	No	8,294.00
\$20 million or more		Yes	No	8,511.00
An application under regulation 17	Minor Amendment application	Yes	No	196.00
Local Development Plans				
Council Adoption of Local Development Plans		Yes	No	Actual Cost
Modification of Adopted Local Development Plans		Yes	No	Actual Cost
Expert Advice		No	Yes	Actual Cost
Scheme Amendments				
Major Amendment	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	Yes	No	Actual Cost
General Amendments	Fees to be paid prior to formal consideration by Council	Yes	No	Actual Cost
Minor Amendments		Yes	No	Actual Cost
Structure Plans				
New Local Structure Plan or Major Amendment to Local Structure Plan	Fees calculated & applied in accordance with Part 7 of the Planning & Development Regulations 2009.	Yes	No	Actual Cost
Amendment to previously adopted Local Structure Plan	Fees to be paid prior to formal consideration by Council	Yes	No	Actual Cost
Pedestrian Access Way and Road Closure				
Fees are not refundable regardless of whether the proposal is successful. Fees for closure of roads and pedestrian access ways remains the same whether permanent or temporary.				
Administration Fee		No	No	1,631.00
Advertising Fee		No	No	Actual Cost
Signage/gates/fencing		No	No	Actual Cost
Parking				
Parking Permit - Commercial Vehicle	Annual	No	No	213.00
Parking Permit Replacement		No	Yes	22.00
BUILDING				
General				
Monthly Building Approval Statistics	For 3 copies	No	No	372.50
Application to vary a component/s of an already approved Building Permit	Based on the change in contract value, but not less than \$97.70	No	No	98.50
Building Services Levy (applicable on above applications)	0.137% where construction value >\$45K or \$61.65min Administration fee retained by City of Kwinana for collection of BSL	Yes	No	0.137% or \$61.65min
BSL Commission (on the above applications)	Levy	Yes	No	5.00
Construction Training Fund (CTF) - Payable on all applications where value of works is >\$20K	0.2% where construction value >\$20k (less \$8.25 commission)	Yes	No	0.2% where construction value >\$20k
CTF Commission	Retained by City of Kwinana for collection of CTF Levy	Yes	No	8.25
Building Administration Fee	Single charge	No	Yes	97.70
Conduct a site inspection	1 hour max	No	Yes	102.00
Simple performance solution	Class 10a Verandah	No	Yes	99.00

CITY OF KWINANA
2018/2019 SCHEDULE OF FEES AND CHARGES

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Note: This discount does not apply to any legislative or statutory fees & charges or fees & charges not associated with the pensioners principal place of residence e.g. Hall Hire, Reserve Hire etc.

FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Verge Permit Fees				
Application to deposit building materials and/or a bulk bin on a road verge	Includes 2 inspections at \$84.50, and is non refundable	No	No	170.50
Depositing building materials and/or a bulk rubbish bin on a road verge	\$1 per month per m ² of area used in thoroughfare	Yes	Yes	\$1 per month per m ²
Penalty for using the verge without approval	Modified penalty in accordance with Local Government [ULP] Reg Schedule 1	No	No	531.50
Storage Container Permit (including sea containers)	Verge permit for the placement of a storage container on a verge (duration of no more than 4 days), (includes 2 inspections)	No	No	170.50
Additional Verge Inspection	Verge permit for the placement of a storage container on a verge (duration of no more than 4 days), (includes 2 inspections)	No	No	85.50
Pool Inspections				
Mandatory Swimming Pool Inspection Levy	Inspection is every 4 years - inspections cost is included on the rates	Yes	No	\$46.00 per year
Additional inspections or other non-mandatory inspections	Each	No	No	103.00
Sign License Application Fee (By-Law relating to Signs & Bill Posting)				
A Pylon Sign - (will also require a building permit)	for each sign. Set by Local Law.	No	No	20.00
An Illuminated Sign - (will also require a building permit)	for each sign	No	No	15.00
Any other Sign - (may also require a building permit)	for each sign	No	No	10.00
Hoardings up to 22m ²	Per annum	No	No	50.50
Hoardings >22m ² up to 36m ²	Per annum	No	No	101.00
Annual Fee for Signs on Local Government Property and Road Reserves				
Illuminated Street Name Sign	for each sign. Per annum.	No	Yes	\$10,000 per annum + CPI All Groups Perth average over the 17/18 financial year quarters
Illuminated Street Name Sign - reduced rate	Reduced rate (for first five years) if constructed and installed by the advertiser at the commencement of the first five year agreement	No	Yes	\$7,575 per annum + CPI All Groups Perth average over the 17/18 financial year quarters
Illuminated Advertising Sign Application Assessment Fee		No	Yes	259.50
An Illuminated Sign	for each sign per annum	No	No	533.50
Any other Sign	for each sign per annum	No	No	213.00
Electrified or Razor Wire Fencing				
Licence for electrified or razor wire fencing	Set by Local Law	No	No	176.50
Transfer of Licence for electrified or razor wire fencing	Set by Local Law	No	No	176.50
Application to vary the conditions of an electric or razor wire fence		No	No	177.00
Building Record Search				
Building Search Fee (Payable on all requests at time of request)	(s129, s131 Act) - \$38.50, plus copying charges.	No	No	\$38.5 + copying charges
Copies of Commercial Plans - A4 to A0	Per set	No	No	37.50
Copies of Residential Plans - A4 to A3	Per set	No	No	17.00
Copies of Plans - Larger than A3	Single copy	No	No	12.00
Copies of Plans - A4 to A3	Single copy	No	No	6.50
Building Permit Fees (Building Act 2011)				
Extension of time during which a building permit has affect		Yes	No	97.70
Un-Certified Building Permit Class	0.32% of estimated building works value but not less than \$97.70	Yes	No	0.32% or \$97.70
Certified Building Permit Class 1 & 10	0.19% of estimated building works value but not less than \$97.70	Yes	No	0.19% or \$97.70
Certified Building Permit Class 2 to 9	0.09% of estimated building works value but not less than \$97.70	Yes	No	0.09% or \$97.70
Building Services Levy (applicable on above applications)	0.137% where construction value >\$45K or \$61.65min	Yes	No	0.137% or \$61.65min
BSL Commission (on the above applications)	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
Construction Training Fund (CTF) - Payable on all applications where value of works is >\$20K	0.2% where construction value >\$20k (less \$8.25 commission)	Yes	No	0.2% where construction value >\$20k
CTF Commission	Retained by City of Kwinana for collection of CTF Levy	Yes	No	8.25
Application for approval of battery powered smoke alarms (r61(3) (b))		Yes	No	179.40
Demolition Licences - DEMO (Building Act 2011)				
Extension of time during which a demolition permit has affect		Yes	No	97.70
Demolition Permit Class 1 & 10	Flat Rate	Yes	No	97.70
Demolition Permit Class 2 to 9	\$97.70 for each storey of the building	Yes	No	\$97.70 per storey
Building Services Levy (BSL) (applicable on the above applications)	0.137% where construction value >\$45K or \$61.65min	Yes	No	0.137% or \$61.65min
BSL Commission	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
Construction Training Fund (CTF) - Fee required on all applications where value of works is >\$20k	0.2% where construction value >\$20k (less \$8.25 commission)	Yes	No	0.2% where construction value >\$20k
CTF Commission	Administration fee retained by City of Kwinana for collection of CTF Levy	Yes	No	8.25

CITY OF KWINANA
2018/2019 SCHEDULE OF FEES AND CHARGES

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Note: This discount does not apply to any legislative or statutory fees & charges or fees & charges not associated with the pensioners principal place of residence e.g. Hall Hire, Reserve Hire etc.

FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
Building Approval Certificate - BAC (Building Act 2011)				
Building Approval Certificate for Unauthorised Works (s51(3))	0.38% of construction value but not less than \$97.70 minimum	Yes	No	0.38% or \$97.70
Building Services Levy for unauthorised work (s51)	0.274% where construction value >\$45k or \$123.30 minimum	Yes	No	0.274% where construction value >\$45k or \$123.30 minimum
BSL Commission (applicable on all applicable applications)	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
Construction Training Fund (CTF) - Payable on all applications where value of works is >\$20K	0.2% of construction value where >\$20k (less \$8.25 commission)	Yes	No	0.2% of construction value where >\$20k
CTF Commission	Administration fee retained by City of Kwinana for collection of CTF Levy	Yes	No	8.25
Building Approval Certificate for an existing building (no work has commenced or been done)	(s52(2))	Yes	No	97.70
Building Services Levy (BSL) (applicable on the above application)		Yes	No	61.65
BSL Commission	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
Construction Training Fund (CTF) - Fee required on above applications where value of works is \$20,000 or more	0.2% of construction value where >\$20k (less \$8.25 commission)	Yes	No	0.2% of construction value where >\$20k
CTF Commission	Administration fee retained by City of Kwinana for collection of CTF Levy	Yes	No	8.25
Occupancy Permits (Building Act 2011)				
Occupancy Permit for a completed Building	with existing approval (s46)	Yes	No	97.70
Modification of Occupancy Permit for additional use on a temporary basis	(s48)	Yes	No	97.70
Application to extend the time for an occupancy permit or building approval certificate	(s65(3)a)	Yes	No	97.70
Temp Occupancy Permit for incomplete building	(s47)	Yes	No	97.70
Replacement Occupancy Permit for permanent change of building use	(s49)	Yes	No	97.70
Replacement Occupancy Permit for an existing building	(s52(1))	Yes	No	97.70
Occupancy Permit or BAC for the registration of Strata Scheme, plan or subdivision (s50(1) & (2))	\$10.80 each unit covered by the application but not less than \$107.70	Yes	No	\$10.80 each unit covered by the application but not less than \$107.70
Building Services Levy (BSL) (applicable on the above application except S46 & s48)		Yes	No	61.65
BSL Commission	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
Occupancy Permit for which unauthorised work has been done	(s51(2))	Yes	No	0.18% of construction value but not less than \$97.70
Building Services Levy for unauthorised work (s51)	0.274% where construction value >\$45k or \$123.30 minimum (less \$5 commission)	Yes	No	0.274% where construction value >\$45k or \$123.30 minimum
BSL Commission	Administration fee retained by City of Kwinana for collection of BSL Levy	Yes	No	5.00
R-Codes				
Fees for Codes approval pursuant to the Residential Design Codes	Up to 2 variations \$103	No	No	103.00
Fees for Codes approval pursuant to the Residential Design Codes	3 or more variations	No	No	203.00
Fees for Retrospective Codes Approvals	2 times the application fee for the "Fees for Codes Approval"	No	No	\$206 or \$412
Fees for codes approval - confirmation	Where confirmation is sought that the proposal complies with the "acceptable development" criteria	No	Yes	103.00
Building/Certification Fees - (Refer Building Act 2011)				
Application as defined in regulation 31 (for each building standard in respect of which a declaration is sought)		Yes	No	2,160.15
Certificate of Construction Compliance	\$203 - 2 hours officer time or part thereof. Excess of 2 hours - \$102 per hour thereafter.	No	Yes	203.00
Certificate of Building Compliance	\$203 - 2 hours officer time or part thereof. Excess of 2 hours - \$102 per hour thereafter.	No	Yes	203.00
Certificate of Design Compliance - Class 1 & 10 Buildings	Class 1 & 10 Buildings - 0.13% of the estimated value of building work but not less than \$102	No	Yes	0.13% of the estimated value of building work but not less than \$102
Certificate of Design Compliance - Class 2 - 9 Buildings	Class 2 - 9 Buildings - 0.09% of the estimated value of building work but not less than \$102	No	Yes	0.09% of the estimated value of building work but not less than \$102
Provision of Information & Advice from Building Services	Per Hour	No	Yes	102.00
Request seeking Confirmation	that Planning, Environmental Health, Infrastructure etc. requirements have been met	No	Yes	102.00
Compile an alternative solution for class 1 and 10	Min \$198 first two hours or part thereof. Then \$99 per hour thereafter.	No	Yes	198.00

CITY OF KWINANA
2018/2019 SCHEDULE OF FEES AND CHARGES

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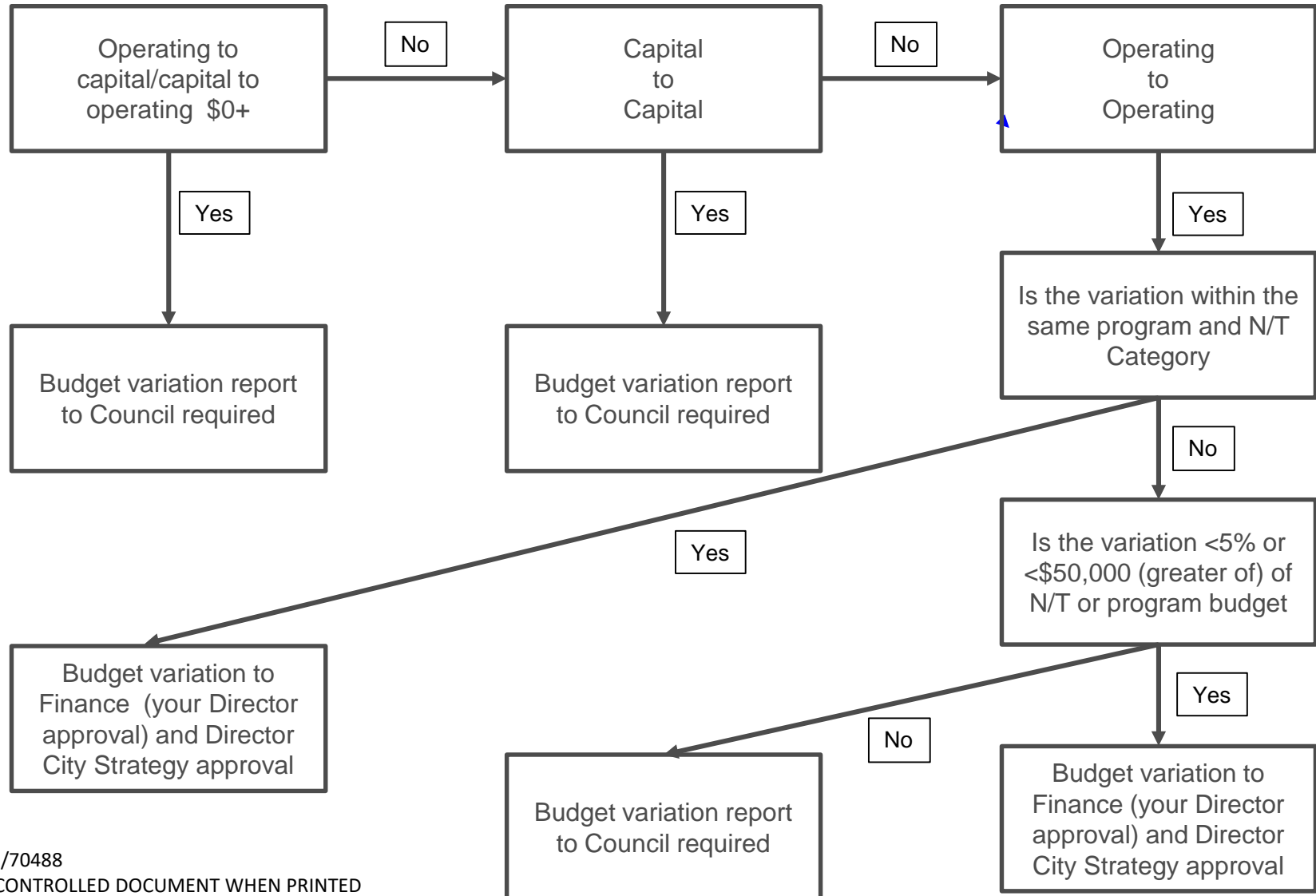
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FEES AND CHARGES	EXPLANATORY COMMENT	STATUTORY FEE	GST	2018/19 BUDGET (\$)
ENGINEERING				
Infrastructure Inspection/Crossovers				
Infrastructure Inspection	For first and each subsequent inspection and administration of infrastructure asset inspection including inspection of footpath, kerb drainage etc., following completion of building construction (cost per inspection)	No	Yes	86.00
Crossover Rebate	The rebate in accordance with the Local Government [ULP] 1996 Req 15 – 50% of the cost of a standard crossover	Yes	Yes	\$120 per linear metre of crossover
Developers Fees				
Supervision Fees - Developers (when Consulting Engineer has been engaged)	When Consulting Engineer has been engaged. Total cost of construction of the roads and drainage works. As per Planning & Development Act 2005 - section 158.	Yes	No	1.5% of GST Exclusive Total Cost
Supervision Fees - Developers (when Consulting Engineer has not been engaged)	When Consulting Engineer has not been engaged. Total cost of construction of the roads and drainage works. As per Planning & Development Act 2005 - section 158.	Yes	No	3.0% of GST Exclusive Total Cost
Subdivision Early Clearance Administration Fee	For when developers request early clearance of a stage of their development, prior to reaching practical completion of that stage and outstanding works are bonded. Payment made prior to practical completion of civil works. Cost includes supply and installation of tree (including two years watering)	No	Yes	586.00
Cost for planting / replacement of 100L tree (including 2 year's watering)	Where an applicant requests that a street tree be removed and planted in a different location on the verge	No	Yes	808.00
Relocate or replace street trees as per Local Planning Policy 2 at the City's discretion	Assessment of application and preparation of variation recommendation to the City (Officer Time)	No	Yes	Refer to Governance/ Professional Fees
Variation to Street Tree Council Policy	Where an applicant requests change to the original maintenance agreement	No	Yes	Refer to Governance/ Professional Fees and actual third party costs
Extractive Industry				
Accelerated Pavement Depreciation Fee due to Extractive Industry Operations'	Fee calculated based on quantity of material extracted from the quarry and the distance travelled on the City of Kwinana roads (Cost/Ton/KM)	No	No	1.18 cents/km
Annual Licence Fee	Extraction of materials less than 50,000 cubic metres per annum	No	No	4,475.50
Annual Licence Fee	Extraction of materials greater than 50,000 cubic metres per annum	No	No	6,836.50
Restricted Access Vehicle				
Restricted Access Vehicle permit	Permit for vehicles to travel on unauthorised roads within the City of Kwinana boundaries - to be granted in conjunction with Main Roads Permit. At Cost Admin Fee, \$104.00 for the first hour and \$52.00 per hour there after for Officer time.	No	No	Administration Fee + Actual Cost
Directional Signs				
Application fee	Application fee	No	No	28.00
Sign cost	Administration Fee of \$104.00 for the first hour and \$52.00 per hour there after, plus cost of sign. At cost fee to recoup administration costs associated with officers time spent assessing requests for directional signage. At Cost Admin Fee, \$104.00 for the first hour and \$52.00 per hour there after.	No	Yes	Administration Fee + Actual Cost
Sign Assessment Fee		No	Yes	Administration Fee + Actual Cost
Traffic Services				
Collect New Traffic Count Data and Supply	At cost plus private works administration fee (refer Private Works section under Governance) - Non ratepayers	No	Yes	Administration Fee + Actual Cost
Traffic Count Data Services -Supply Existing Data	\$104.00 for the first hour and \$52.00 per hour thereafter To External Parties (Non ratepayers)	No	Yes	104.00
Concessional Loading Administration Fees	At cost fee to recoup administration costs of approving concessional loading applications including an onsite assessment of related locations	No	Yes	182.00
Accelerated Pavement Depreciation Fee due to Concessional Mass Loads	Subject to legal agreement	No	No	Subject to Legal Agreement
Engineering Drawings				
Supply "As Constructed Drawings "	Standard Charge - To External Parties (Non Rate Payers). \$104.00 for the first hour and \$52.00 per hour thereafter To External Parties (Non ratepayers)	No	Yes	104.00
Traffic Management				
Traffic Management Plan Review	Costs per hour (or pro-rata) for Officers to assess Traffic Management Plans including site visits and reports as required	No	Yes	Cost per hour (or pro-rata). Refer Governance - Professional Fees

Budget Variation Report to Council Process Map



16.2 Monthly Financial Report April 2018

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 30 April 2018 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

1. Accepts the Monthly Statements of Financial Activity for the period ended 30 April 2018, contained within Attachment A; and
2. Accepts the explanations for material variances for the period ended 30 April 2018, contained within Attachment A.

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Elected Members in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is April 2018. The municipal surplus for this period is \$14,375,231 compared to a budget position of \$10,867,768. This is considered a satisfactory result for the City as the City is maintaining a healthy budget surplus position.

Income for the April 2018 period, year to date is \$61,078,008. This is made up of \$56,177,051 in operating revenues and \$4,900,957 in non-operating grants, contributions and subsidies received. The budget estimated \$64,175,485 would be received for the same period. The variance to budget is (\$3,097,477). Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

Expenditure for the April 2018 period year to date is \$60,444,779. This is made up of \$55,349,662 in operating expenditure, and \$5,095,117 in capital expenditure. The budget estimated \$65,125,277 would be spent for the same period. The variance to budget is \$4,680,498. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

LEGAL/POLICY IMPLICATIONS:

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

16.2 MONTHLY FINANCIAL REPORT APRIL 2018

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications relating to the preparation of the report. Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report contained within Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environment implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

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

RISK IMPLICATIONS:

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

Risk Event	Inadequate management of the City's provisions, revenues and expenditures.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely

16.2 MONTHLY FINANCIAL REPORT APRIL 2018

Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate the risk)
Response to risk treatment required/in place	Annual adoption of variance tolerances for reporting purposes.
Rating (after treatment)	Low

COUNCIL DECISION

211

MOVED CR S LEE**SECONDED CR S MILLS****That Council:**

- 1. Accepts the Monthly Statements of Financial Activity for the period ended 30 April 2018, contained within Attachment A; and**
- 2. Accepts the explanations for material variances for the period ended 30 April 2018, contained within Attachment A.**

CARRIED
7/0

A photograph of a park scene. In the foreground, a small stream flows over a bed of large, dark, mossy rocks. The water is clear and reflects the surrounding greenery. To the right of the stream, a paved path curves through a wooded area. The ground is covered with dry leaves and mulch. Several trees with green foliage are scattered throughout the scene, with a prominent tree trunk in the center. The background shows more trees and a glimpse of a grassy area.

Monthly Financial Report

CITY OF KWINANA

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 30 April 2018

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

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CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30 April 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus(Deficit)	2	1,534,059	3,194,697	3,194,697	3,194,697	0	0%
Revenue from operating activities							
Governance		34,112	395,694	343,790	435,020	91,230	27%
General Purpose Funding - Rates	8	35,239,983	35,239,983	35,117,515	34,960,133	(157,382)	(0%)
General Purpose Funding - Other		4,120,048	4,000,834	3,348,846	3,227,769	(121,077)	(4%)
Law, Order and Public Safety		428,938	442,455	365,375	353,574	(11,801)	(3%)
Health		232,333	215,987	153,300	73,777	(79,523)	(52%)
Education and Welfare		7,077,857	7,089,185	6,150,071	6,616,574	466,503	8%
Community Amenities		14,725,868	7,049,403	6,722,221	6,403,352	(318,869)	(5%)
Recreation and Culture		3,182,645	2,902,137	2,445,571	2,468,129	22,558	1%
Transport		246,593	195,244	195,244	364,184	168,940	87%
Economic Services		1,656,713	1,445,838	1,205,071	1,062,960	(142,111)	(12%)
Other Property and Services		278,524	231,622	182,616	211,578	28,962	16%
		67,223,614	59,208,382	56,229,620	56,177,051	(52,569)	(0%)
Expenditure from operating activities							
Governance		(5,740,233)	(5,377,489)	(4,458,494)	(4,062,624)	395,870	9%
General Purpose Funding		(1,507,199)	(1,475,231)	(1,165,050)	(948,530)	216,520	19%
Law, Order and Public Safety		(3,285,871)	(3,260,092)	(2,635,189)	(2,516,402)	118,787	5%
Health		(1,306,423)	(1,224,367)	(1,008,680)	(945,413)	63,267	6%
Education and Welfare		(9,804,161)	(10,237,232)	(8,795,889)	(8,989,154)	(193,265)	(2%)
Community Amenities		(11,083,382)	(10,952,331)	(8,896,163)	(7,464,332)	1,431,831	16%
Recreation and Culture		(20,013,094)	(19,019,783)	(15,749,060)	(14,905,409)	843,651	5%
Transport		(14,313,868)	(13,118,537)	(10,571,229)	(11,050,450)	(479,221)	(5%)
Economic Services		(2,202,270)	(2,182,325)	(1,775,246)	(1,505,256)	269,990	15%
Other Property and Services		(4,174,570)	(3,823,988)	(3,115,493)	(2,962,092)	153,401	5%
		(73,431,071)	(70,671,376)	(58,170,493)	(55,349,662)	2,820,831	5%
Operating activities excluded from budget							
Add back Depreciation		13,268,106	11,305,586	9,958,293	11,355,015	1,396,722	14%
Adjust (Profit)/Loss on Asset Disposal	7	139,399	165,335	156,020	168,625	12,605	8%
Amount attributable to operating activities		7,200,048	7,927	8,173,440	12,351,029	4,177,589	51%
Investing Activities							
Non-operating Grants, Subsidies and Contributions	12	1,707,484	10,350,849	7,945,865	4,900,957	(3,044,908)	(38%)
Proceeds from Disposal of Assets	7	659,000	614,646	565,446	531,347	(34,099)	(6%)
Reimbursement of Developer Contributions		0	0	0	(516,396)	(516,396)	
Land and Buildings	11	(4,833,500)	(1,996,550)	(1,176,222)	(263,582)	912,640	78%
Plant, Furniture and Equipment	11	(1,932,951)	(1,707,288)	(1,559,893)	(1,482,496)	77,397	5%
Infrastructure Assets - Roads	11	(2,539,695)	(2,701,280)	(2,000,000)	(1,991,550)	8,450	0%
Infrastructure Assets - Parks and Reserves	11	(2,211,012)	(2,651,029)	(1,341,841)	(909,533)	432,308	32%
Infrastructure Assets - Footpaths	11	(310,000)	(360,000)	(238,293)	(238,935)	(642)	(0%)
Infrastructure Assets - Drainage	11	(140,000)	(175,000)	(105,000)	(17,637)	87,363	83%
Infrastructure Assets - Street Lighting	11	(42,436)	(422,070)	(253,808)	(15,960)	237,848	94%
Infrastructure Assets - Bus Shelters	11	(51,500)	(36,500)	(21,900)	0	21,900	100%
Infrastructure Assets - Car Parks	11	(171,311)	(312,762)	(257,827)	(175,424)	82,403	32%
Amount attributable to investing activities		(9,865,921)	603,016	1,556,527	(179,208)	(1,735,735)	(112%)
Financing Activities							
Proceeds from New Debentures	9	2,897,000	0	0	0	0	0%
Self-Supporting Loan Principal		15,645	15,645	13,040	11,904	(1,136)	(9%)
Transfer from Reserves	6	8,033,866	8,455,507	5,559,830	3,381,642	(2,178,188)	(39%)
Repayment of Debentures	9	(617,722)	(617,722)	(304,389)	(326,560)	(22,171)	7%
Transfer to Reserves	6	(9,196,975)	(11,659,070)	(7,325,377)	(4,058,273)	3,267,104	45%
Amount attributable to financing activities		1,131,814	(3,805,640)	(2,056,896)	(991,287)	1,065,609	(52%)
Closing Funding Surplus(Deficit)	2	0	0	10,867,768	14,375,231	3,507,463	32%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1(a) & 1(b).

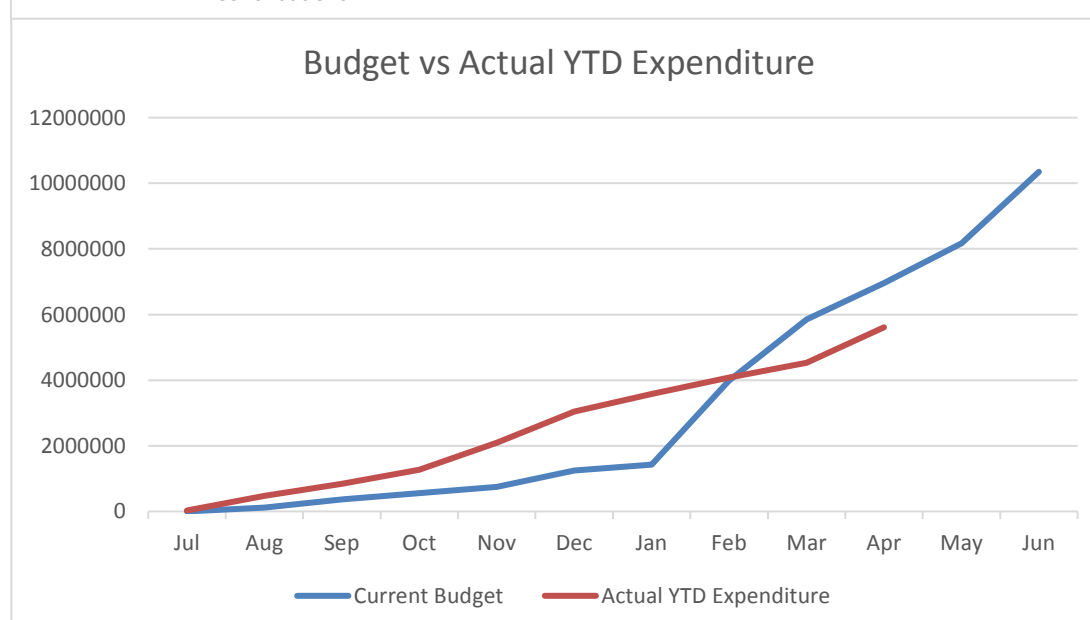
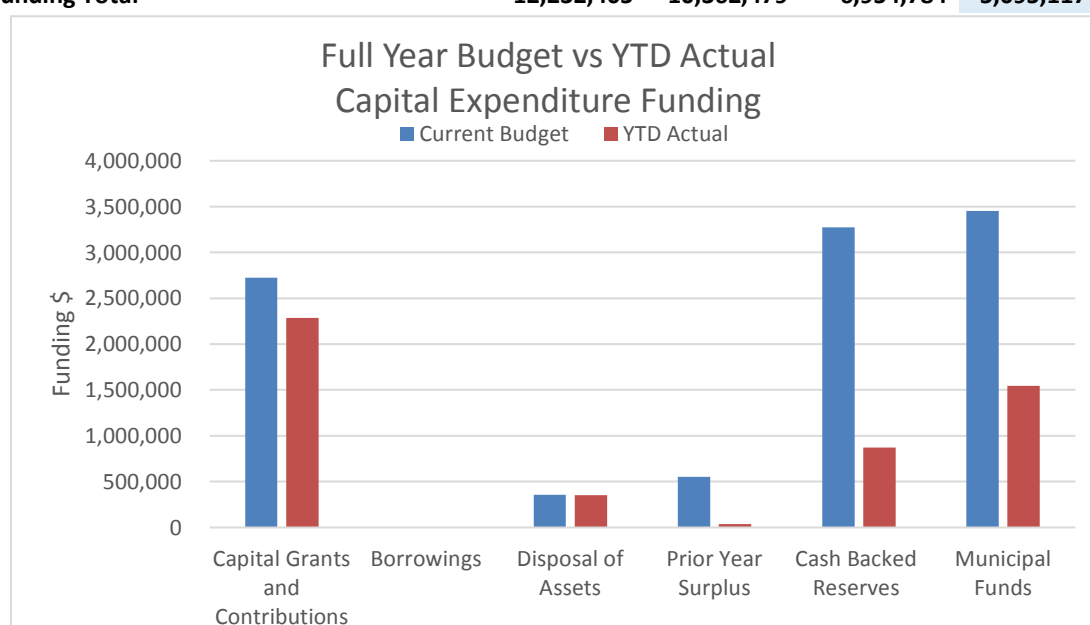
CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 30 April 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus (Deficit)	2	1,534,059	3,194,697	3,194,697	3,194,697	0	0%
Revenue from operating activities							
Rates	8	35,239,983	35,239,983	35,117,515	34,960,133	(157,382)	(0%)
Operating Grants, Subsidies and Contributions	12	15,591,452	7,071,761	6,008,267	6,387,722	379,455	6%
Fees and Charges		13,612,832	13,047,583	11,819,868	11,753,660	(66,208)	(1%)
Interest Earnings		2,183,500	2,826,500	2,441,623	2,357,930	(83,693)	(3%)
Other Revenue		589,101	1,010,367	830,159	705,380	(124,779)	(15%)
Profit on Disposal of Assets	7	6,746	12,188	12,188	12,226	38	0%
		67,223,614	59,208,382	56,229,620	56,177,051	(52,569)	(0%)
Expenditure from operating activities							
Employee Costs		(28,531,268)	(27,427,838)	(22,644,195)	(21,558,575)	1,085,620	5%
Materials and Contracts		(27,092,856)	(27,408,146)	(21,851,049)	(19,210,946)	2,640,103	12%
Utility Charges		(2,527,669)	(2,527,669)	(1,980,865)	(1,896,072)	84,793	4%
Depreciation on Non-Current Assets		(13,268,106)	(11,305,586)	(9,958,293)	(11,355,015)	(1,396,722)	(14%)
Interest Expenses		(1,101,765)	(1,101,765)	(880,224)	(596,566)	283,658	32%
Insurance Expenses		(593,109)	(560,479)	(548,432)	(558,909)	(10,477)	(2%)
Other Expenditure		(170,153)	(162,370)	(139,227)	7,271	146,498	105%
Loss on Disposal of Assets	7	(146,145)	(177,523)	(168,208)	(180,850)	(12,642)	(8%)
		(73,431,071)	(70,671,376)	(58,170,493)	(55,349,662)	2,820,831	5%
Operating activities excluded from budget							
Add back Depreciation		13,268,106	11,305,586	9,958,293	11,355,015	1,396,722	14%
Adjust (Profit)/Loss on Asset Disposal	7	139,399	165,335	156,020	168,625	12,605	8%
Amount attributable to operating activities		7,200,048	7,927	8,173,440	12,351,029	4,177,589	51%
Investing activities							
Grants, Subsidies and Contributions		1,707,484	10,350,849	7,945,865	4,900,957	(3,044,908)	(38%)
Proceeds from Disposal of Assets	7	659,000	614,646	565,446	531,347	(34,099)	(6%)
Reimbursement of Developer Contributions		0	0	0	(516,396)	(516,396)	
Land and Buildings	11	(4,833,500)	(1,996,550)	(1,176,222)	(263,582)	912,640	78%
Plant, Furniture and Equipment	11	(1,932,951)	(1,707,288)	(1,559,893)	(1,482,496)	77,397	5%
Infrastructure Assets - Roads	11	(2,539,695)	(2,701,280)	(2,000,000)	(1,991,550)	8,450	0%
Infrastructure Assets - Parks and Reserves	11	(2,211,012)	(2,651,029)	(1,341,841)	(909,533)	432,308	32%
Infrastructure Assets - Footpaths	11	(310,000)	(360,000)	(238,293)	(238,935)	(642)	(0%)
Infrastructure Assets - Drainage	11	(140,000)	(175,000)	(105,000)	(17,637)	87,363	83%
Infrastructure Assets - Street Lighting	11	(42,436)	(422,070)	(253,808)	(15,960)	237,848	94%
Infrastructure Assets - Bus Shelters	11	(51,500)	(36,500)	(21,900)	0	21,900	100%
Infrastructure Assets - Car Parks	11	(171,311)	(312,762)	(257,827)	(175,424)	82,403	32%
Amount attributable to investing activities		(9,865,921)	603,016	1,556,527	(179,208)	(1,735,735)	(112%)
Financing Activities							
Proceeds from New Debentures	9	2,897,000	0	0	0	0	
Self-Supporting Loan Principal		15,645	15,645	13,040	11,904	(1,136)	(9%)
Transfer from Reserves	6	8,033,866	8,455,507	5,559,830	3,381,642	(2,178,188)	(39%)
Repayment of Debentures	9	(617,722)	(617,722)	(304,389)	(326,560)	(22,171)	7%
Transfer to Reserves	6	(9,196,975)	(11,659,070)	(7,325,377)	(4,058,273)	3,267,104	45%
Amount attributable to financing activities		1,131,814	(3,805,640)	(2,056,896)	(991,287)	1,065,609	(52%)
Closing Funding Surplus (Deficit)	2	0	0	10,867,768	14,375,231	3,507,463	32%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1(a) & 1(b).

CITY OF KWINANA
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 30 April 2018

Capital Acquisitions	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual Total (b)	Variance (a) - (b)
		\$	\$	\$	\$	\$
Land and Buildings	11	4,833,500	1,996,550	1,176,222	263,582	912,640
Plant, Furniture and Equipment	11	1,932,951	1,707,288	1,559,893	1,482,496	77,397
Infrastructure Assets - Roads	11	2,539,695	2,701,280	2,000,000	1,991,550	8,450
Infrastructure Assets - Parks and Reserves	11	2,211,012	2,651,029	1,341,841	909,533	432,308
Infrastructure Assets - Footpaths	11	310,000	360,000	238,293	238,935	(642)
Infrastructure Assets - Drainage	11	140,000	175,000	105,000	17,637	87,363
Infrastructure Assets - Street Lighting	11	42,436	422,070	253,808	15,960	237,848
Infrastructure Assets - Bus Shelters	11	51,500	36,500	21,900	0	21,900
Infrastructure Assets - Car Parks	11	171,311	312,762	257,827	175,424	82,403
Capital Expenditure Totals		12,232,405	10,362,479	6,954,784	5,095,117	1,859,667
Capital acquisitions funded by:						
Capital Grants and Contributions		1,707,484	2,724,566	2,393,988	2,287,128	106,860
Borrowings		2,897,000	0	0	0	0
Disposal of Assets		659,000	356,911	356,911	352,456	4,455
Prior Year Surplus		0	550,934	37,875	37,875	0
Cash Backed Reserves		3,826,662	3,275,472	2,827,619	872,495	1,955,124
Municipal Funds		3,142,259	3,454,596	1,338,391	1,545,163	(206,772)
Capital Funding Total		12,232,405	10,362,479	6,954,784	5,095,117	1,859,667



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 1(a): Explanation of Material Variances by Reporting Program

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues					
Governance	91,230	27%		No Material Variance	
General Purpose Funding - Rates	(157,382)	(0%)		No Material Variance	
General Purpose Funding - Other	(121,077)	(4%)		No Material Variance	
Law, Order and Public Safety	(11,801)	(3%)		No Material Variance	
Health	(79,523)	(52%)		No Material Variance	
Education and Welfare	466,503	8%		No Material Variance	
Community Amenities	(318,869)	(5%)		No Material Variance	
Recreation and Culture	22,558	1%		No Material Variance	
Transport	168,940	87%	M	Permanent	Debtor 897 has been invoiced for agreed settled amount. The City will process a credit note to extinguish prior debt once approved by Council which will offset this increase in revenue.
Economic Services	(142,111)	(12%)	M	Permanent	Reimbursements for utilities from City owned properties (Parmelia House and Kwinana Commercial Centre Shop 23 & 24) are less than expected. This is offset by under expenditure of utilities below.
Other Property and Services	28,962	16%		No Material Variance	
Operating Expense					
Governance	395,870	9%		No Material Variance	
General Purpose Funding	216,520	19%	M	Timing	Savings in overhead costs and legal expenses not yet spent to date.
Law, Order and Public Safety	118,787	5%		No Material Variance	
Health	63,267	6%		No Material Variance	
Education and Welfare	(193,265)	(2%)		No Material Variance	
Community Amenities	1,431,831	16%	M	Timing	Under expenditure due to current spread of budget not matching the timing of works for expenditure items such as mainstream waste collection \$713k and Natural Environment projects \$240k.
Recreation and Culture	843,651	5%		No Material Variance	
Transport	(479,221)	(5%)		No Material Variance	
Economic Services	269,990	15%	M	Permanent	Savings in overhead costs and utility charges on rental properties.
Other Property and Services	153,401	5%		No Material Variance	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 1(a): Explanation of Material Variances by Reporting Program

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Capital Revenues					
Grants, Subsidies and Contributions	(3,044,908)	(38%)	M	Timing	Contributions expected from Developers (DCA) have been spread evenly over the year, the timing of these receipts is difficult to estimate due to the unknown timing of subdivisions.
Proceeds from Disposal of Assets	(34,099)	(6%)		No Material Variance	
Capital Expenses					
Land and Buildings	912,640	78%	M	Timing	Family Daycare building feasibility study to be completed before project can commence. This project is funded from the Family Day Care Reserve.
Plant, Furniture & Equipment	77,397	5%		No Material Variance	
Infrastructure - Roads	8,450	0%		No Material Variance	
Infrastructure Assets - Parks and Reserves	432,308	32%	M	Timing	Projects progressing, completion dates scheduled before 30 June.
Infrastructure Assets - Footpaths	(642)	(0%)		No Material Variance	
Infrastructure Assets - Drainage	87,363	83%		No Material Variance	
Infrastructure Assets - Street Lighting	237,848	94%	M	Timing	Timing of expenditure is currently different to expectations YTD. Contract to be awarded in May.
Infrastructure Assets - Bus Shelters	21,900	100%		No Material Variance	
Infrastructure Assets - Car Parks	82,403	32%		No Material Variance	
Financing					
Proceeds from New Debentures	0	0%		No Material Variance	
Self-Supporting Loan Principal	(1,136)	(9%)		No Material Variance	
Transfer from Reserves	(2,178,188)	(39%)	M	Timing	Family Daycare building and playground funds will be transferred out when expenditure occurs.
Repayment of Debentures	(22,171)	7%		No Material Variance	
Transfer to Reserves	3,267,104	45%	M	Timing	Developer Contribution reserve transfers are difficult to estimate and can only be transferred at the time they are received.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 1(b): Explanation of Operating Revenue and Expenditure Material Variances by Nature and Type

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

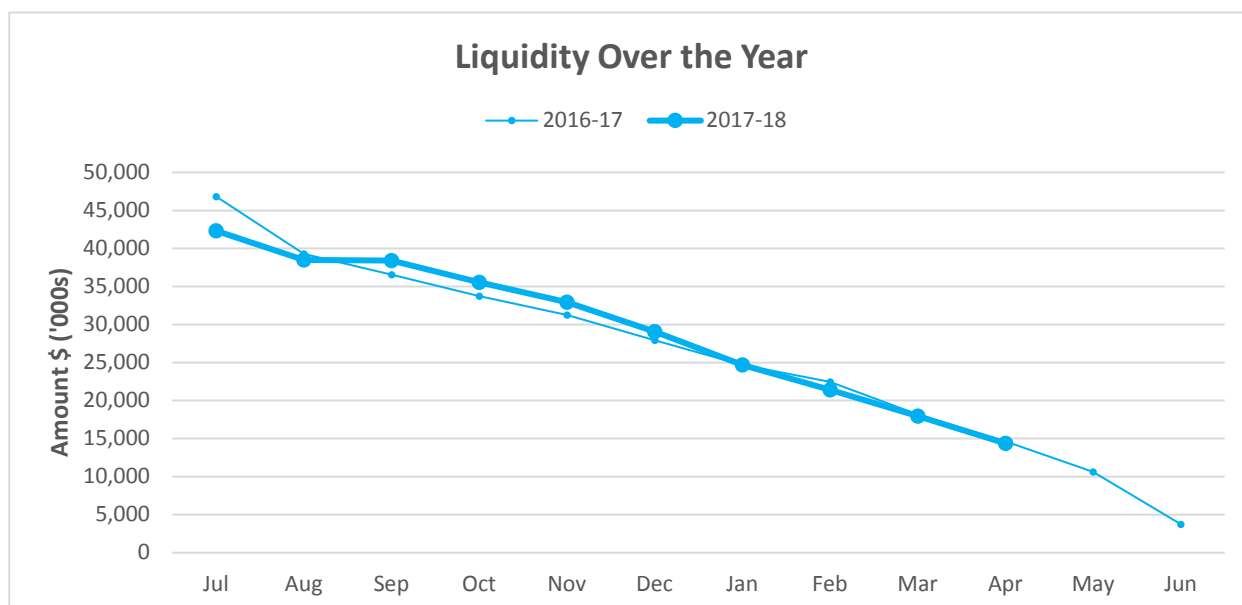
The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Nature and Type Category	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues					
Rates	(157,382)	(0%)		No Material Variance	
Operating Grants, Subsidies and Contributions	379,455	6%		No Material Variance	
Fees and Charges	(66,208)	(1%)		No Material Variance	
Interest Earnings	(83,693)	(3%)		No Material Variance	
Other Revenue	(124,779)	(15%)	M	Permanent	Reimbursements for utilities from City owned properties (Parmelia House and Kwinana Commercial Centre Shop 23 & 24) are less than expected. This is offset by under expenditure of utilities below.
Profit on Disposal of Assets	38	0%		No Material Variance	
Operating Expense					
Employee Costs	1,085,620	5%		No Material Variance	
Materials and Contracts	2,640,103	12%	M	Timing	Timing variance due to budget spread. Funds expected to be expended in 17/18.
Utility Charges	84,793	4%		No Material Variance	
Depreciation on Non-Current Assets	(1,396,722)	(14%)	M	Permanent	Non cash expenditure. Timing variance due to adjustments to depreciation rates to be made prior to year end.
Interest Expenses	283,658	32%	M	Timing	Timing variance due to budget spread. Funds will be expended in 17/18.
Insurance Expenses	(10,477)	(2%)		No Material Variance	
Other Expenditure	146,498	105%	M	Permanent	Unbudgeted reversal of provision for bad debt expense (non cash).
Loss on Disposal of Assets	(12,642)	(8%)		No Material Variance	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 2: Net Current Funding Position

	Note	Last Years Closing 30 June 2018	This Time Last Year 30 Apr 2017	Current 30 Apr 2018
		\$	\$	\$
Current Assets				
Cash Unrestricted	3	3,382,609	15,321,126	9,201,096
Cash Restricted - Reserves	6	50,343,659	49,119,994	51,020,290
Receivables - Rates	5(a)	2,761,590	3,744,595	4,638,857
Receivables - Sundry Debtors	5(b)	738,586	534,382	705,409
Other Current Assets		545,195	167,753	561,098
Inventories		36,203	91,886	32,607
		57,807,842	68,979,736	66,159,357
Less: Current Liabilities				
Payables		(4,269,486)	(5,245,966)	(763,836)
		(4,269,486)	(5,245,966)	(763,836)
Less: Cash Reserves	6	(50,343,659)	(49,119,994)	(51,020,290)
Net Current Funding Position - Surplus/(Deficit)		3,194,697	14,613,776	14,375,231



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 3(a): Cash and Investments

	Total Amount	Interest Rate	Calculated Interest Earnings	Institution	S&P Rating	Deposit Date	Maturity Date	Term Days
	\$	%	\$					
CBA Municipal Bank Account	5,806,100	Variable	N/A	CBA	AA	N/A	N/A	N/A
CBA Trust Bank Account	2,474,419	Variable	N/A	CBA	AA	N/A	N/A	N/A
Cash On Hand - Petty Cash	4,650	N/A	N/A	PC	N/A	N/A	N/A	N/A
Sub-total Cash Deposits	8,285,170							
(b) Cash at Call - Investments								
ANZ Call	1,042	Variable	N/A	ANZ	AA	N/A	N/A	N/A
Sub-total Cash at Call Investments	1,042							
(c) Term Deposits - Investments								
NAB - TD81-630-7734	1,000,000	2.60%	25,929	NAB	AA	2/05/2017	1/05/2018	364
CBA - TD35732709 (1)	1,000,000	2.50%	18,630	CBA	AA	9/08/2017	8/05/2018	272
NAB - TD 940895211	1,000,000	2.50%	20,137	NAB	AA	8/08/2017	29/05/2018	294
NAB - TD 884154944	1,000,000	2.50%	22,534	NAB	AA	11/07/2017	5/06/2018	329
NAB - TD 399386282	1,000,000	2.50%	22,466	NAB	AA	12/07/2017	5/06/2018	328
NAB - TD94-089-5211	1,000,000	2.48%	20,927	NAB	AA	8/08/2017	12/06/2018	308
NAB - TD72-824-2723	1,000,000	2.53%	23,290	NAB	AA	18/07/2017	19/06/2018	336
NAB - TD74-094-8075	1,000,000	2.52%	24,648	NAB	AA	4/07/2017	26/06/2018	357
BWA - TD089-2575899-9	1,000,000	2.55%	25,500	BWA	AA	17/07/2017	17/07/2018	365
CBA - TD35732709 (2)	1,000,000	2.53%	24,676	CBA	AA	9/08/2017	31/07/2018	356
CBA - TD35732709 (3)	1,000,000	2.53%	25,231	CBA	AA	8/08/2017	7/08/2018	364
Sub-total - Term Deposits - Investments	11,000,000		253,967					
Reserve Funds Investments (Cash Backed Reserves)								
Aged Persons Units Reserve - TD36-866-8236	617,204	2.46%	3,702	NAB	AA	1/02/2018	1/05/2018	89
Asset Management Reserve - TD36-842-8945	581,200	2.46%	3,486	NAB	AA	1/02/2018	1/05/2018	89
Asset Replacement Reserve - TD42-972-1062	959,347	2.45%	5,860	NAB	AA	5/02/2018	7/05/2018	91
Banksia Park DMF Reserve - TD42-997-1790	90,333	2.45%	553	NAB	AA	5/02/2018	7/05/2018	91
Community Services & Emergency Relief Reserve - TD43-069-3230	26,638	2.45%	163	NAB	AA	5/02/2018	7/05/2018	91
CLAG Reserve - TD43-083-2341	251,056	2.45%	1,534	NAB	AA	5/02/2018	7/05/2018	91
Workers Compensation Reserve - TD69-136-9789	393,907	2.45%	2,380	NAB	AA	8/02/2018	9/05/2018	90
Settlement Agreement Reserve - TD68-951-1678	159,039	2.45%	961	NAB	AA	8/02/2018	9/05/2018	90
Infrastructure Reserve - TD68-832-2429	131,039	2.45%	792	NAB	AA	8/02/2018	9/05/2018	90
Golf Course Cottage Reserve - TD68-730-8350	27,865	2.45%	168	NAB	AA	8/02/2018	9/05/2018	90
Future Community Infrastructure Reserve - TD88-185-4822	1,600,809	2.45%	9,671	NAB	AA	14/02/2018	15/05/2018	90
Family Day Care Reserve - TD88-195-0531	1,415,284	2.45%	8,550	NAB	AA	14/02/2018	15/05/2018	90
Employee Leave Reserve - TD27-157-0945	2,053,645	2.45%	12,406	NAB	AA	22/02/2018	23/05/2018	90
Employee Leave Reserve - TD44-453-4644	2,053,578	2.48%	16,744	NAB	AA	28/02/2018	28/06/2018	120
Refuse Reserve - TD80-618-4101	2,172,645	2.45%	13,125	NAB	AA	7/02/2018	8/05/2018	90
Refuse Reserve - TD4671154	4,318,405	2.50%	35,494	BWA	AA	4/01/2018	4/05/2018	120
Refuse Reserve - TD4697678	2,259,215	2.55%	18,940	BWA	AA	26/03/2018	24/07/2018	120
Information Technology Reserve - TD4697688	502,005	2.55%	4,209	BWA	AA	26/03/2018	24/07/2018	120
City Assist Initiative Reserve - TD4697689	100,401	2.55%	842	BWA	AA	26/03/2018	24/07/2018	120
Youth Engagement Strategy Reserve - TD4697690	229,626	2.55%	1,925	BWA	AA	26/03/2018	24/07/2018	120
Sub-total - Term Deposits - (Cash Backed Reserves)	19,943,240		141,503					
Reserve Funds Investments (Developer Contributions)								
DCA - 1 Hard Infrastructure - Bertram - TDB35732709.79	1,766,720	2.48%	14,645	CBA	AA	23/03/2018	23/07/2018	122
DCA - 7 Hard Infrastructure - Mandogalup (West) - TD33-699-3763	8,636	2.55%	72	NAB	AA	14/03/2018	12/07/2018	120
DCA - 9 Soft Infrastructure - Wandj/Anketell - TD10521781	3,350,595	2.55%	21,536	NAB	AA	29/03/2018	29/06/2018	92
DCA - 9 Soft Infrastructure - Wandj/Anketell - TD4699251	3,349,717	2.55%	21,062	BWA	AA	29/03/2018	27/06/2018	90
DCA - 9 Soft Infrastructure - Wandj/Anketell - TD97-154-6348	3,350,297	2.52%	28,220	NAB	AA	6/03/2018	6/07/2018	122
DCA - 11 Soft Infrastructure - Wellard East - TDB35732709.77	4,431,894	2.48%	36,737	CBA	AA	23/03/2018	23/07/2018	122
DCA - 12 Soft Infrastructure - Wellard West - TD4678455	6,385,595	2.55%	40,151	BWA	AA	3/04/2018	2/07/2018	90
DCA - 13 Soft Infrastructure - Bertram - TD33-681-3398	290,429	2.55%	2,435	NAB	AA	14/03/2018	12/07/2018	120
DCA - 14 Soft Infrastructure - Wellard/Leda - TD33-715-8508	370,049	2.55%	3,102	NAB	AA	14/03/2018	12/07/2018	120
DCA - 15 Soft Infrastructure - Townsite - TD33-733-2692	162,422	2.55%	1,362	NAB	AA	14/03/2018	12/07/2018	120
Sub-total - Reserve Funds Investments (Developer Contributions)	23,466,354		169,321					
Total	62,695,805		564,792					
Less Trust Bank	(2,474,419)							
Total Municipal Controlled Funds	60,221,386		564,792					

Institution Key

ANZ	ANZ Bank
BEN	Bendigo Bank
BWA	Bankwest
CBA	Commonwealth Bank
NAB	National Australia Bank
PC	Petty Cash
WBC	Westpac Bank

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 3(b): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	-	0%	100%	✓
AA	62,691,155	100%	100%	✓
A	-	-	60%	✓
BBB	-	-	20%	✓
Unrated	-	-	20%	✓

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AMP (A)	-	0.00%	25%	✓
ANZ (AA)	1,042	0.01%	45%	✓
BEN (AAA)	-	0.00%	45%	✓
BWA (AA)	18,144,964	28.94%	45%	✓
CBA (AA)	17,479,133	27.88%	45%	✓
NAB (AA)	27,066,016	43.16%	45%	✓
WBC (AA)	-	0.00%	45%	✓

Comments - Investment Policy Compliance

The City's investments are invested in line with Council Policy - Investments. The above tables exclude the total of petty cash (\$4,650) held by the City.

5.5.1 Portfolio Credit Framework

To control the credit quality on the investment portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	100%
AA	A-1+	100%
A	A-1	60%
BBB	A-2	20%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

5.5.2 Counterparty Credit Framework

Exposure to an individual counterparty/institution will be restricted by its credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	45%
AA	A-1+	45%
A	A-1	25%
BBB	A-2	10%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
		\$	\$
	Budget Adoption		0
	09/08/2017 To account for the refund of changeover fees paid to upgrade to the 360L recycling bins.		
400434.1600.60	Mainstream Waste - Project Expenditure - Refund of upgrade fees	(29,050)	
700007.1007.06	Mainstream Waste - Transfer from Refuse Reserve	29,050	
		0	0
	09/08/2017 Second Stage of Local Sporting Ground Wellard Pavilion Extension and Bertram Building A.		
600019.1002.60	Capital Project Expenditure - Bertram Building A	(348,650)	
600019.1002.60	Capital Project Expenditure - Wellard Pavilion	(128,250)	
700013.1917.06	Transfer from Future Community Infrastructure Reserve	348,650	
700013.1917.06	Transfer from Future Community Infrastructure Reserve	128,250	
		0	0
	7/09/2017 Increase to Metropolitan Library Courier Service.		
400104.1115.60	Library - Operating Expenditure - Cartage & Delivery	(2,585)	
400104.1106.60	Library - Operating Expenditure - Advertising & Promotions	2,585	
		0	0
	13/09/2017 Change to Capital Buildings Expenditure from Sloan's Reserve Toilets to Smirks Cottage Accessible Toilets.		
600019.1002.60	Capital Project Expenditure - Sloan's Reserve Toilets	(40,000)	
600019.1002.60	Capital Project Expenditure - Smirks Cottage Accessible Toilets	40,000	
		0	0
	13/09/2017 Transfer savings in Facilities Management salaries to Darius Wells Reception Safety Modifications.		
400481.1031.50	Facilities Management Overheads - Employee Expenses	5,000	
600019.1002.60	Capital Project Expenditure - Darius Wells Reception Safety Modifications	(5,000)	
		0	0
	27/09/2017 Challenger Avenue Drainage Project cancelled due to being completed by Developer and savings in other Municipal funded projects to be allocated to next prioritised project; Rollings Crescent Drainage Upgrade.		
600007.1563.60	Capital Project Expenditure - Rollings Crescent Drainage Upgrade	(155,000)	
600007.1563.60	Capital Project Expenditure - Challenger Avenue Drainage	120,000	
600007.1561.60	Capital Project Expenditure - Minstrell Road	9,000	
600007.1561.60	Capital Project Expenditure - Beauchamp Loop & Wellard	18,000	
600007.1561.60	Capital Project Expenditure - Bingfield Road West & Tucker Street, Medina	8,000	
		0	0
	27/09/2017 To increase budget for Tip Truck replacement, funded from Asset Replacement Reserve.		
600013.1000.60	Purchase of replacement Tip Truck	(27,000)	
700005.1006.06	Transfer from Asset Replacement Reserve	27,000	
		0	0
	27/09/2017 - Hire of temporary office space to accommodate the Building Maintenance Team at the Depot. Funded from the Building Construction contingency budget.		
400494.1004.60	Other Property & Services - Building Expenses - Depot	(14,000)	
600015.1002.60	Governance Facility - Capital Project - Contingencies	14,000	
		0	0
	11/10/2017 To allocate the brought forward surplus from 2016/2017.		
900024.0178.08	Surplus Brought Forward 01/07/2017	1,823,643	
400002.1125.60	Wells Park feasibility study	(35,000)	
400089.1600.60	Big Concert additional funds	(15,000)	
400089.1600.60	The Edge Skate Park grand opening - rescheduled	(36,000)	
400097.1031.50	Zone Drop-in Lounge - salaries	(71,800)	
400097.1035.50	Zone Drop-in Lounge - salaries	(6,812)	
400494.1004.60	Demountable building - Depot	(36,000)	
400499.1652.60	After hours monitoring	(30,000)	
400499.1797.60	Security guard at Darius Wells	(37,000)	
400499.1797.60	CCTV Maintenance	(22,100)	
400743.1600.60	Darius Wells Christmas Tree Decorations	(10,000)	
600004.1002.60	Recquatic ergonomic workstation refit	(30,000)	
600007.1562.60	Calista Tennis Club access	(20,000)	
600007.1562.60	Bertram Road drainage improvement	(30,000)	
600007.1567.60	Latitude 32 lighting change from solar	(286,050)	
600008.1568.60	Medina Oval Lighting	(150,000)	
600015.1002.60	Demountable building - Depot	(14,000)	
600019.1001.60	Darius Wells Christmas Tree	(10,000)	
600071.1001.60	Youth Zone - Lounge entrance renovation	(25,000)	
800068.2004.07	Transfer to Information Technology Reserve	(500,000)	
800068.2005.07	Transfer to City Assist Initiative Reserve	(100,000)	
		358,881	358,881

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

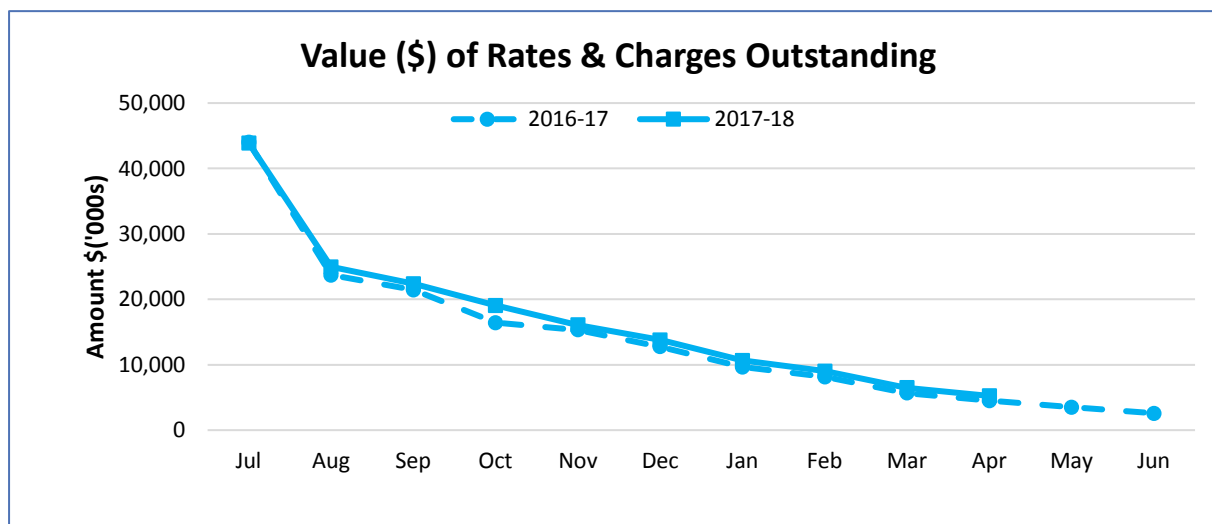
Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
22/11/17 Addition of Summerton Road intersection improvement project - funded by remaining 2016/17 Roads to Recovery grant and State Blackspot.			
600007.1561.60	Capital Project Expenditure - Summerton Road	(99,000)	
700022.1813.06	Transfer from Restricted Grants Reserve (2016/17 Roads to Recovery funding)	33,000	
300137.1003.16	State Blackspot Grant	66,000	
		0	358,881
22/11/2017 Received Grant from WA Police for the installation of CCTV.			
600016.1002.60	Capital Project Expenditure - CCTV Wellard	(98,967)	
300178.1002.16	WA Police Grant - State CCTV Strategy	98,967	
		0	358,881
22/11/2017 Savings made in Bertram Road Dual Carriageway project returned to Asset Management Reserve and subsequently reallocated to Johnson Road alignment project.			
600007.1561.60	Capital Project Expenditure - Johnson Road alignment	(81,090)	
700022.1898.06	Transfer from Asset Management Reserve	81,090	
600007.1561.60	Capital Project Expenditure - Betram Road dual carriageway project	81,090	
700022.1898.06	Transfer to Asset Management Reserve	(81,090)	
		0	358,881
22/11/2017 Roads to Recovery funds allocated to Freckleton Court.			
600007.1561.60	Capital Project Expenditure - Freckleton Court	(35,000)	
700022.1813.06	Transfer from Restricted Grants Reserve (2016/17 Roads to Recovery funding)	35,000	
		0	358,881
22/11/2017 Originally budgeted as capital project, the club now only seeking donation and will manage construction themselves.			
400094.1600.60	Operating Expenditure - Contribution to Bowling Club	(18,000)	
600019.1002.60	Capital Project Expenditure - Bowling Club Shed	18,000	
300147.1002.60	Capital Revenue Contribution from Club	(8,000)	
300158.1600.15	Operating Revenue - Community Development	8,000	
		0	358,881
22/11/2017 Reallocation of funding from Asset Management Reserve from Medina Netball Courts to Kwinana Netball Courts.			
600008.1568.60	Capital Project Expenditure - Kwinana Netball Courts	(2,000)	
600008.1568.60	Capital Project Expenditure - Medina Netball Courts	2,000	
700019.1898.06	Transfer to Asset Management Reserve - Medina Netball Courts	(2,000)	
700019.1898.06	Transfer from Asset Management Reserve - Kwinana Netball Courts	2,000	
		0	358,881
13/12/2017 Insurance claim received for the stolen batteries from street lights in Latitude 32.			
600007.1567.60	Capital Project Expenditure - Replacement of street lights	96,424	
300137.1003.23	Capital Project Revenue - Insurance Claim Received	(96,424)	
		0	358,881
17/01/2018 Change of Scope for Ocean Street. Funded from additional grant received and savings from the expected contribution payable to City of Rockingham.			
600007.1561.60	Capital Project Expenditure - Ocean Street	(86,180)	
300137.1003.16	Metropolitan Regional Road Group Grant Funding	27,933	
400461.1976.81	Contribution to Dixon Road / Mandurah Road project	58,247	
		0	358,881
17/01/2018 Additional grant funding received for Honeywood Park.			
600008.1568.60	Capital Project Expenditure - Parks for People Strategy Honeywood	(20,000)	
300142.1003.16	Grant received - Department Industry for Stronger Communities	20,000	
		0	358,881
17/01/2018 Transfer of capital budget to enable purchase of mobile disability hoist for Recquatic Centre.			
600004.1001.60	Capital Project Expenditure - Disability Hoist	(3,000)	
600004.1001.60	Capital Project Expenditure - Blanket Buddy	3,000	
		0	358,881
28/03/2018 As per Budget Review Report.			
	Decrease in Opening Funding Surplus	(163,005)	
	Operating Activities	743,677	
	Increase in Non-Operating Grants, Subsidies & Contributions	715,758	
	Decrease in Proceeds from Disposal of Assets	(44,354)	
	Decrease in Capital Expenditure	3,327,447	
	Decrease in Financing Activities	(3,433,806)	
	Additional Reserve Transfer	(1,504,598)	
		(358,881)	0
Amended Budget Surplus / (Deficit)			0

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

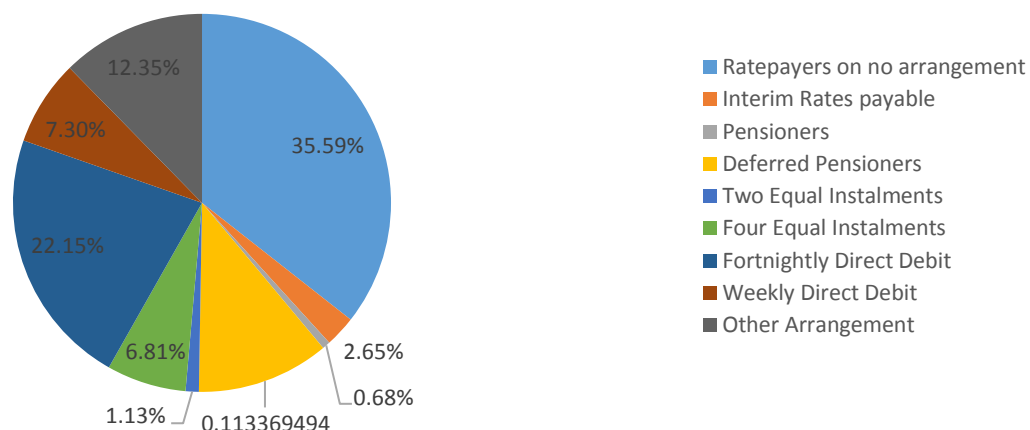
Note 5(a): Receivables - Rates & Charges

Receivables - Rates & Charges Receivable	30 Apr 2018	30 June 2017
	\$	\$
Opening Arrears Previous Years	2,761,590	2,179,452
Levied this year	46,875,681	46,344,239
<u>Less</u> Collections to date	(44,405,264)	(45,762,100)
Equals Collectable Rates & Charges Outstanding	5,232,007	2,761,590
Rates & Charges Collectable	5,232,007	2,761,590
Less Pensioner Deferred Rates	(593,150)	(599,197)
Net Rates & Charges Collectable	4,638,857	2,162,393
% Outstanding	9.35%	4.46%



Outstanding Rates & Charges by Payment Arrangement Type	30 Apr 2018	
	\$	%
Ratepayers on no arrangement	1,862,249	35.59%
Interim Rates payable	138,892	2.65%
Pensioners	35,496	0.68%
Deferred Pensioners	593,150	11.34%
Two Equal Instalments	59,078	1.13%
Four Equal Instalments	356,174	6.81%
Fortnightly Direct Debit	1,159,051	22.15%
Weekly Direct Debit	381,829	7.30%
Other Arrangement	646,088	12.35%
	5,232,007	100.00%

% of Outstanding Rates & Charges by Payment Arrangement Type



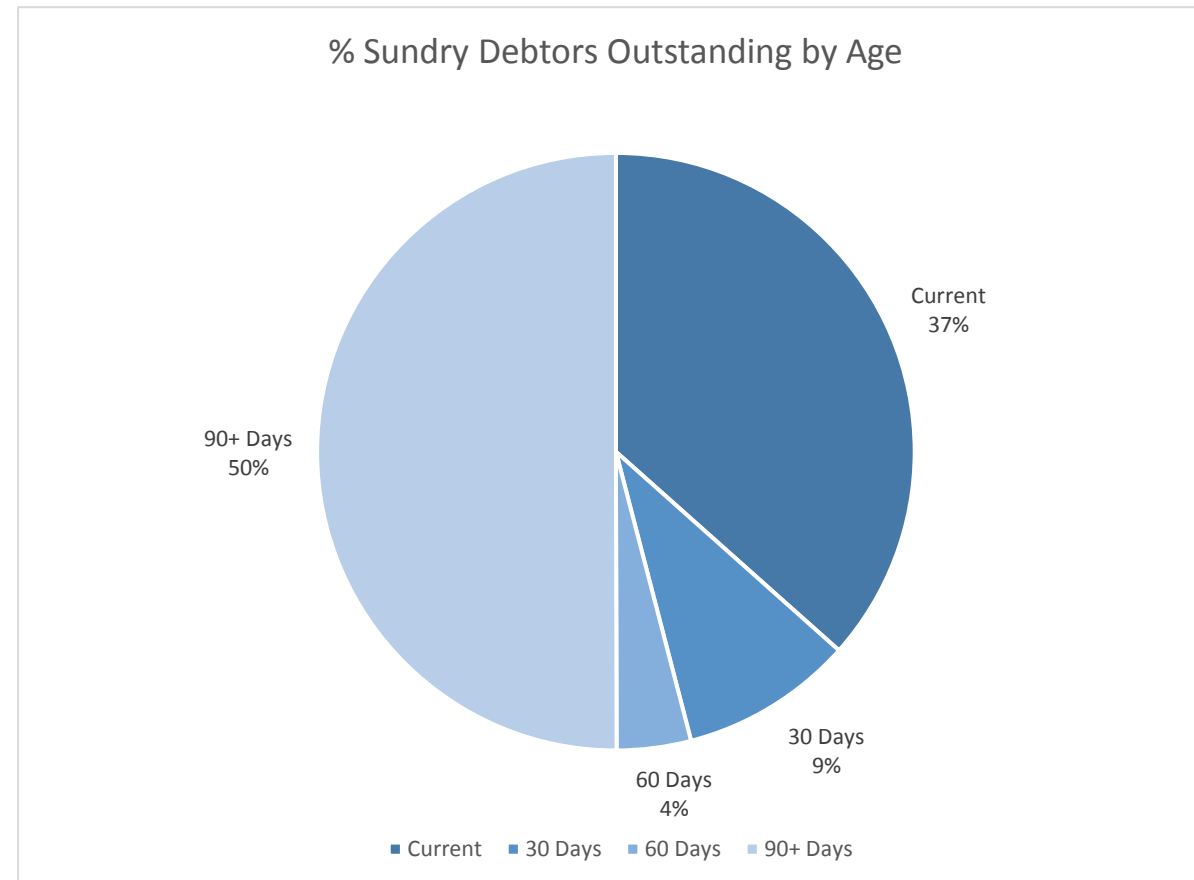
CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 5(b): Receivables - General

Receivables - General

	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Sundry Debtors	196,642	50,354	21,563	268,981	537,540
Infringements Register					167,869
Total Receivables General Outstanding					705,409

Amounts shown above include GST (where applicable)



Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Debtor #	Description	Status	\$
10.01	LYRIK program sponsorship 2017/18	Following up with sponsor.	16,500
296.04	Rent	Final notice of default being sent.	4,115
854.04	Rent and Outgoings	Investigating dispute regarding CPI increase.	5,804
1497.11	Banksia Park Fees	Invoice to be paid upon sale of unit.	1,643
1512.11	Banksia Park Fees	Finance reviewing the treatment of these accrued Management Fees.	1,360
1703.11	Banksia Park Fees	Invoice to be paid upon sale of unit.	5,363
1825.07	Court awarded fines and costs	With Fines Enforcement Registry.	3,123
1970.11	Banksia Park Fees	Invoice to be paid upon sale of unit.	1,643
2428.11	Banksia Park Fees	Invoice to be paid upon sale of unit.	3,335
2442.07	Court imposed fine	No payments received. With Fines Enforcement Registry.	5,732
2535.07	Dog attack prosecution costs	Regular payments ceased in 2015; with Fines Enforcement Registry.	6,444
2549.07	Pool prosecution	No payments received. With Fines Enforcement Registry.	1,400
2726.07	Planning and Development Act prosecution	Regular payments ceased in December 2016. With Fines Enforcement Registry.	23,144
3263.14	Motorvation 2018 - Venues West / Traders	Reminder letter sent 8/5/18	1,130
3321.07	Dog fines and prosecution costs	Regular payments of \$25 per fortnight via Fines Enforcement Registry.	2,560
3418.04	2017 Winter seasonal tenancy fee	Payment arrangement to be entered into.	1,283
3485.07	Food Act prosecutions	No payments received. With Fines Enforcement Registry.	13,524
3884.03	Removal of abandoned vehicle	Regular payments of \$40 per fortnight via Fines Enforcement Registry.	2,435
3909.07	Local Government Act prosecution	No payments received. With Fines Enforcement Registry.	3,652
3910.07	Local Government Act prosecution	Direct debit arrangement of \$30 per fortnight.	1,362
3922.03	Verge clean up costs	Legal to advise.	1,090
3936.07	Prosecution RO 706-709	Regular payments of \$150 per fortnight via Fines Enforcement Registry.	10,502
3951.06	Developer Contributions - Fairhaven Estate	Waiting on Sub division prior to payment as per agreement.	3,786
3953.07	Local Law prosecution	Regular payments of \$45 per fortnight via Fines Enforcement Registry.	2,959
4051.03	Costs associated with removal of furniture	No reply to correspondence. Requesting City Assist to make further enquiries.	1,012
4060.07	Littering Act Prosecution - Unlawful transport	Direct debit arrangement of \$50 per fortnight.	2,962
4123.07	Removal of Asbestos	No reply to correspondence. Requesting City Assist to make further enquiries.	1,705
897.04/06	Lease and Outgoings - Carpark	Payment arrangement has been entered into. To be repaid by 30/6/19.	112,183
Total Debtors 90+ days > \$1,000			241,750

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 6: Cash Backed Reserves

Reserve	Adopted Budget				Current Budget				Actual					Variance
	Opening Balance	Transfers In (incl Interest) (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (incl Interest) (+)	Transfers Out (-)	Current Budget Closing Balance	Opening Balance	Actual Transfers In (+)	Interest Earned (+)	Transfers Out (-)	YTD Closing Balance	Actual vs Current Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Municipal Reserves														
Aged Persons Units Reserve	389,941	279,588	(221,315)	448,214	643,364	268,465	(221,315)	690,514	643,364	0	14,220	(74,098)	583,486	(107,028)
Asset Management Reserve	784,951	22,399	(83,090)	724,260	566,868	20,000	(83,090)	503,778	566,868	0	14,331	(83,090)	498,109	(5,669)
Asset Replacement Reserve	213,186	254,814	(468,000)	0	595,442	4,569	(135,310)	464,701	595,442	435,511	9,585	(81,191)	959,347	494,646
Banksia Park Reserve	107,650	735	(108,385)	0	107,840	2,000	(70,072)	39,768	107,840	0	2,399	(36,256)	73,983	34,215
City Assist Initiative Reserve	0	0	0	0	0	100,000	(100,000)	0	0	100,000	401	0	100,401	100,401
Community Services & Emergency Relief Reserve	25,966	611	0	26,577	26,059	57,827	0	83,886	26,059	57,216	580	0	83,854	(32)
Contiguous Local Authorities Group Reserve	253,161	56,950	(45,000)	265,111	239,215	56,950	(15,000)	281,165	239,215	19,373	5,321	(3,893)	260,016	(21,149)
Employee Leave Reserve	4,100,853	0	(539,162)	3,561,691	4,074,338	0	(539,162)	3,535,176	4,074,338	0	32,885	0	4,107,223	572,047
Family Day Care Reserve	1,446,637	34,023	(751,569)	729,091	1,383,878	53,769	(807,142)	630,505	1,383,878	19,746	31,407	0	1,435,031	804,526
Future Community Infrastructure Reserve	2,013,802	54,784	(527,100)	1,541,486	1,568,683	40,000	(620,000)	988,683	1,568,683	0	34,620	(8,433)	1,594,870	606,187
Golf Course Cottage Reserve	27,167	639	0	27,806	27,264	639	0	27,903	27,264	0	601	0	27,865	(38)
Information Technology Reserve	0	0	0	0	0	1,888,698	0	1,888,698	0	1,888,698	2,005	0	1,890,703	2,005
Infrastructure Reserve	122,859	2,889	0	125,748	128,213	211,023	0	339,236	128,213	208,138	2,825	0	339,177	(59)
Rates Strategy Reserve	819,692	0	(819,692)	0	819,692	0	(819,692)	0	819,692	0	0	(819,692)	0	0
Refuse Reserve	8,606,073	202,401	(1,667,704)	7,140,770	8,636,810	202,401	(1,708,577)	7,130,634	8,636,810	0	141,753	(29,026)	8,749,537	1,618,903
Restricted Grants & Contributions Reserve	1,297,522	0	(1,297,522)	0	2,644,457	360,000	(2,574,457)	430,000	2,644,457	0	0	(2,064,785)	579,672	149,672
Settlement Agreement Reserve	157,743	0	0	157,743	157,743	0	0	157,743	157,743	0	1,297	0	159,040	1,297
Workers Compensation Reserve	342,176	0	(289,544)	52,632	210,503	105,587	0	316,090	210,503	181,674	1,730	(66,087)	327,820	11,730
Youth Engagement Reserve	270,000	0	(270,000)	0	270,000	0	(230,000)	40,000	270,000	0	917	(113,390)	157,527	117,527
Sub-Total Municipal Reserves	20,979,379	909,833	(7,088,083)	14,801,129	22,100,369	3,371,928	(7,923,817)	17,548,480	22,100,369	2,910,355	296,877	(3,379,940)	21,927,661	4,379,181
Developer Contribution Reserves														
DCA 1 - Hard Infrastructure - Bertram	1,738,315	489,830	(414,093)	1,814,052	1,743,837	489,830	0	2,233,667	1,743,837	0	46,979	0	1,790,816	(442,852)
DCA 2 - Hard Infrastructure - Wellard	1,953,717	487,102	0	2,440,819	1,969,898	487,102	0	2,457,000	1,969,898	36,864	53,362	0	2,060,124	(396,876)
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 5 - Hard Infrastructure - Wandí	3,079,247	2,662,656	0	5,741,903	3,104,086	2,662,656	0	5,766,742	3,104,086	0	83,623	0	3,187,709	(2,579,033)
DCA 7 - Hard Infrastructure - Mandogalup West	8,537	27,097	0	35,634	8,567	27,097	0	35,664	8,567	0	187	0	8,754	(26,910)
DCA 8 - Soft Infrastructure - Mandogalup	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 9 - Soft Infrastructure - Wandí/Anketell	9,893,320	1,895,119	(488,318)	11,300,121	9,928,654	1,895,119	(488,318)	11,335,455	9,928,654	0	259,144	0	10,187,798	(1,147,657)
DCA 10 - Soft Infrastructure - Casuarina/Anketell	0	666,609	(7,117)	659,492	0	666,609	(7,117)	659,492	0	0	152	0	152	(659,340)
DCA 11 - Soft Infrastructure - Wellard East	4,323,240	958,816	(9,724)	5,272,332	4,374,577	958,816	(9,724)	5,323,669	4,374,577	59,136	118,463	(1,702)	4,550,475	(773,194)
DCA 12 - Soft Infrastructure - Wellard West	6,274,935	914,116	(15,637)	7,173,414	6,297,347	914,116	(15,637)	7,195,826	6,297,347	0	175,263	0	6,472,610	(723,216)
DCA 13 - Soft Infrastructure - Bertram	287,083	6,750	0	293,833	288,108	6,750	0	294,858	288,108	0	6,302	0	294,410	(448)
DCA 14 - Soft Infrastructure - Wellard/Leda	359,161	117,719	(6,704)	470,176	367,092	117,719	(6,704)	478,107	367,092	0	8,029	0	375,121	(102,986)
DCA 15 - Soft Infrastructure - City Site	160,443	61,328	(4,190)	217,581	161,124	61,328	(4,190)	218,262	161,124	0	3,537	0	164,661	(53,601)
Sub-Total Developer Contribution Reserves	28,077,998	8,287,142	(945,783)	35,419,357	28,243,290	8,287,142	(531,690)	35,998,742	28,243,290	96,000	755,041	(1,702)	29,092,629	(6,906,113)
Total Reserves	49,057,377	9,196,975	(8,033,866)	50,220,486	50,343,659	11,659,070	(8,455,507)	53,547,222	50,343,659	3,006,355	1,051,918	(3,381,642)	51,020,290	(2,526,932)

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 7: Disposal of Assets

Asset Number	Asset Description	YTD Actual				Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Motor Vehicles								
5596	Toyota Aurion Sportivo 3.5L Auto - Motor Vehicle - Dispose 1ENV377 (PL420)	26,484	13,464		(13,020)	26,484	13,464		(13,020)
5591	Holden Colorado LTZ 4x4 Auto - Motor Vehicle - Dispose 1EOB725 (PL421)	34,188	28,236		(5,952)	34,188	28,236		(5,952)
5827	Toyota Kluger AWD V6 - Motor Vehicle - 1EWF500 (PL466)	31,619	37,782	6,163		31,619	37,782	6,163	
5605	Holden VF Evoke V6 Sportswagon - Motor Vehicle - Dispose 1EOB748 (PL422)	17,937	14,145		(3,791)	17,937	14,146		(3,791)
5630	Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOX941 (PL425)	26,699	22,555		(4,144)	26,699	22,555		(4,144)
5600	Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOO657 (PL430)	26,950	25,055		(1,896)	26,950	25,055		(1,896)
5604	Toyota Camry Altise 2.5L Sedan - Motor Vehicle - Dispose 1ENM243 (PL423)	14,496	10,530		(3,966)	14,496	10,530		(3,966)
5601	Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1955 (PL424)	26,899	20,964		(5,936)	26,899	20,964		(5,936)
5648	Ford Ranger 4x4 PU XL - Motor Vehicle - Dispose KWN1946 (PL426)	22,297	21,645		(651)	22,297	21,645		(651)
5602	Holden Colorado 4 x4 Crew Cab - Motor Vehicle - Dispose KWN1953 (PL427)	26,342	21,645		(4,697)	26,342	21,645		(4,697)
5592	Holden Colorado 4 x4 Crew Cab Ute - Motor Vehicle - Dispose KWN1952 (PL428)	26,393	20,509		(5,884)	26,393	20,509		(5,884)
5043	Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1817 (PL410)	24,487	23,009		(1,478)	24,487	23,009		(1,478)
5598	Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1958 (PL433)	26,699	20,509		(6,190)	26,699	20,509		(6,190)
5622	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN2000 (PL436)	27,989	18,643		(9,346)	31,590	20,000		(11,590)
4616	Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1820 (PL385)	20,932	23,691	2,759		20,932	23,691	2,759	
4600	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1893 (PL386)	27,562	16,825		(10,737)	27,562	16,825		(10,737)
4601	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1984	27,302	18,643		(8,659)	27,302	18,643		(8,659)
	Furniture & Equipment								
4868	Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	627	0		(627)
4869	Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	627	0		(627)
5732	Laptop - Dell Latitude 3540	108	137	29		108	137	29	
6070	Apple iPad Pro 9.7	780	775		(5)	780	775		(5)
5730	Apple iPhone 6	112	150	38		0	0		0
	Plant & Equipment								
5604	Isuzu Fire Truck 1AUF291	38,177	20,909		(17,268)	0	0		0
3287	2009 Hino 14T Tip Truck - Dispose KWN1761 (PL252)	0	0			102,737	72,426		(30,310)
3481	Mitsubishi Fuso Tip Truck - Dispose KWN1779 (PL289)	0	0			0	0		0
3075	Volvo L70F Loader - Dispose KWN624 (PL223)	0	0			0	0		0
5068	Mower Toro GM7200 - Dispose 1EJI080 (PL415)	16,339	6,000		(10,339)	16,339	6,000		(10,339)
4591	Mower Toro Zero Turn Grandmaster Ride on - Dispose 1EDW556 (PL390)	10,523	6,000		(4,523)	10,523	6,000		(4,523)
5624	Kubota Tractor 33HP & Slasher - Dispose 1EPN009 (PL441)	0	0			10,885	8,000		(2,885)
4602	Hino 500 Tip Truck 4x4 Truck - Dispose KWN1915 (PL391)	102,701	72,426		(30,274)	103,812	95,000		(8,812)
3187	Vermeer Wood Chipper - Dispose Sale 1TKV850 (PL253)	18,335	21,003	2,669		18,335	21,003	2,669	
2434	Volvo 710 Vhp Grader - Dispose KWN623 (PL49)	73,730	43,642		(30,088)	73,730	43,642		(30,088)
Various	Stihl Hedge trimmers x 6	748	1,000	289	(36)	748	1,000	252	
Various	Stihl Brushcutters x 6	812	1,091	279		775	1,091	316	
Various	Clearing Saw Hedge trimmers x 2	1,079	364		(716)	1,079	364		(716)
		699,972	531,347	12,226	(180,851)	779,981	614,646	12,188	(177,523)
	Net Profit/(Loss)				(168,625)				(165,335)

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 8: Rating Information	YTD Actual							Budget					
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Back Rates	Total Revenue	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$		\$	\$	\$	\$	\$
Differential General Rate													
Gross Rental Value (GRV)													
Improved Residential	0.07351	13,118	229,263,796	16,223,658	537,657	46,081	16,807,396	12,635	220,699,968	16,223,658	850,000	-	17,073,658
Vacant Residential	0.15769	422	8,375,520	1,385,002	(54,181)	(13,169)	1,317,652	469	8,783,070	1,385,002	-	-	1,385,002
Improved Special Residential	0.06515	805	19,250,191	1,256,013	(2,047)	-	1,253,966	808	19,278,791	1,256,013	-	-	1,256,013
Light Industrial and Commercial	0.08719	145	23,824,693	2,025,036	51,160	4,419	2,080,615	145	23,225,553	2,025,036	-	-	2,025,036
General Industry and Service Commercial	0.08246	339	36,570,381	2,943,173	61,460	299	3,004,932	336	35,692,132	2,943,173	-	-	2,943,173
Large Scale General Industry and Service Commercial	0.08559	46	47,159,680	4,105,511	(61,954)	(313)	4,043,244	47	47,967,180	4,105,511	-	-	4,105,511
Unimproved Value (UV)													
General Industrial	0.01696	3	121,200,000	2,055,552	-	-	2,055,552	3	121,200,000	2,055,552	-	-	2,055,552
Rural	0.00471	78	96,681,000	459,936	(2,654)	-	457,282	79	97,651,000	459,936	-	-	459,936
Mining	0.00817	25	38,616,000	306,710	7,603	4,996	319,309	23	37,541,000	306,710	-	-	306,710
Urban/Urban Deferred	0.00576	66	148,280,000	868,775	(4,800)	37,762	901,737	63	150,829,000	868,775	-	-	868,775
Sub-Totals		15,047	769,221,261	31,629,366	532,244	80,075	32,241,685	14,608	762,867,694	31,629,367	850,000	-	32,479,367
Minimum Payment	Minimum \$												
Gross Rental Value (GRV)													
Improved Residential	\$971	1,727	1,659,684	1,646,816	12,868	2,284	1,661,968	1,696	20,376,522	1,646,816	-	-	1,646,816
Vacant Residential	\$971	930	915,834	985,565	(69,731)	(18,876)	896,958	1,015	5,339,565	985,565	-	-	985,565
Improved Special Residential	\$971	7	6,552	5,826	726	-	6,552	6	84,900	5,826	-	-	5,826
Light Industrial and Commercial	\$1,263	24	32,838	32,838	-	-	32,838	26	267,341	32,838	-	-	32,838
General Industry and Service Commercial	\$1,263	38	47,994	46,731	1,263	-	47,994	37	318,902	46,731	-	-	46,731
Large Scale General Industry and Service Commercial	\$1,263	0	-	-	-	-	-	0	-	-	-	-	-
Unimproved Value (UV)													
General Industrial	\$1,263	0	-	-	-	-	-	0	-	-	-	-	-
Rural	\$971	9	8,739	8,739	-	-	8,739	9	1,071,000	8,739	-	-	8,739
Mining	\$1,263	14	17,011	16,419	592	-	17,011	13	28,647	16,419	-	-	16,419
Urban/Urban Deferred	\$1,263	54	44,876	17,682	27,194	1,512	46,388	14	2,051,600	17,682	-	-	17,682
Sub-Totals		2,803	2,733,528	2,760,616	(27,088)	(15,080)	2,718,448	2,816	29,538,477	2,760,616	-	-	2,760,616
		17,850	771,954,789	34,389,982	505,156	64,995	34,960,133	17,424	792,406,171	34,389,983	850,000	-	35,239,983
Concession							-						-
Amount from General Rates							34,960,133						35,239,983
Ex-Gratia Rates							-						-
Specified Area Rates							-						-
Totals							34,960,133						35,239,983

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 9: Information on Borrowings

(a) Debenture Repayments

Particulars	01 Jul 2017	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$		\$	\$	\$	\$	\$	\$
Governance									
Loan 99 - Administration Office Renovations	845,987	0	0	41,558	84,414	804,429	761,573	28,487	57,237
Loan 107 - Administration / Chambers Building Refurbishment	0	0	0	0	0	0	0	0	0
Education & Welfare									
Loan 96 - Youth Specific Space	171,398	0	0	11,562	23,558	159,836	147,840	6,584	13,606
Loan 100 - Youth Specific Space	1,521,312	0	0	0	0	1,521,312	1,521,312	39,502	81,250
Recreation and Culture									
Loan 94 - Wellard Sports Pavilion	248,482	0	0	43,658	43,658	204,824	204,824	13,526	16,802
Loan 95 - Orelia Oval Pavilion	411,355	0	0	27,748	56,540	383,607	354,815	15,802	32,655
Loan 97 - Orelia Oval Pavilion Extension	1,871,923	0	0	91,956	186,785	1,779,968	1,685,138	63,033	126,648
Loan 102 - Library & Resource Centre	7,421,567	0	0	0	0	7,421,567	7,421,567	188,041	386,720
Loan 104 - Recquatic Refurbishment	3,350,000	0	0	0	0	3,350,000	3,350,000	77,805	135,675
Loan 105 - Bertram Community Centre	1,296,840	0	0	0	0	1,296,840	1,296,840	35,528	50,827
Loan 106 - Destination Park - Calista	1,609,695	0	0	46,219	93,163	1,563,476	1,516,532	29,981	49,819
Transport									
Loan 98 - Streetscape Beautification	1,142,081	0	0	56,103	113,959	1,085,978	1,028,122	38,457	77,270
Loan 101 - City Centre Redevelopment	2,500,000	0	0	0	0	2,500,000	2,500,000	54,463	61,750
Self Supporting Loans									
Recreation and Culture									
Loan 103B - Golf Club Refurbishment	298,494	0	0	7,758	15,645	290,736	282,849	5,355	11,506
	22,689,134	0	0	326,560	617,722	22,362,574	22,071,412	596,566	1,101,765

(b) New Debentures

No new debentures were raised during the reporting period.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018



































Note 10: Trust Fund

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

Description	Opening Balance 01 Jul 2017	Amount Received	Amount Paid	Closing Balance 30 Apr 2018
	\$	\$	\$	\$
Hall Security Bonds	55,341	62,700	(54,688)	63,353
Footpath & Kerbing Security Deposits	857,177	0	(42,292)	814,885
Sports Forfeiture Security Deposits	200	0	0	200
Bus Hire Security Deposits	3,000	2,500	(1,000)	4,500
Demolition Security Deposits	16,334	0	(13,984)	2,351
Miscellaneous Deposits	70,351	12,500	(281)	82,570
Footpath Construction Bonds	2,000	0	0	2,000
Land Subdivision Bonds	506,810	30,800	(87,540)	450,070
Road Maintenance Bonds	293,234	0	0	293,234
Landscaping Subdivision Bonds	125,315	13,472	0	138,787
Planning Advertising Bonds	250	0	(250)	0
Mortimer Road - Community Trust	10,421	0	0	10,421
ATU Landscaping Bonds	3,168	0	(790)	2,378
Landscaping Development Bonds	56,822	7,655	0	64,477
Subdivision Handrails	15,395	0	0	15,395
APU Security Bonds	16,462	684	(2,245)	14,901
Councillor Nomination Deposits	0	720	(720)	0
DCA Contingency Bonds	729,967	89,411	(553,642)	265,736
Contiguous Local Authorities Group (CLAG)	200	0	0	200
Retention Funds	0	48,901	0	48,901
Public Open Space Cash In Lieu	49,608	150,453	0	200,061
	2,812,055	419,796	(757,431)	2,474,420




































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
	\$	\$		\$	\$	
 Level of completion indicator, please see table at the end of this note for further detail.						
Buildings						
 Adventure Park - Calista Oval - Building Renewal	0	100,000	100,000	0	0	
 Sloan`s Cottage - conservation works	0	5,000	5,000	0	0	
 Smirk`s Cottage - conservation works	0	5,000	5,000	0	0	
 Wheatfield Cottage - conservation works	12,256	15,000	15,000	15,000	2,744	
 Zone Youth Centre - repaint external walls	3,149	20,000	20,000	20,000	16,851	
 Revolving Energy Fund	27,340	35,000	35,000	35,000	7,660	
 Sloan Reserve Toilets	0	40,000	0	0	0	Funds reallocated to Smirks Cottage Accessible Reserve Toilets OCM 13/09/17
 Smirks Cottage Accessible Reserve Toilets	5,859	0	50,000	50,000	44,141	Funds reallocated from Sloan Reserve Toilets OCM 13/09/17
 Youth Outdoor Space - Public Art	26,663	26,500	26,500	26,500	(163)	
 Kwinana Bowling Club shed replacement	0	18,000	18,000	0	0	
 CFWD Dist B - DCA 13 - Local Sporting Ground with Community Sports	2,501	385,350	350,000	0	(2,501)	Funded from Future Community Infrastructure Reserve. Approved OCM 9/8/17.
 CWFD Dist C - DCA14 - Local Sporting Ground with pavilion extension	8,433	141,750	270,000	53,672	45,239	Funded from Future Community Infrastructure Reserve. Approved OCM 9/8/17.
 CFWD Signage - update signage from Town to City	12,015	110,000	110,000	110,000	97,985	Works commenced and estimated completion in June.
 Administration Building (existing) Building renewals	0	2,897,000	0	0	0	
 Banksia Park - Bollard/Light replacement	2,887	6,400	6,400	6,400	3,513	
 Banksia Park - Clubhouse kitchen - cabinet replacement	0	15,000	0	0	0	
 Banksia Park - Clubhouse - replace wooden framed door	0	2,500	0	0	0	
 Banksia Park - External Painting - 5 year program	3,960	20,000	20,000	20,000	16,040	
 Banksia Park - Security Camera Installation	0	0	15,000	0	0	
 Business Incubator - replacement of split system air conditioners	0	15,000	15,000	0	0	
 Wellard Pavilion Air Conditioning	0	11,000	11,000	0	0	
 Kwinana Out of School Care - replace air conditioners	0	15,000	15,000	0	0	
 Contingency (covers all unforeseen breakdowns and requests)	68,029	100,000	90,000	80,000	11,971	
 Callistemon Court APU - new garage block	0	40,000	40,000	0	0	
 Callistemon Court APU - carpet replacement	0	10,000	0	0	0	
 Callistemon Court APU - External Painting - 5 year program	0	20,000	20,000	0	0	
 CFWD Callistemon Court APU - Construction/installation of new footpath and letterboxes	9,020	10,000	10,000	10,000	980	
 Out of School Care - 2 Budden Way - Renewal of fence	9,650	20,000	9,650	9,650	0	Project completed.
 New Operations Centre	0	100,000	0	0	0	
 Bright Futures Family Day Care building to replace playroom, kitchenette and toy library	0	650,000	650,000	650,000	650,000	Family Daycare building feasibility study to be completed before project can commence. This project is funded from the Family Day Care Reserve.
 Darius Well Reception - Safety modifications	4,544	0	0	0	(4,544)	
 Recquatic ergonomic workstation refit	67,276	0	90,000	90,000	22,724	
 Buildings Total	263,582	4,833,500	1,996,550	1,176,222	912,640	



































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

		Budget				
		Total YTD	Adopted	Current		
Assets		Actual	Annual Budget	Annual Budget	YTD Budget	YTD Variance
Comment						
Plant, Furniture and Equipment						
Furniture and Equipment						
	Banksia Park - replacement of furniture and equipment in the Clubrooms	0	5,000	0	0	0
	Banksia Park - 3 x Rinnai continual Flow HWU	0	10,500	0	0	0
	Banksia Park - 3 x Chef Elevated Oven Replacements	0	8,085	0	0	0
	Banksia Park - Park Benches	0	4,500	0	0	0
	Callistemon Court APU - Rinnai continual flow HWS	0	14,000	0	0	0
	Callistemon Court APU - Chef elevated oven replacement	0	8,085	0	0	0
	Darius Wells Library & Resource Centre - Furniture	0	1,000	0	0	0
	John Wellard Community Centre - Furniture	0	2,000	0	0	0
	William Bertram community Centre - Furniture	0	2,000	0	0	0
	Library - Data projector & screen	0	5,000	0	0	0
	Library - F & E Renewal	0	5,500	0	0	0
	Office Furniture - furniture for new staff/staff relocations	0	12,000	0	0	0
	Recquatic - Administration - Office Chairs	0	1,000	0	0	0
	Recquatic - Administration - Staffroom fridge	0	1,000	0	0	0
	Recquatic - Administration - Staffroom TV	0	500	0	0	0
	Recquatic - Aquatics - Blanket buddy	0	8,000	0	0	0
	Recquatic - Aquatics - Disability hoist 25 metre pool	0	6,000	9,000	9,000	9,000
	Recquatic - Aquatics - Defibrillator	0	3,000	0	0	0
	Recquatic - Multi Purpose room - Mirrors	0	3,000	0	0	0
	Recquatic - Cafe - Tables	0	2,000	0	0	0
	Recquatic - Health & Fitness - New program equipment cost & replacement	0	2,500	0	0	0
	Recquatic - Vacation Care/Crèche - Play Equipment	0	2,000	0	0	0
	Youth Centre - Zone - Lounge entrance renovation	27,991	10,000	35,000	35,000	7,009
	Defibrillators for City Facilities - Thomas Kelly, Orelia & one TBC	0	10,500	0	0	0
	Diesel Generator for Computer Room	0	4,000	0	0	0
	Darius Wells Christmas Tree/Decorations	9,884	0	9,884	9,884	0
	CCTV for Wellard CBD - WA Police Grant State CCTV Strategy	96,836	0	98,967	98,967	2,131
	CCTV Upgrade - Administration Building	0	0	100,000	46,486	46,486
Computing Equipment						
	iPhones	0	20,000	0	0	0
	Self Check Touchscreen Computer & Workstation	7,000	11,000	11,000	11,000	4,000
	Fibre Link to the Skate Park and Adventure Park	38,178	40,000	38,178	38,178	0
	AV Equipment - Projector Replacement	0	30,000	30,000	13,600	13,600
	Backup/DR Software	0	3,750	0	0	0
	VM Software	0	5,400	0	0	0
	CFWD Various ICT Equipment for Strategic Information Technology Plan	0	146,850	0	0	0





























CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Plant and Equipment						
 Depot - Minor Plant	757	25,000	25,000	0	(757)	
 Depot - Purchase of New Tip Truck - New Plant 527 - (Sale KWN1761)	0	195,000	0	0	0	
 Depot - Purchase of New Tip Truck - New Plant 528 - (Sale KWN1779)	95,221	85,000	112,000	89,519	(5,702)	Additional funds approved OCM 27/9/17.
 Depot - Purchase of New Loader - New Plant 529 - (Sale KWN624)	0	270,000	0	0	0	
 Depot - Purchase of New Ride on Mower - New Plant 530	30,312	32,000	30,312	30,312	0	
 Depot - Purchase of New Ride on Mower - New Plant 532	30,312	32,000	30,312	30,312	0	
 Depot - Purchase of New Out-front ride on Mower - New Plant 531	32,567	30,000	32,567	32,567	0	
 NAMS Tools	0	5,000	0	0	0	
 Recquatic - Aquatics - Automatic pool cleaner	0	5,000	0	0	0	
 Recquatic - Aquatics - Lane Rope (10)	0	8,000	0	0	0	
 Recquatic - Aquatics - Pool Inflatable Device	0	15,000	15,000	0	0	
 Recquatic - Swim School - Swim Platform	0	2,400	0	0	0	
 CFWD Facilities - Soft fall tester	0	15,000	15,000	0	0	
 CFWD Speed Alert Mobile Trailer for Driver Speed Education	24,660	26,290	26,290	26,290	1,630	
 Computer Mounting Systems for City Assist Vehicles (KWN2061, KWN 2063, KWN2000, KWN1893)	0	9,091	0	0	0	
 CFWD Fixed Variable Community Notice Board	0	70,000	0	0	0	
 Transfer of Vehicle Isuzu FTS 3.4 Fire Tanker from DFES	500,293	0	500,293	500,293	0	Fire tanker fully funded by DFES.
Motor Vehicles						
 Director City Living - Purchase & Sale - Sale 1ENV377 PL420	38,884	56,000	38,884	38,884	0	
 Director Infrastructure - Purchase & Sale - Sale 1EOB725 PL421	0	56,000	0	0	0	
 Manager Marketing - Purchase & Sale - Sale 1EOB748 PL422	38,584	41,000	38,584	38,584	0	
 Manager Engineering - Purchase & Sale - Sale 1EOX941 PL425	40,504	41,000	40,504	40,504	0	
 Manager Works Depot - Purchase & Sale - Sale 1EOO657 PL430	37,092	41,000	37,092	37,092	0	
 Building Assets Coordinator - Purchase & Sale - Sale 1ENM243 PL423	32,546	38,000	32,546	32,546	0	
 Compliance Officer - Purchase & Sale - Sale KWN1955 PL424	33,989	41,000	33,989	33,989	0	
 Development Engineer - Purchase & Sale - Sale KWN1946 PL426	34,379	41,000	34,379	34,379	0	
 Engineer Designer - Purchase & Sale - Sale KWN1953 PL427	39,534	41,000	39,534	39,534	0	
 Project Coordinator - Purchase & Sale - Sale KWN1952 PL428	38,737	41,000	38,737	38,737	0	
 Parks Supervisor - Purchase & Sale - Sale KWN1817 PL410	38,737	41,000	38,737	38,737	0	
 Streetscape Maintenance Officer - Purchase & Sale - Sale KWN1958	34,498	41,000	34,498	34,498	0	
 Senior Essential Services - Purchase & Sale - Sale KWN2000 PL436	39,461	41,000	39,461	39,461	0	
 Chief Executive Officer - Purchase & Sale - Sale 1EWF500 P466	57,849	63,000	57,849	57,849	0	
 Director City Regulation Vehicle - Purchase only - New Plant 511	48,150	56,000	48,150	48,150	0	
 Tree Officer - Purchase only - New Plant 512	35,541	41,000	35,541	35,541	0	
 Plant , Furniture and Equipment Total	1,482,496	1,932,951	1,707,288	1,559,893	77,397	






























CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Park and Reserves						
 Annual upgrade of parks as per Parks for People strategy - Rogan Park, Bertram small scale skate park, shade sail on play equipment, Honeywood park exercise equipment	147,921	216,000	164,000	164,000	16,079	
 Annual upgrade of Parks as per Parks for People Strategy - Honeywood	0	0	55,000	0	0	
 Annual upgrade of Parks as per Parks for People Strategy - Prince	5,083	0	35,000	35,000	29,917	
 Annual upgrade of Parks as per Parks for People Strategy - Gawler	4,583	0	12,000	12,000	7,417	
 Bore - current condition 5 cubicle & pump replacement	65,595	75,000	75,000	75,000	9,405	
 Bore - Forward renewal/replacement as per annual program	99,024	105,000	105,000	105,000	5,976	
 Bowling Club Green replacement	0	220,000	129,151	0	0	Kwinana Bowling Club is contributing 50% funding towards this project.
 Calista Oval - Fencing & Bollards replacement	55,819	60,000	60,000	60,000	4,181	
 Sanctuary Drive - Firebreak Construction - Dual Use Path - Limestone	0	15,000	30,000	0	0	
 Goal post renewal	0	5,000	5,000	0	0	
 KIA Tree Planting Program	15,042	130,000	130,000	0	(15,042)	
 Kwinana Adventure Park - Bin Enclosure	0	40,000	40,000	0	0	
 Kwinana Tennis Courts - Fencing	0	80,000	80,000	0	0	
 Park Furniture/Lights	0	6,000	6,000	6,000	6,000	
 Street Tree Planting Program - Bertram Stage 1 - 45	7,176	120,000	120,000	0	(7,176)	
 Wells Beach Foreshore Upgrade (Park and Boating Facility)	0	466,526	466,526	0	0	
 Installation of fencing in City Reserves to prevent illegal dumping	42,861	50,000	50,000	50,000	7,139	
 Mortimer Road Landscaping	0	51,500	51,500	0	0	
 Wellard Village Nature Play Park - BBQ	0	10,000	10,000	0	0	
 Medina Oval - Lighting	0	150,000	300,000	206,715	206,715	Additional funds approved from prior year surplus distribution OCM 11/10/17. Tender closing 5 June.
 Kwinana Netball Courts - Lighting and Additions	113,399	155,185	167,185	167,185	53,786	Additional \$2k approved OCM 22/11/17.
 CFWD Thomas Oval Netball Court Renewal	0	2,000	0	0	0	Reallocation of funds to Kwinana Netball Courts as approved at OCM 22/11/17.
 Playground Renewal - Gawler Way POS	1,407	35,000	35,000	35,000	33,593	
 Playground Renewal - Wells Park	0	35,000	35,000	35,000	35,000	
 CFWD Calista Oval Destination Park - Adventure Playground	5,757	42,232	42,232	42,232	36,475	
 CFWD Kwinana Outdoor Youth Space KOYS - Skate Park	345,866	40,000	345,866	345,866	0	Project complete.
 Family Day Care - Playground Equipment and Landscaping behind office	0	101,569	101,569	2,843	2,843	
 Parks and Reserves Total	909,533	2,211,012	2,651,029	1,341,841	432,308	













CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

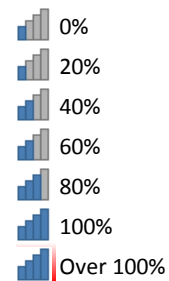
Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Roads						
Urban Road Grant Construction						
 Anketell Road (a) - 230m to 430m West of McLaughlan Road	78,992	93,847	93,847	93,847	14,855	
 Anketell Road (b) - 200m west to 360m east of Abercrombie & west bound	134,675	275,283	275,283	4,179	(130,496)	
 Anketell Road (c) - 460m to 1000m east of Abercrombie Road	108,734	119,157	119,157	119,157	10,423	
 Anketell Road (d) - 300m west of Armstrong to 180m east of Armstrong	226,281	240,252	240,252	240,252	13,971	
 Cockburn Road - Rockingham to 70m North West of Rockingham Road	80,934	75,348	75,348	75,348	(5,586)	
 Gilmore Ave & Wellard Rd to Sloan Drive North & South Bound	209,720	222,008	222,008	222,008	12,288	
 Ocean Street - Rockingham Road to 100 metres East - Resurfacing	751	53,820	140,000	0	(751)	Additional funds approved OCM 17/1/18.
 Sulphur Road - Roundabout at intersection of Durrant Ave	40,250	45,209	45,209	45,209	4,959	
Roads to Recovery Grant Construction						
 Beacham Place - Road Upgrade and formalise cul de sac	106,790	95,000	95,000	95,000	(11,790)	Engineering will allocate future savings from other capital works towards this project.
 Cockman Way - Road Resurfacing and upgrade including kerb & footpath	327,897	332,000	332,000	332,000	4,103	
 Dalrymple Drive - resurfacing of various Roundabouts and chicane red laterite	78,555	85,000	85,000	85,000	6,445	
 Partridge Street - Pavement rehabilitation including cul de sac & footpath	150,945	190,000	190,000	188,000	37,055	
 Summerton Road - Intersection Improvement - Pre deflection Medina and Calista Avenues	0	0	99,000	0	0	Additional funds approved OCM 22/11/17.
 Freckleton Road - Cul de sac resealing	0	0	35,000	0	0	Additional funds approved OCM 22/11/17.
Municipal Road Construction						
 Minstrell Road Bertram - Removal of Slow Point	10,825	20,000	11,000	11,000	175	Transfer of funds approved OCM 27/9/17.
 The Strand & Runnymede Gate intersection - John Wellard Community Centre	20,837	20,000	20,000	20,000	(837)	Project completed.
 Beauchamp Loop & Wellard - Installation of Traffic Calming Devices	4,335	35,000	4,335	4,335	0	Transfer of funds approved OCM 27/9/17.
 Traffic Calming Devices Repair	11,535	25,000	25,000	25,000	13,465	
 Bingfield Road West & Tucker Street Medina - Installation of Traffic Calming Devices	21,070	40,000	21,070	21,070	0	Transfer of funds approved OCM 27/9/17.
 CFWD Bertram Road Dual Carriageway	0	81,090	0	0	0	
 CFWD Johnson Road realignment roadworks	378,424	491,681	572,771	418,595	40,171	Additional funds approved OCM 22/11/17.
 Roads Total	1,991,550	2,539,695	2,701,280	2,000,000	8,450	
			0			
Street Lighting						
 Replacement of solar light damaged by third party - Insurance claim	1,415	0	1,415	1,415	0	Additional funds to match reimbursement received from insurance.
 Replacement of solar light damaged by third party - Insurance claim	14,545	0	15,745	15,745	1,200	Additional funds to match reimbursement received (16/17) from insurance.
 Latitude 32 lighting change from solar	0	0	382,474	236,648	236,648	Additional funds approved OCM 11/10/17 & OCM 13/12/17. Tender in progress.
 Street Lighting	0	42,436	22,436	0	0	
 Street Lighting Total	15,960	42,436	422,070	253,808	237,848	
Bus Shelter Construction						
 Bus Shelter Construction	0	51,500	36,500	21,900	21,900	Due for delivery June.
 Bus Shelter Construction Total	0	51,500	36,500	21,900	21,900	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Footpath Construction						
 Footpath Construction - Mortimer Road	78,915	92,500	92,500	92,500	13,585	
 Footpath Construction - Bertram Road	128,337	87,500	117,500	117,500	(10,837)	Additonal funds approved OCM 11/10/17.
 Footpath Construction - between Adventure Park and Gilmore Avenue	31,683	130,000	150,000	28,293	(3,390)	Additional funds approved OCM 11/10/17. Works scheduled June.
 Footpath Construction Total	238,935	310,000	360,000	238,293	(642)	
Drainage Construction						
 Lot 1 Challenger Ave (Nutrient Stripping Basin) - Transfer of land	0	120,000	0	0	0	Challenger Avenue drainage to be completed by Developer. Transfer of funds to Rollings Crescent drainage approved OCM 27/9/17.
 Rollings Crescent Drainage Upgrade	0	0	155,000	85,000	85,000	Additional funds approved OCM 27/9/17.
 Outfall Drainage nets at various stormwater outlet locations in Leda	17,637	20,000	20,000	20,000	2,363	
 Drainage Construction Total	17,637	140,000	175,000	105,000	87,363	
Car Park Construction						
 Medina Oval - Bituminise entrance & Carpark	3,973	141,311	141,311	86,376	82,403	
 CFWD Construction of Carpark at the Skate Park	171,451	30,000	171,451	171,451	0	
 Car Park Construction Total	175,424	171,311	312,762	257,827	82,403	
 Capital Expenditure Total	5,095,117	12,232,405	10,362,479	6,954,784	1,859,667	

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual as at 30/04/18	Comments
Operating Grants, Subsidies & Contributions			
Community Amenities			
PTA Bus Shelter Subsidy	-	13,108	
Keep Australia Beautiful Committee - Community Litter Grant	9,091	7,273	Milestone payment received
SMCC - Challenger Beach Coastal Rehab	16,000	-	South Metro Coast Care
SMCC - KIC Coastcare in the KIA	10,000	-	South Metro Coast Care
SMCC - BP Coastcare	10,000	-	South Metro Coast Care
SMCC - Perth Region NRM for SMCC	5,000	-	South Metro Coast Care
SMCC - Tronox Adopt a Beach	5,000	-	South Metro Coast Care
SMCC - Degremont Adopt a Beach	5,000	-	South Metro Coast Care
Alcoa - Challenger Beach Rehabilitation	-	15,000	
NATE - Seedling Subsidy Scheme	2,000	-	
NATE - Bushland Reserves Grass Weed Control Program	1,818	1,818	Armana Holdings - contribution for weed control in Sunrise Estate
National Australia Bank - Bushtucker Presentation	-	135	
Dept of Transport - Bike and Walk Plan	25,000	-	
Education and Welfare			
Banksia Park Management Fees	318,349	263,500	
Family Day Care Subsidy - Aboriginal Resource Worker	30,500	25,515	
Family Daycare - NGALA My Time Program	8,800	7,920	
Family Daycare - Mainstream Childcare Benefit Subsidy	3,000,000	3,169,146	
Family Daycare - Subsidy Other	45,000	39,167	
Family Daycare - Inclusion Subsidy Scheme	12,500	17,099	
Operational Subsidy - General (F)	75,000	55,434	In Home Care Subsidy ends 30/6/17
CCB Subsidy (F)	1,500,000	1,222,095	
Subsidy Other	10,000	1,147	
Youth Social Justice Program (S)	174,400	172,561	Outreach Services annual grant paid quarterly
Youth Centre - LYRIK Program	35,000	35,000	Lyrik Program Sponsorship
Youth Centre - Youth Pathways Strategy	2,000	-	
General Purpose Funding			
Local Government General Purpose Grant	368,838	276,629	
Local Government General Purpose Grant - Roads	334,956	251,217	
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	191,000	168,410	
Health			
Contributions & Donations Other	15,000	19,861	
Department of Health	15,000	-	To be transferred to CLAG Reserve
Law Order & Public Safety			
Department Fire and Emergency Services	157,800	118,350	DFES annual operating grant
Department Fire and Emergency Services	15,212	15,212	To cover short fall in 2016/17 annual operating grant
Department Fire and Emergency Services	67,778	3,266	Memorandum of Understanding currently being reviewed
Recreation & Culture			
Arts - Harmony & Reconciliation	5,000	-	
Tianqi Lithium Australia Sponsorship	5,000	5,000	Arts - New Initiatives - Music Program in Schools
Alcoa of Australia	15,000	15,000	Arts - New Initiatives - Music Program in Schools
Rock Symphony - Healthway	15,000	15,000	
Rock Symphony - Fremantle Port Authority	10,000	10,000	
Rock Symphony - Wesfarmers Chemicals	10,000	10,000	
Lotterywest Sponsorship - Childrens Festival	20,000	20,000	
Alcoa of Australia Sponsorship - Childrens Festival	15,000	15,000	
Recreation - Club Development Officer	35,000	35,000	
Recreation - KidSport (Dept of Sport & Rec)	150,000	96,155	
Library Contributions & Donations	7,700	3,600	
Grounds - Bertram Oval	14,558	7,588	Dept of Education 50% contribution for use of Bertram Oval
Grounds - Gilmore Senior Oval	20,000	11,394	Dept of Education contribution for use of Gilmore College Senior Oval
Grounds - Gilmore Hockey Oval	12,000	7,181	Dept of Education contribution for use of Gilmore Hockey Senior Oval
Recquatic Holiday Program DEDU payments	78,421	60,022	
Volunteer Centre - Thank a Volunteer Event (May)	1,500	-	
Transport			
Main Roads Annual Direct Grant	99,749	99,749	
Main Roads Street Light Subsidy	5,000	-	
Main Roads Maintenance Contribution	78,391	69,770	For the maintenance of Perth/Bunbury Highway & Thomas Road Verge. \$10k extra received for pruning program.
Wandi Developments Contribution	8,400	8,400	Payment for remedial planting
Total Operating Grants, Subsidies & Contributions	7,071,761	6,387,722	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 April 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual as at 30/04/18	Comments
Non-Operating Grants, Subsidies & Contributions			
Community Amenities			
DCA 1 - Hard Infrastructure - Bertram	447,959	127,890	
DCA 2 - Hard Infrastructure - Wellard	441,662	257,732	
DCA 5 - Hard Infrastructure - Wandi	2,589,913	624,121	
DCA 7 - Hard Infrastructure - Mandogalup (west)	27,097	13,729	
DCA 9 - Soft Infrastructure - Wandi / Anketell	1,894,919	190,224	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	433,934	239,940	
DCA 11 - Soft Infrastructure - Wellard East	857,478	912,873	
DCA 12 - Soft Infrastructure - Wellard West	766,540	160,201	
DCA 14 - Soft Infrastructure - Wellard / Leda	109,305	116,219	
DCA 15 - Soft Infrastructure - Townsite	57,476	19,542	
Law Order & Public Safety			
WA Police Grant	98,967	98,967	CCTV in Wellard CBD
Department Fire & Emergency Services	500,293	500,293	DFES Fire Tanker 1GJJ940
Recreation & Culture			
Kwinana Bowling Club - Shed	10,000	-	Kwinana Bowling Club managing project and contributing funds
Department of Infrastructure	20,000	20,000	Honeywood Park Exercise Equipment
Netball WA	10,000	-	Kwinana Netball Courts
Kwinana Bowling Club - Greens	64,576	-	Kwinana Bowling Club managing project and contributing funds (50%)
Wellard Village Park - BBQ	5,000	-	
CSRFF Funding	150,000	150,000	Medina Oval Lighting
Edge Skatepark - Lotterywest	203,624	203,624	Lotterywest funding
Edge Skatepark - DLGSCI	62,500	62,500	Dept Sport & Rec
Transport			
Anketell Road (a) - 230m to 430m West of McLaughlan Road	62,565	25,026	Urban Road Grant
Anketell Road (b) - 200m west to 360m east of Abercrombie & west bound - 100m east to 230m	183,522	73,409	Urban Road Grant
Anketell Road (c) - 460m to 1000m east of Abercrombie Road	79,438	74,402	Urban Road Grant
Anketell Road (d) - 300m west of Armstrong to 180m east of Armstrong	160,168	128,134	Urban Road Grant
Cockburn Road - Rockingham to 70m North West of Rockingham Road - Resurfacing	50,232	44,204	Urban Road Grant
Gilmore Ave, Wellard Rd to Sloan Drive North & South Bound lanes - Resurfacing	148,005	118,404	Urban Road Grant
Ocean Street - Rockingham Road to 100 metres East - Resurfacing	63,813	14,352	Urban Road Grant including additional grant received as per OCM 17/1/18
Sulphur Road - Roundabout at intersection of Durrant Ave - Resurfacing	30,139	24,112	Urban Road Grant
Beacham Place - Road Upgrade and formalise cul de sac	95,000	13,937	Roads to Recovery Funding
Cockman Way - Road Resurfacing and upgrade including kerb & footpath	332,000	332,000	Roads to Recovery Funding
Dalrymple Drive - resurfacing of various Roundabouts and chicane red laterite	85,000	85,000	Roads to Recovery Funding
Partridge Street - Pavement rehabilitation including cul de sac upgrade and footpaths	145,885	145,885	Roads to Recovery Funding
Summerton Road Intersection Improvement	66,000	26,400	Black Spot Grant as per OCM 22/11/17
Street light replacement	97,839	97,839	Insurance Claim for Solar lights to grid as per OCM 13/12/17
Total Non-Operating Grants, Subsidies & Contributions	10,350,849	4,900,957	

16.3 Monthly Financial Report May 2018

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 31 May 2018 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

1. Accepts the Monthly Statements of Financial Activity for the period ended 31 May 2018, contained within Attachment A; and
2. Accepts the explanations for material variances for the period ended 31 May 2018, contained within Attachment A.

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Elected Members in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is May 2018. Income for the May 2018 period, year to date is \$63,355,800. This is made up of \$57,767,742 in operating revenues and \$5,588,058 in non-operating grants, contributions and subsidies received. The budget estimated \$66,885,153 would be received for the same period. The variance to budget is (\$2,529,353). Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

Expenditure for the May 2018 period year to date is \$66,611,351. This is made up of \$60,732,333 in operating expenditure, and \$5,879,018 in capital expenditure. The budget estimated \$72,176,786 would be spent for the same period. The variance to budget is \$5,565,435. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

The municipal surplus for this period is \$9,479,077 compared to a budget position of \$5,732,892. The forecast surplus for 30 June is \$1,345,947. This is considered a satisfactory result for the City as the City is maintaining a healthy budget surplus position.

LEGAL/POLICY IMPLICATIONS:

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

16.3 MONTHLY FINANCIAL REPORT MAY 2018

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications relating to the preparation of the report. Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report contained within Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environment implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

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

RISK IMPLICATIONS:

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

Risk Event	Inadequate management of the City's provisions, revenues and expenditures.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely

16.3 MONTHLY FINANCIAL REPORT MAY 2018

Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate the risk)
Response to risk treatment required/in place	Annual adoption of variance tolerances for reporting purposes.
Rating (after treatment)	Low

COUNCIL DECISION

212

MOVED CR M ROWSE**SECONDED CR W COOPER****That Council:**

1. **Accepts the Monthly Statements of Financial Activity for the period ended 31 May 2018, contained within Attachment A; and**
2. **Accepts the explanations for material variances for the period ended 31 May 2018, contained within Attachment A.**

CARRIED
7/0

A photograph of a park scene. In the foreground, a small stream flows over a bed of large, dark, mossy rocks. The water is clear and reflects the surrounding greenery. To the right of the stream, a paved path curves through a wooded area. The trees are tall with dense green foliage, and the ground is covered with fallen leaves and mulch. The sun is visible through the trees in the upper center, creating a bright spot and lens flare. The overall atmosphere is peaceful and natural.

Monthly Financial Report

CITY OF KWINANA

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 31 May 2018

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

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CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 May 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus(Deficit)	2	1,534,059	3,194,697	3,194,697	3,194,697	0	0%
Revenue from operating activities							
Governance		34,112	395,694	369,740	449,302	79,562	22%
General Purpose Funding - Rates	8	35,239,983	35,239,983	35,178,749	35,057,664	(121,085)	(0%)
General Purpose Funding - Other		4,120,048	4,000,834	3,674,840	3,612,593	(62,247)	(2%)
Law, Order and Public Safety		428,938	442,455	403,917	367,516	(36,401)	(9%)
Health		232,333	215,987	184,643	194,961	10,318	6%
Education and Welfare		7,077,857	7,089,185	6,619,339	7,160,401	541,062	8%
Community Amenities		14,725,868	7,049,403	6,860,308	6,459,852	(400,456)	(6%)
Recreation and Culture		3,182,645	2,902,137	2,673,864	2,688,711	14,847	1%
Transport		246,593	195,244	195,244	368,947	173,703	89%
Economic Services		1,656,713	1,445,838	1,325,455	1,172,099	(153,356)	(12%)
Other Property and Services		278,524	231,622	207,118	235,695	28,577	14%
		67,223,614	59,208,382	57,693,217	57,767,742	74,525	0%
Expenditure from operating activities							
Governance		(5,740,233)	(5,377,489)	(4,912,842)	(4,524,707)	388,135	8%
General Purpose Funding		(1,507,199)	(1,475,231)	(1,320,140)	(1,062,745)	257,395	19%
Law, Order and Public Safety		(3,285,871)	(3,260,092)	(2,944,147)	(2,773,925)	170,222	6%
Health		(1,306,423)	(1,224,367)	(1,116,524)	(1,043,760)	72,764	7%
Education and Welfare		(9,804,161)	(10,237,232)	(9,524,295)	(9,814,503)	(290,208)	(3%)
Community Amenities		(11,083,382)	(10,952,331)	(9,953,134)	(8,058,408)	1,894,726	19%
Recreation and Culture		(20,013,094)	(19,019,783)	(17,384,756)	(16,382,802)	1,001,954	6%
Transport		(14,313,868)	(13,118,537)	(11,510,918)	(12,178,533)	(667,615)	(6%)
Economic Services		(2,202,270)	(2,182,325)	(2,000,233)	(1,660,194)	340,039	17%
Other Property and Services		(4,174,570)	(3,823,988)	(3,468,085)	(3,232,757)	235,328	7%
		(73,431,071)	(70,671,376)	(64,135,074)	(60,732,333)	3,402,741	5%
Operating activities excluded from budget							
Add back Depreciation		13,268,106	11,305,586	10,631,935	12,494,523	1,862,588	18%
Adjust (Profit)/Loss on Asset Disposal	7	139,399	165,335	160,678	168,625	7,947	5%
Amount attributable to operating activities		7,200,048	7,927	4,350,756	9,698,557	5,347,801	123%
Investing Activities							
Non-operating Grants, Subsidies and Contributions		1,707,484	10,366,187	9,191,936	5,588,058	(3,603,878)	(39%)
Proceeds from Disposal of Assets	7	659,000	614,646	590,046	531,347	(58,699)	(10%)
Reimbursement of Developer Contributions		0	0	0	(2,513,937)	(2,513,937)	
Land and Buildings	11	(4,833,500)	(1,996,550)	(1,517,468)	(346,168)	1,171,300	77%
Plant, Furniture and Equipment	11	(1,932,951)	(1,707,288)	(1,647,850)	(1,482,496)	165,354	10%
Infrastructure Assets - Roads	11	(2,539,695)	(2,721,820)	(2,310,315)	(2,424,571)	(114,256)	(5%)
Infrastructure Assets - Parks and Reserves	11	(2,211,012)	(2,651,029)	(1,594,704)	(1,042,399)	552,305	35%
Infrastructure Assets - Footpaths	11	(310,000)	(415,000)	(299,146)	(259,096)	40,050	13%
Infrastructure Assets - Drainage	11	(140,000)	(175,000)	(140,000)	(77,564)	62,436	45%
Infrastructure Assets - Street Lighting	11	(42,436)	(301,868)	(217,737)	(15,960)	201,777	93%
Infrastructure Assets - Bus Shelters	11	(51,500)	(36,500)	(29,200)	(22,273)	6,927	24%
Infrastructure Assets - Car Parks	11	(171,311)	(372,762)	(285,292)	(208,491)	76,801	27%
Amount attributable to investing activities		(9,865,921)	603,016	1,740,270	(2,273,550)	(4,013,820)	(231%)
Financing Activities							
Proceeds from New Debentures	9	2,897,000	0	0	0	0	0%
Self-Supporting Loan Principal		15,645	15,645	14,344	13,219	(1,125)	(8%)
Transfer from Reserves	6	8,033,866	8,455,507	6,566,475	5,533,653	(1,032,822)	(16%)
Repayment of Debentures	9	(617,722)	(617,722)	(326,561)	(334,447)	(7,886)	2%
Transfer to Reserves	6	(9,196,975)	(11,659,070)	(9,807,089)	(6,353,052)	3,454,037	35%
Amount attributable to financing activities		1,131,814	(3,805,640)	(3,552,831)	(1,140,628)	2,412,203	(68%)
Closing Funding Surplus(Deficit)	2	0	0	5,732,892	9,479,077	3,746,185	65%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1(a) & 1(b).

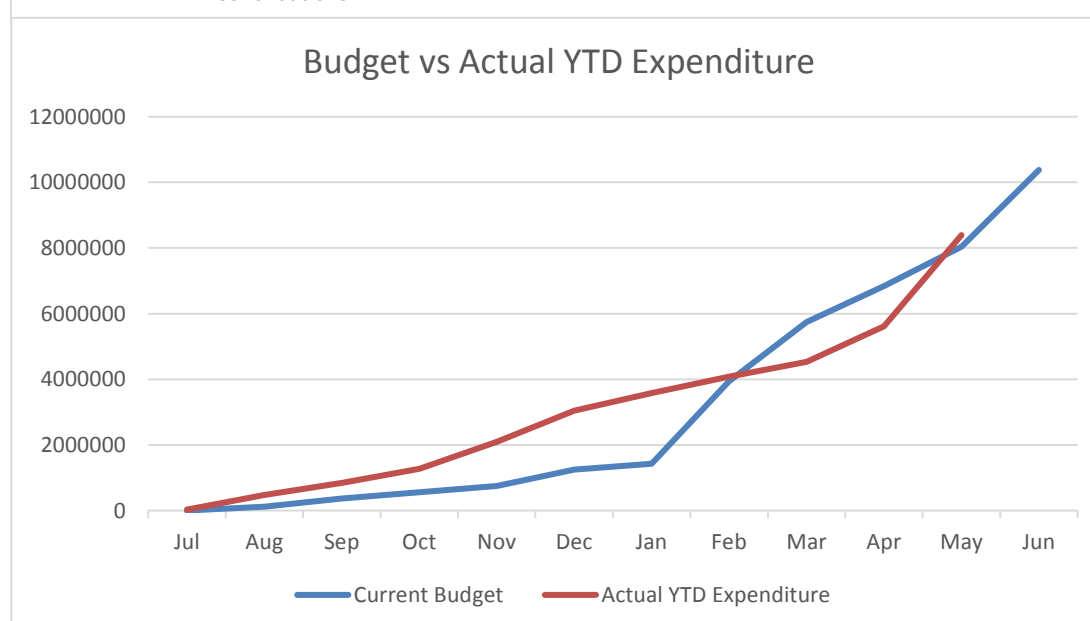
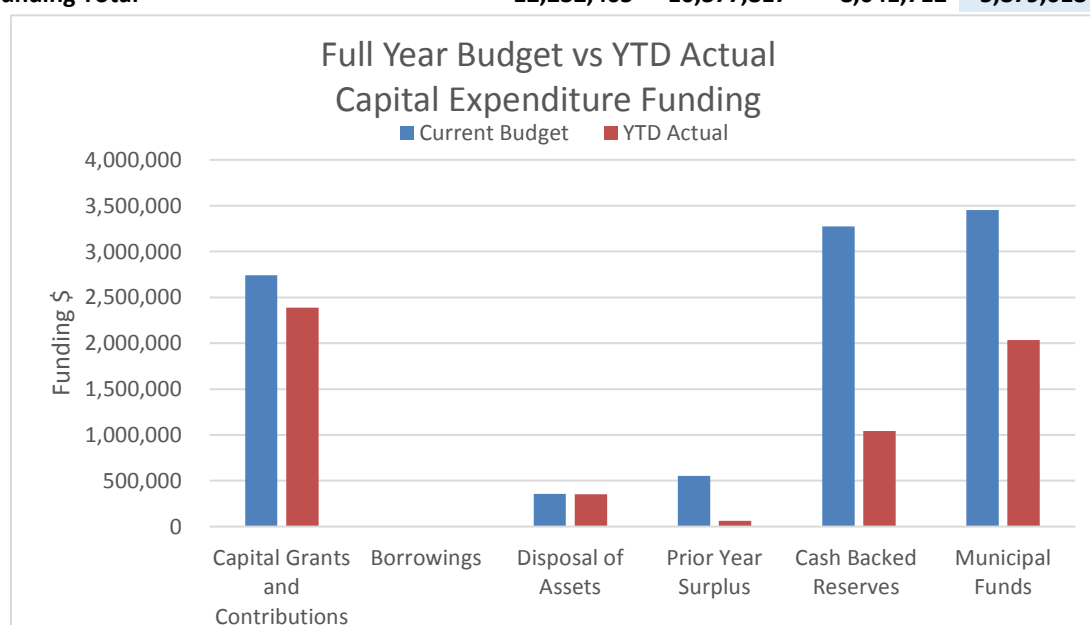
CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 March 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus (Deficit)	2	1,534,059	3,194,697	3,194,697	3,194,697	0	0%
Revenue from operating activities							
Rates	8	35,239,983	35,239,983	35,178,749	35,057,664	(121,085)	(0%)
Operating Grants, Subsidies and Contributions		15,591,452	7,071,761	6,512,914	7,050,246	537,332	8%
Fees and Charges		13,612,832	13,047,583	12,435,030	12,314,398	(120,632)	(1%)
Interest Earnings		2,183,500	2,826,500	2,634,061	2,561,366	(72,695)	(3%)
Other Revenue		589,101	1,010,367	920,275	771,843	(148,432)	(16%)
Profit on Disposal of Assets	7	6,746	12,188	12,188	12,226	38	0%
		67,223,614	59,208,382	57,693,217	57,767,742	74,525	0%
Expenditure from operating activities							
Employee Costs		(28,531,268)	(27,427,838)	(25,065,891)	(23,589,088)	1,476,803	6%
Materials and Contracts		(27,092,856)	(27,408,146)	(24,313,822)	(21,180,976)	3,132,846	13%
Utility Charges		(2,527,669)	(2,527,669)	(2,254,290)	(2,129,523)	124,767	6%
Depreciation on Non-Current Assets		(13,268,106)	(11,305,586)	(10,631,935)	(12,494,523)	(1,862,588)	(18%)
Interest Expenses		(1,101,765)	(1,101,765)	(990,994)	(601,392)	389,602	39%
Insurance Expenses		(593,109)	(560,479)	(554,478)	(558,909)	(4,431)	(1%)
Other Expenditure		(170,153)	(162,370)	(150,798)	2,928	153,726	102%
Loss on Disposal of Assets	7	(146,145)	(177,523)	(172,866)	(180,850)	(7,984)	(5%)
		(73,431,071)	(70,671,376)	(64,135,074)	(60,732,333)	3,402,741	5%
Operating activities excluded from budget							
Add back Depreciation		13,268,106	11,305,586	10,631,935	12,494,523	1,862,588	18%
Adjust (Profit)/Loss on Asset Disposal	7	139,399	165,335	160,678	168,625	7,947	5%
Amount attributable to operating activities		7,200,048	7,927	4,350,756	9,698,557	5,347,801	123%
Investing activities							
Grants, Subsidies and Contributions		1,707,484	10,366,187	9,191,936	5,588,058	(3,603,878)	(39%)
Proceeds from Disposal of Assets	7	659,000	614,646	590,046	531,347	(58,699)	(10%)
Reimbursement of Developer Contributions		0	0	0	(2,513,937)	(2,513,937)	
Land and Buildings	11	(4,833,500)	(1,996,550)	(1,517,468)	(346,168)	1,171,300	77%
Plant, Furniture and Equipment	11	(1,932,951)	(1,707,288)	(1,647,850)	(1,482,496)	165,354	10%
Infrastructure Assets - Roads	11	(2,539,695)	(2,721,820)	(2,310,315)	(2,424,571)	(114,256)	(5%)
Infrastructure Assets - Parks and Reserves	11	(2,211,012)	(2,651,029)	(1,594,704)	(1,042,399)	552,305	35%
Infrastructure Assets - Footpaths	11	(310,000)	(415,000)	(299,146)	(259,096)	40,050	13%
Infrastructure Assets - Drainage	11	(140,000)	(175,000)	(140,000)	(77,564)	62,436	45%
Infrastructure Assets - Street Lighting	11	(42,436)	(301,868)	(217,737)	(15,960)	201,777	93%
Infrastructure Assets - Bus Shelters	11	(51,500)	(36,500)	(29,200)	(22,273)	6,927	24%
Infrastructure Assets - Car Parks	11	(171,311)	(372,762)	(285,292)	(208,491)	76,801	27%
Amount attributable to investing activities		(9,865,921)	603,016	1,740,270	(2,273,550)	(4,013,820)	(231%)
Financing Activities							
Proceeds from New Debentures	9	2,897,000	0	0	0	0	
Self-Supporting Loan Principal		15,645	15,645	14,344	13,219	(1,125)	(8%)
Transfer from Reserves	6	8,033,866	8,455,507	6,566,475	5,533,653	(1,032,822)	(16%)
Repayment of Debentures	9	(617,722)	(617,722)	(326,561)	(334,447)	(7,886)	2%
Transfer to Reserves	6	(9,196,975)	(11,659,070)	(9,807,089)	(6,353,052)	3,454,037	35%
Amount attributable to financing activities		1,131,814	(3,805,640)	(3,552,831)	(1,140,628)	2,412,203	(68%)
Closing Funding Surplus (Deficit)	2	0	0	5,732,892	9,479,077	3,746,185	65%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1(a) & 1(b).

CITY OF KWINANA
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 May 2018

Capital Acquisitions	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual Total (b)	Variance (a) - (b)
		\$	\$	\$	\$	\$
Land and Buildings	11	4,833,500	1,996,550	1,517,468	346,168	1,171,300
Plant, Furniture and Equipment	11	1,932,951	1,707,288	1,647,850	1,482,496	165,354
Infrastructure Assets - Roads	11	2,539,695	2,721,820	2,310,315	2,424,571	(114,256)
Infrastructure Assets - Parks and Reserves	11	2,211,012	2,651,029	1,594,704	1,042,399	552,305
Infrastructure Assets - Footpaths	11	310,000	415,000	299,146	259,096	40,050
Infrastructure Assets - Drainage	11	140,000	175,000	140,000	77,564	62,436
Infrastructure Assets - Street Lighting	11	42,436	301,868	217,737	15,960	201,777
Infrastructure Assets - Bus Shelters	11	51,500	36,500	29,200	22,273	6,927
Infrastructure Assets - Car Parks	11	171,311	372,762	285,292	208,491	76,801
Capital Expenditure Totals		12,232,405	10,377,817	8,041,712	5,879,018	2,162,694
Capital acquisitions funded by:						
Capital Grants and Contributions		1,707,484	2,739,904	2,602,856	2,387,167	215,689
Borrowings		2,897,000	0	0	0	0
Disposal of Assets		659,000	356,911	356,911	352,456	4,455
Prior Year Surplus		0	550,934	64,884	64,884	0
Cash Backed Reserves		3,826,662	3,275,472	2,827,619	1,040,952	1,786,667
Municipal Funds		3,142,259	3,454,596	2,189,442	2,033,559	155,883
Capital Funding Total		12,232,405	10,377,817	8,041,712	5,879,018	2,162,694



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 1(a): Explanation of Material Variances by Reporting Program

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues					
Governance	79,562	22%		No Material Variance	
General Purpose Funding - Rates	(121,085)	(0%)		No Material Variance	
General Purpose Funding - Other	(62,247)	(2%)		No Material Variance	
Law, Order and Public Safety	(36,401)	(9%)		No Material Variance	
Health	10,318	6%		No Material Variance	
Education and Welfare	541,062	8%		No Material Variance	
Community Amenities	(400,456)	(6%)		No Material Variance	
Recreation and Culture	14,847	1%		No Material Variance	
Transport	173,703	89%	M	Permanent	Debtor 897 has been invoiced for agreed settled amount. The City will process a credit note to extinguish prior debt once approved by Council which was provided for last financial year.
Economic Services	(153,356)	(12%)	M	Permanent	Reimbursements for utilities from City owned properties (Parmelia House and Kwinana Commercial Centre Shop 23 & 24) are less than expected (128k). This is offset by under expenditure of utilities below.
Other Property and Services	28,577	14%		No Material Variance	
Operating Expense					
Governance	388,135	8%		No Material Variance	
General Purpose Funding	257,395	19%	M	Timing	Savings in overhead costs and legal expenses not yet spent to date.
Law, Order and Public Safety	170,222	6%		No Material Variance	
Health	72,764	7%		No Material Variance	
Education and Welfare	(290,208)	(3%)		No Material Variance	
Community Amenities	1,894,726	19%	M	Timing	Under expenditure partly due to current spread of budget not matching the timing of works for expenditure items such as mainstream waste collection \$948k and Natural Environment projects \$396k. Strategic Planning underspend \$240k. Forecast year end under expenditure includes Waste \$400k, Planning \$100k.
Recreation and Culture	1,001,954	6%		No Material Variance	
Transport	(667,615)	(6%)		No Material Variance	
Economic Services	340,039	17%	M	Permanent	Savings in overhead costs and utility charges on rental properties.
Other Property and Services	235,328	7%		No Material Variance	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 1(a): Explanation of Material Variances by Reporting Program

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Capital Revenues					
Grants, Subsidies and Contributions	(3,603,878)	(39%)	M	Timing	Timing of the developer contributions are difficult to estimate. They have a nil effect on the final surplus as these are transferred to the DCA reserves to be used when DCA infrastructure items require funding.
Proceeds from Disposal of Assets	(58,699)	(10%)			
Capital Expenses					
Reimbursement of Developer Contributions	(2,513,937)		M	Permanent	Reimbursement of developer contributions as per the adopted Cost Apportionment Schedule for completed stages. Nil effect on on the surplus as these are transferred from the DCA Reserves.
Land and Buildings	1,171,300	77%	M	Timing	\$650k for FDC Building Project onhold until feasibility completed (included in 18/19) . Funded from reserve so does not impact the surplus. \$590k carried forward to 18/19 for 2 DCA Sporting Pavilion projects (funded from reserve so does not impact the surplus), \$100k adventure park renewal not required in 17/18 (some funds have been put up for council consideration for Budget Variation).
Plant, Furniture & Equipment	165,354	10%	M	Timing	\$100k CCTV (Admin) project postponed to 18/19 (funded from reserve so does not impact the surplus), Softfall tester not required \$15k.
Infrastructure - Roads	(114,256)	-5%		No Material Variance	
Infrastructure Assets - Parks and Reserves	552,305	35%	M	Timing	\$101k for FDC Playground Project onhold until feasibility completed (included in 18/19); funded from reserve so does not impact the surplus. Playground renewal project works expected to be awarded in June 77k.
Infrastructure Assets - Footpaths	40,050	13%		No Material Variance	
Infrastructure Assets - Drainage	62,436	45%		No Material Variance	
Infrastructure Assets - Street Lighting	201,777	93%	M	Timing	Latitude 32 lighting project currently being advertised for tender. \$262k for this project to be carried forward to 18/19 budget.
Infrastructure Assets - Bus Shelters	6,927	24%		No Material Variance	
Infrastructure Assets - Car Parks	76,801	27%		No Material Variance	
Financing					
Proceeds from New Debentures	0	0%		No Material Variance	
Self-Supporting Loan Principal	(1,125)	(8%)		No Material Variance	
Transfer from Reserves	(1,032,822)	(16%)	M	Timing	Expected forecast surplus has resulted in not requiring funds to be moved from the Waste Reserve for 2017/18.
Repayment of Debentures	(7,886)	2%		No Material Variance	
Transfer to Reserves	3,454,037	35%	M	Timing	Lower than expected contributions from DCA.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 1(b): Explanation of Operating Revenue and Expenditure Material Variances by Nature and Type

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

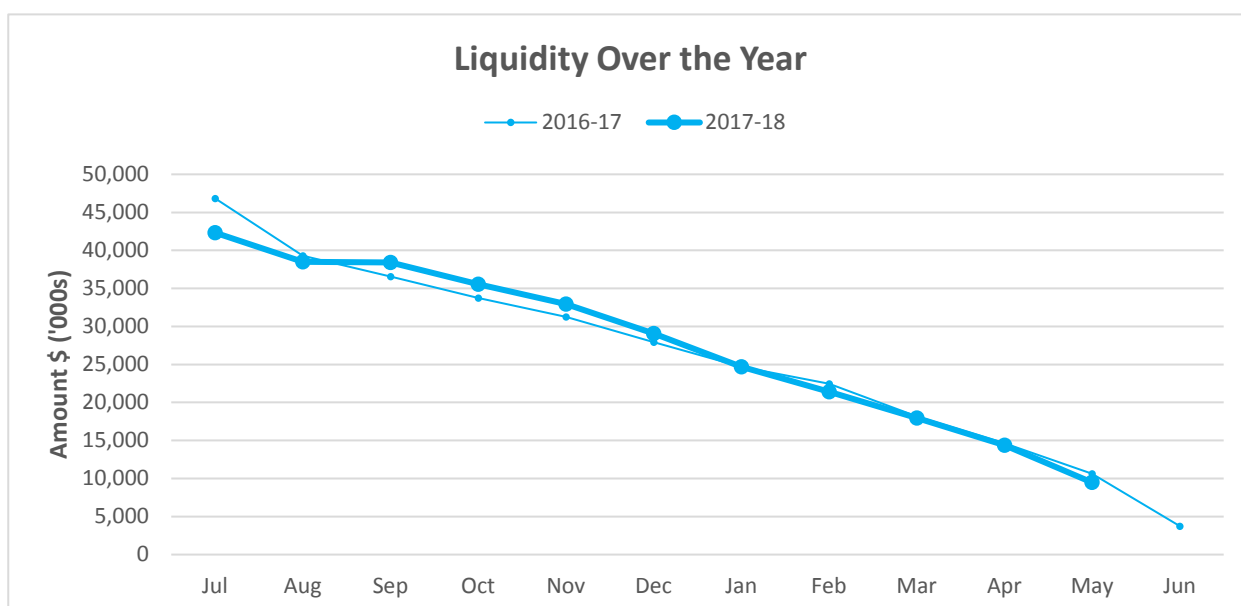
The material variance adopted by Council for the 2017/18 year is the greater of \$100,000 or 10%.

Nature and Type Category	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues					
Rates	(121,085)	(0%)		No Material Variance	
Operating Grants, Subsidies and Contributions	537,332	8%		No Material Variance	
Fees and Charges	(120,632)	(1%)		No Material Variance	
Interest Earnings	(72,695)	(3%)		No Material Variance	
Other Revenue	(148,432)	(16%)	M	No Material Variance	Reimbursements for utilities from City owned properties (Parmelia House and Kwinana Commercial Centre Shop 23 & 24) are less than expected (128k). This is offset by under expenditure of utilities below.
Profit on Disposal of Assets	38	0%		No Material Variance	
Operating Expense					
Employee Costs	1,476,803	6%		No Material Variance	
Materials and Contracts	3,132,846	13%	M	Timing	Under expenditure forecast for; HR Contract Labour \$130k, Waste \$400k (reduced income also offsets this), proposed carry forwards \$440k, Software/IT applications \$250k, Planning Consultants \$100k, Local Planning Strategy \$60k, Economic Development Programs and Promotions \$70k.
Utility Charges	124,767	6%		No Material Variance	
Depreciation on Non-Current Assets	(1,862,588)	(18%)	M	Permanent	Non cash expenditure. Timing variance due to adjustments to depreciation rates to be made prior to year end.
Interest Expenses	389,602	39%	M	Timing	Timing variance due to budget spread. Funds will be expended in 17/18.
Insurance Expenses	(4,431)	(1%)		No Material Variance	
Other Expenditure	153,726	102%	M	Permanent	Unbudgeted reversal of provision for bad debt expense (non cash).
Loss on Disposal of Assets	(7,984)	(5%)		No Material Variance	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 2: Net Current Funding Position

		Last Years Closing	This Time Last Year	Current
	Note	30 June 2018	31 May 2017	31 May 2018
		\$	\$	\$
Current Assets				
Cash Unrestricted	3	3,382,609	11,218,316	9,897,783
Cash Restricted - Reserves	6	50,343,659	48,866,288	45,924,184
Receivables - Rates	5(a)	2,761,590	2,715,261	3,521,387
Receivables - Sundry Debtors	5(b)	738,586	782,747	1,020,912
Other Current Assets		545,195	191,844	196,864
Inventories		36,203	31,165	33,920
		57,807,842	63,805,621	60,595,049
Less: Current Liabilities				
Payables		(4,269,486)	(4,305,067)	(5,191,789)
		(4,269,486)	(4,305,067)	(5,191,789)
Less: Cash Reserves	6	(50,343,659)	(48,866,288)	(45,924,184)
Net Current Funding Position - Surplus/(Deficit)		3,194,697	10,634,266	9,479,077



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 3(a): Cash and Investments

	Total Amount	Interest Rate	Calculated Interest Earnings	Institution	S&P Rating	Deposit Date	Maturity Date	Term Days
	\$	%	\$					
CBA Municipal Bank Account	1,893,133	Variable	N/A	CBA	AA	N/A	N/A	N/A
CBA Trust Bank Account	2,604,664	Variable	N/A	CBA	AA	N/A	N/A	N/A
Cash On Hand - Petty Cash	4,650	N/A	N/A	PC	N/A	N/A	N/A	N/A
Sub-total Cash Deposits	4,502,447		-					
(b) Cash at Call - Investments								
ANZ Call	1,042	Variable	N/A	ANZ	AA	N/A	N/A	N/A
Sub-total Cash at Call Investments	1,042		-					
(c) Term Deposits - Investments								
NAB.TD 884154944	1,000,000	2.50%	22,534	NAB	AA	11/07/2017	5/06/2018	329
NAB.TD 399386282	1,000,000	2.50%	22,466	NAB	AA	12/07/2017	5/06/2018	328
NAB - TD94-089-5211	1,000,000	2.48%	20,927	NAB	AA	8/08/2017	12/06/2018	308
NAB - TD72-824-2723	1,000,000	2.53%	23,290	NAB	AA	18/07/2017	19/06/2018	336
NAB - TD74-094-8075	1,000,000	2.52%	24,648	NAB	AA	4/07/2017	26/06/2018	357
BWA - TD089-2575899-9	1,000,000	2.55%	25,500	BWA	AA	17/07/2017	17/07/2018	365
CBA - TD35732709 (2)	1,000,000	2.53%	24,676	CBA	AA	9/08/2017	31/07/2018	356
CBA - TD35732709 (3)	1,000,000	2.53%	25,231	CBA	AA	8/08/2017	7/08/2018	364
Sub-total - Term Deposits - Investments	8,000,000		189,272					
Reserve Funds Investments (Cash Backed Reserves)								
Aged Persons Units Reserve - TD36-866-8236	620,906	2.63%	4,116	NAB	AA	1/05/2018	1/08/2018	92
Asset Management Reserve - TD36-842-8945	584,686	2.63%	3,876	NAB	AA	1/05/2018	1/08/2018	92
Asset Replacement Reserve - TD42-972-1062	965,207	2.60%	6,325	NAB	AA	7/05/2018	7/08/2018	92
Banksia Park DMF Reserve - TD42-997-1790	74,536	2.60%	490	NAB	AA	7/05/2018	7/08/2018	92
Community Services & Emergency Relief Reserve - TD43-069-3230	84,017	2.60%	551	NAB	AA	7/05/2018	7/08/2018	92
CLAG Reserve - TD43-083-2341	261,550	2.60%	1,714	NAB	AA	7/05/2018	7/08/2018	92
Workers Compensation Reserve - TD69-136-9789	258,227	2.60%	1,702	NAB	AA	9/05/2018	9/08/2018	92
Settlement Agreement Reserve - TD68-951-1678	160,000	2.60%	1,049	NAB	AA	9/05/2018	9/08/2018	92
Infrastructure Reserve - TD68-832-2429	339,969	2.60%	2,228	NAB	AA	9/05/2018	9/08/2018	92
Golf Course Cottage Reserve - TD68-730-8350	28,033	2.60%	184	NAB	AA	9/05/2018	9/08/2018	92
Future Community Infrastructure Reserve - TD88-185-4822	1,604,541	2.60%	10,516	NAB	AA	15/05/2018	15/08/2018	92
Family Day Care Reserve - TD88-195-0531	1,443,580	2.60%	9,460	NAB	AA	15/05/2018	15/08/2018	92
Employee Leave Reserve - TD10534435	2,066,051	2.11%	4,300	NAB	AA	23/05/2018	28/06/2018	36
Employee Leave Reserve - TD44-453-4644	2,053,578	2.48%	16,744	NAB	AA	28/02/2018	28/06/2018	120
Refuse Reserve - TD80-618-4101	2,185,770	2.60%	14,324	NAB	AA	8/05/2018	8/08/2018	92
Refuse Reserve - TD4711334	4,353,899	2.65%	28,449	BWA	AA	4/05/2018	2/08/2018	90
Refuse Reserve - TD4697678	2,259,215	2.55%	18,940	BWA	AA	26/03/2018	24/07/2018	120
Information Technology Reserve - TD4697688	502,005	2.55%	4,209	BWA	AA	26/03/2018	24/07/2018	120
City Assist Initiative Reserve - TD4697689	100,401	2.55%	842	BWA	AA	26/03/2018	24/07/2018	120
Youth Engagement Strategy Reserve - TD4697690	229,626	2.55%	1,925	BWA	AA	26/03/2018	24/07/2018	120
Sub-total - Term Deposits - (Cash Backed Reserves)	20,175,795		131,943					
Reserve Funds Investments (Developer Contributions)								
DCA - 1 Hard Infrastructure - Bertram - TDB35732709.79	1,766,720	2.48%	14,645	CBA	AA	23/03/2018	23/07/2018	122
DCA - 2 Hard Infrastructure - Wellard - TD2625517	2,280,992	2.65%	15,236	BEN	AAA	23/05/2018	23/08/2018	92
DCA - 7 Hard Infrastructure - Mandogalup (West) - TD33-699-3763	8,636	2.55%	72	NAB	AA	14/03/2018	12/07/2018	120
DCA - 9 Soft Infrastructure - Wandii/Anketell - TD94-049-2789	3,350,595	2.55%	21,536	NAB	AA	29/03/2018	29/06/2018	92
DCA - 9 Soft Infrastructure - Wandii/Anketell - TD4699251	3,349,717	2.55%	21,062	BWA	AA	29/03/2018	27/06/2018	90
DCA - 9 Soft Infrastructure - Wandii/Anketell - TD97-154-6348	3,350,297	2.52%	28,220	NAB	AA	6/03/2018	6/07/2018	122
DCA - 11 Soft Infrastructure - Wellard East - TDB35732709.77	4,431,894	2.48%	36,737	CBA	AA	23/03/2018	23/07/2018	122
DCA - 12 Soft Infrastructure - Wellard West - TD4699823	6,385,595	2.55%	40,151	BWA	AA	43,193	2/07/2018	90
DCA - 13 Soft Infrastructure - Bertram - TD33-681-3398	290,429	2.55%	2,435	NAB	AA	14/03/2018	12/07/2018	120
DCA - 14 Soft Infrastructure - Wellard/Leda - TD33-715-8508	370,049	2.55%	3,102	NAB	AA	14/03/2018	12/07/2018	120
DCA - 15 Soft Infrastructure - Townsite - TD33-733-2692	162,422	2.55%	1,362	NAB	AA	14/03/2018	12/07/2018	120
Sub-total - Reserve Funds Investments (Developer Contributions)	25,747,347		184,557					
Total	58,426,631		505,772					
Less Trust Bank	(2,604,664)							
Total Municipal Controlled Funds	55,821,967		505,772					

Institution Key

ANZ	ANZ Bank
BEN	Bendigo Bank
BWA	Bankwest
CBA	Commonwealth Bank
NAB	National Australia Bank
PC	Petty Cash
WBC	Westpac Bank

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 3(b): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	2,280,992	4%	100%	✓
AA	56,140,988	96%	100%	✓
A	-	-	60%	✓
BBB	-	-	20%	✓
Unrated	-	-	20%	✓

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AMP (A)	-	0.00%	25%	✓
ANZ (AA)	1,042	0.01%	45%	✓
BEN (AAA)	2,280,992	4.00%	45%	✓
BWA (AA)	18,180,458	31.00%	45%	✓
CBA (AA)	12,696,410	22.00%	45%	✓
NAB (AA)	25,263,078	42.99%	45%	✓
PCU (UR)	-	0.00%	0%	✓
WBC (AA)	-	0.00%	45%	✓

Comments - Investment Policy Compliance

The City's investments are invested in line with Council Policy - Investments. The above tables exclude the total of petty cash (\$4,650) held by the City.

Interest received on the City's investments year to date is \$1,841,221.

5.5.1 Portfolio Credit Framework

To control the credit quality on the investment portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	100%
AA	A-1+	100%
A	A-1	60%
BBB	A-2	20%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

5.5.2 Counterparty Credit Framework

Exposure to an individual counterparty/institution will be restricted by its credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	45%
AA	A-1+	45%
A	A-1	25%
BBB	A-2	10%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
		\$	\$
Budget Adoption			0
09/08/2017 To account for the refund of changeover fees paid to upgrade to the 360L recycling bins.			
400434.1600.60	Mainstream Waste - Project Expenditure - Refund of upgrade fees	(29,050)	
700007.1007.06	Mainstream Waste - Transfer from Refuse Reserve	29,050	
		0	0
09/08/2017 Second Stage of Local Sporting Ground Wellard Pavilion Extension and Bertram Building A.			
600019.1002.60	Capital Project Expenditure - Bertram Building A	(348,650)	
600019.1002.60	Capital Project Expenditure - Wellard Pavilion	(128,250)	
700013.1917.06	Transfer from Future Community Infrastructure Reserve	348,650	
700013.1917.06	Transfer from Future Community Infrastructure Reserve	128,250	
		0	0
7/09/2017 Increase to Metropolitan Library Courier Service.			
400104.1115.60	Library - Operating Expenditure - Cartage & Delivery	(2,585)	
400104.1106.60	Library - Operating Expenditure - Advertising & Promotions	2,585	
		0	0
13/09/2017 Change to Capital Buildings Expenditure from Sloan's Reserve Toilets to Smirks Cottage Accessible Toilets.			
600019.1002.60	Capital Project Expenditure - Sloan's Reserve Toilets	(40,000)	
600019.1002.60	Capital Project Expenditure - Smirks Cottage Accessible Toilets	40,000	
		0	0
13/09/2017 Transfer savings in Facilities Management salaries to Darius Wells Reception Safety Modifications.			
400481.1031.50	Facilities Management Overheads - Employee Expenses	5,000	
600019.1002.60	Capital Project Expenditure - Darius Wells Reception Safety Modifications	(5,000)	
		0	0
27/09/2017 Challenger Avenue Drainage Project cancelled due to being completed by Developer and savings in other Municipal funded projects to be allocated to next prioritised project; Rollings Crescent Drainage Upgrade.			
600007.1563.60	Capital Project Expenditure - Rollings Crescent Drainage Upgrade	(155,000)	
600007.1563.60	Capital Project Expenditure - Challenger Avenue Drainage	120,000	
600007.1561.60	Capital Project Expenditure - Minstrell Road	9,000	
600007.1561.60	Capital Project Expenditure - Beauchamp Loop & Wellard	18,000	
600007.1561.60	Capital Project Expenditure - Bingfield Road West & Tucker Street, Medina	8,000	
		0	0
27/09/2017 To increase budget for Tip Truck replacement, funded from Asset Replacement Reserve.			
600013.1000.60	Purchase of replacement Tip Truck	(27,000)	
700005.1006.06	Transfer from Asset Replacement Reserve	27,000	
		0	0
27/09/2017 - Hire of temporary office space to accommodate the Building Maintenance Team at the Depot. Funded from the Building Construction contingency budget.			
400494.1004.60	Other Property & Services - Building Expenses - Depot	(14,000)	
600015.1002.60	Governance Facility - Capital Project - Contingencies	14,000	
		0	0
11/10/2017 To allocate the brought forward surplus from 2016/2017.			
900024.0178.08	Surplus Brought Forward 01/07/2017	1,823,643	
400002.1125.60	Wells Park feasibility study	(35,000)	
400089.1600.60	Big Concert additional funds	(15,000)	
400089.1600.60	The Edge Skate Park grand opening - rescheduled	(36,000)	
400097.1031.50	Zone Drop-in Lounge - salaries	(71,800)	
400097.1035.50	Zone Drop-in Lounge - salaries	(6,812)	
400494.1004.60	Demountable building - Depot	(36,000)	
400499.1652.60	After hours monitoring	(30,000)	
400499.1797.60	Security guard at Darius Wells	(37,000)	
400499.1797.60	CCTV Maintenance	(22,100)	
400743.1600.60	Darius Wells Christmas Tree Decorations	(10,000)	
600004.1002.60	Recquatic ergonomic workstation refit	(30,000)	
600007.1562.60	Calista Tennis Club access	(20,000)	
600007.1562.60	Bertram Road drainage improvement	(30,000)	
600007.1567.60	Latitude 32 lighting change from solar	(286,050)	
600008.1568.60	Medina Oval Lighting	(150,000)	
600015.1002.60	Demountable building - Depot	(14,000)	
600019.1001.60	Darius Wells Christmas Tree	(10,000)	
600071.1001.60	Youth Zone - Lounge entrance renovation	(25,000)	
800068.2004.07	Transfer to Information Technology Reserve	(500,000)	
800068.2005.07	Transfer to City Assist Initiative Reserve	(100,000)	
		358,881	358,881

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
22/11/17 Addition of Summerton Road intersection improvement project - funded by remaining 2016/17 Roads to Recovery grant and State Blackspot.			
600007.1561.60	Capital Project Expenditure - Summerton Road	(99,000)	
700022.1813.06	Transfer from Restricted Grants Reserve (2016/17 Roads to Recovery funding)	33,000	
300137.1003.16	State Blackspot Grant	66,000	
		0	358,881
22/11/2017 Received Grant from WA Police for the installation of CCTV.			
600016.1002.60	Capital Project Expenditure - CCTV Wellard	(98,967)	
300178.1002.16	WA Police Grant - State CCTV Strategy	98,967	
		0	358,881
22/11/2017 Savings made in Bertram Road Dual Carriageway project returned to Asset Management Reserve and subsequently reallocated to Johnson Road alignment project.			
600007.1561.60	Capital Project Expenditure - Johnson Road alignment	(81,090)	
700022.1898.06	Transfer from Asset Management Reserve	81,090	
600007.1561.60	Capital Project Expenditure - Betram Road dual carriageway project	81,090	
700022.1898.06	Transfer to Asset Management Reserve	(81,090)	
		0	358,881
22/11/2017 Roads to Recovery funds allocated to Freckleton Court.			
600007.1561.60	Capital Project Expenditure - Freckleton Court	(35,000)	
700022.1813.06	Transfer from Restricted Grants Reserve (2016/17 Roads to Recovery funding)	35,000	
		0	358,881
22/11/2017 Originally budgeted as capital project, the club now only seeking donation and will manage construction themselves.			
400094.1600.60	Operating Expenditure - Contribution to Bowling Club	(18,000)	
600019.1002.60	Capital Project Expenditure - Bowling Club Shed	18,000	
300147.1002.60	Capital Revenue Contribution from Club	(8,000)	
300158.1600.15	Operating Revenue - Community Development	8,000	
		0	358,881
22/11/2017 Reallocation of funding from Asset Management Reserve from Medina Netball Courts to Kwinana Netball Courts.			
600008.1568.60	Capital Project Expenditure - Kwinana Netball Courts	(2,000)	
600008.1568.60	Capital Project Expenditure - Medina Netball Courts	2,000	
700019.1898.06	Transfer to Asset Management Reserve - Medina Netball Courts	(2,000)	
700019.1898.06	Transfer from Asset Management Reserve - Kwinana Netball Courts	2,000	
		0	358,881
13/12/2017 Insurance claim received for the stolen batteries from street lights in Latitude 32.			
600007.1567.60	Capital Project Expenditure - Replacement of street lights	96,424	
300137.1003.23	Capital Project Revenue - Insurance Claim Received	(96,424)	
		0	358,881
17/01/2018 Change of Scope for Ocean Street. Funded from additional grant received and savings from the expected contribution payable to City of Rockingham.			
600007.1561.60	Capital Project Expenditure - Ocean Street	(86,180)	
300137.1003.16	Metropolitan Regional Road Group Grant Funding	27,933	
400461.1976.81	Contribution to Dixon Road / Mandurah Road project	58,247	
		0	358,881
17/01/2018 Additional grant funding received for Honeywood Park.			
600008.1568.60	Capital Project Expenditure - Parks for People Strategy Honeywood	(20,000)	
300142.1003.16	Grant received - Department Industry for Stronger Communities	20,000	
		0	358,881
17/01/2018 Transfer of capital budget to enable purchase of mobile disability hoist for Recquatic Centre.			
600004.1001.60	Capital Project Expenditure - Disability Hoist	(3,000)	
600004.1001.60	Capital Project Expenditure - Blanket Buddy	3,000	
		0	358,881
28/03/2018 As per Budget Review Report.			
	Decrease in Opening Funding Surplus	(163,005)	
	Operating Activities	743,677	
	Increase in Non-Operating Grants, Subsidies & Contributions	715,758	
	Decrease in Proceeds from Disposal of Assets	(44,354)	
	Decrease in Capital Expenditure	3,327,447	
	Decrease in Financing Activities	(3,433,806)	
	Additional Reserve Transfer	(1,504,598)	
		(358,881)	0
09/05/2018 Excess funds available in street lighting project used to fund change in scope for the construction of footpath along Walgreen Crescent.			
600007.1562	Capital Expenditure - Footpaths Adventure Park & Gilmore Ave	(55,000)	
600007.1567	Capital Expenditure - Streetlights Latitude 32	55,000	
		0	0

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

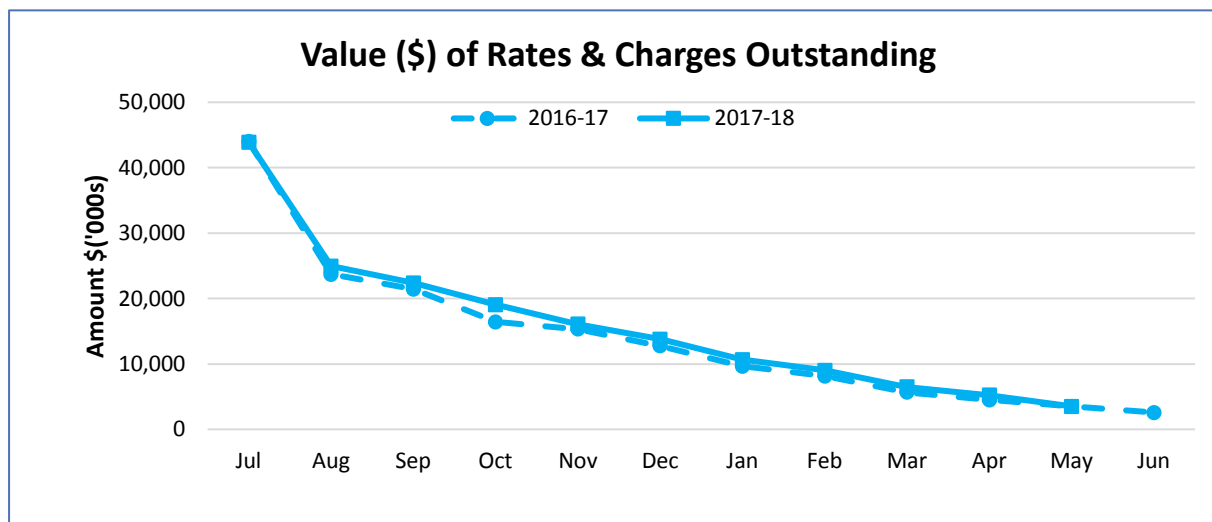
Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
09/05/2018 New traffic signal project. One third funded from City, two thirds funded from Main Roads.			
	Capital Expenditure - Traffic signal project Gilmore Ave / Sulphur Rd / Summerton Rd	(15,472)	
600007.1561			
600007.1561	Capital Expenditure - Traffic calming device repair	5,157	
300137.1003	Grant received - Main Roads	10,315	
		0	0
09/05/2018 Increase in Cockburn Road resurfacing project. Additional funding received from Main Roads. Remainder funded from savings identified in street lighting project.			
600007.1561	Capital Expenditure - Cockburn Road to Rockingham Road resurfacing	(10,225)	
600007.1567	Capital Expenditure - Streetlights Latitude 32	5,202	
300137.1003	Grant Received - Urban Road grant	5,023	
		0	0
09/05/2018 Additional costs in decommission of Smirks Cottage septic and sewer connection.			
600019.1002	Capital Expenditure - Smirks Cottage Accessbile toilet facility	(6,919)	
600015.1002	Capital Expenditure - Building Contingency	6,919	
		0	0
09/05/2018 New project proposal - Honeywood playing fields car park.			
600023.1565	Capital Expenditure - Honeywood Playing Fields Carpark	(60,000)	
600007.1567	Capital Expenditure - Streetlights Latitude 32	60,000	
		0	0
23/05/2018 Additional funds required Johnson Road realignment. Funded from reallocation of Roads to Recovery grant.			
600007.1561	Capital Expenditure - Johnson Road realignment	(25,000)	
300137.1003	Grant reallocation - Roads to Recovery	25,000	
600007.1561	Capital Expenditure - Partridge Street pavement rehabilitation	25,000	
300137.1003	Grant reallocation - Roads to Recovery	(25,000)	
		0	0
Amended Budget Surplus / (Deficit)			0

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

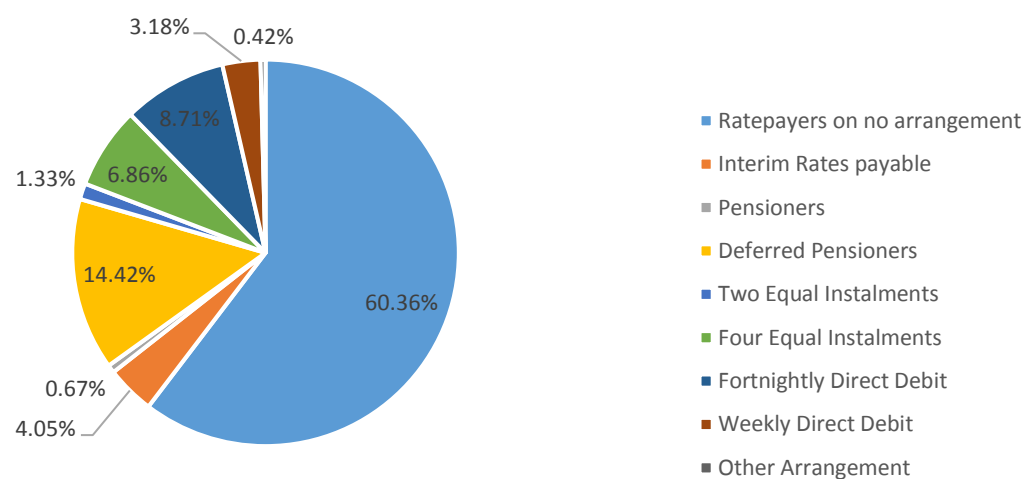
Note 5(a): Receivables - Rates & Charges

Receivables - Rates & Charges Receivable	31 May 2018	30 June 2017
	\$	\$
Opening Arrears Previous Years	2,162,393	2,179,452
Levied this year	47,015,825	46,344,239
<u>Less</u> Collections to date	(45,063,681)	(45,762,100)
Rates & Charges Collectable	4,114,536	2,761,590
Less Pensioner Deferred Rates	(593,150)	(599,197)
Net Rates & Charges Collectable	3,521,387	2,162,393
% Outstanding	7.16%	4.46%



Outstanding Rates & Charges by Payment Arrangement Type	31 May 2018	
	\$	%
Ratepayers on no arrangement	2,483,572	60.36%
Interim Rates payable	166,739	4.05%
Pensioners	27,423	0.67%
Deferred Pensioners	593,150	14.42%
Two Equal Instalments	54,842	1.33%
Four Equal Instalments	282,396	6.86%
Fortnightly Direct Debit	358,465	8.71%
Weekly Direct Debit	130,772	3.18%
Other Arrangement	17,177	0.42%
	4,114,536	100.00%

% of Outstanding Rates & Charges by Payment Arrangement Type



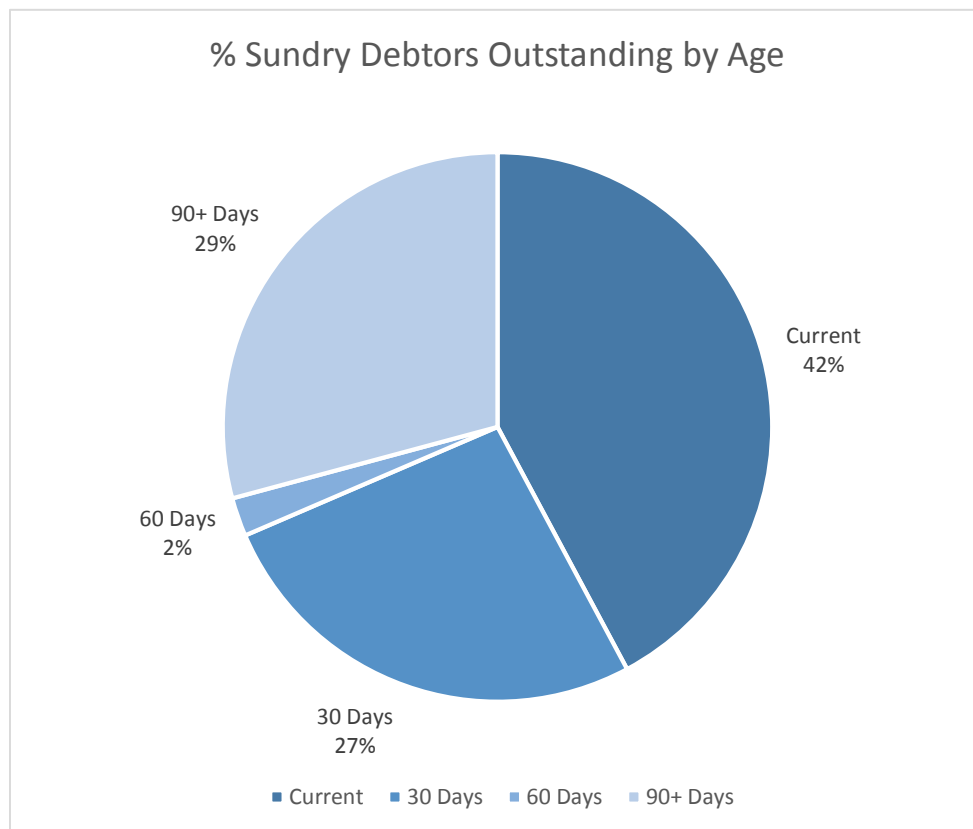
CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 5(b): Receivables - General

Receivables - General

	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Sundry Debtors	360,089	225,010	19,427	249,174	853,700
Infringements Register					167,212
Total Receivables General Outstanding					1,020,912

Amounts shown above include GST (where applicable)



Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Debtor #	Description	Status	\$
Banksia Park Management Fees to be recouped upon sale of unit			
1497.11	Banksia Park Fees	Invoice to be paid upon sale of unit (14).	1,983
1512.11	Banksia Park Fees	Invoice to be paid upon sale of unit (34).	1,700
1526.11	Banksia Park Fees	Invoice to be paid upon sale of unit (52).	1,303
1703.11	Banksia Park Fees	Invoice to be paid upon sale of unit (20).	5,703
1970.11	Banksia Park Fees	Invoice to be paid upon sale of unit (66).	1,983
2428.11	Banksia Park Fees	Invoice to be paid upon sale of unit (12).	3,675
Debts with Fines Enforcement Registry			
1825.07	Court awarded fines and costs	With Fines Enforcement Registry. Payments are being received.	3,018
2442.07	Court imposed fine	No payments received. With Fines Enforcement Registry.	5,732
2535.07	Dog attack prosecution costs	Regular payments ceased in 2015; with Fines Enforcement Registry.	6,444
2726.07	Planning and Development Act prosecution	Regular payments ceased in December 2016. With Fines Enforcement Registry.	23,144
3321.07	Dog fines and prosecution costs	Regular payments of \$25 per fortnight via Fines Enforcement Registry.	2,510
3485.07	Food Act prosecutions	No payments received. With Fines Enforcement Registry.	13,524
3884.03	Removal of abandoned vehicle	Regular payments of \$40 per fortnight via Fines Enforcement Registry.	2,355
3909.07	Local Government Act prosecution	No payments received. With Fines Enforcement Registry.	3,652
3936.07	Prosecution RO 706-709	Regular payments of \$150 per fortnight via Fines Enforcement Registry.	10,202
3953.07	Local Law prosecution	Regular payments of \$45 per fortnight via Fines Enforcement Registry.	2,869
4131.07	Dangerous Dog Prosecution	No payments received. With Fines Enforcement Registry.	4,654
Other Sundry Debtors			
303.04	Structural Maintenance Fee / Loan Repayments	Meeting scheduled with Debtor 12/6/18 to discuss outstanding payments.	4,178
442.07	Copies of Building Approvals	Received payment 1/6/18.	4,428
854.04	Rent and Outgoings	Investigating dispute regarding CPI increase.	5,804
3263.14	Motorvation 2018 - Venues West / Traders	Reminder letter sent 8/5/18. Expecting payment by 15/6/18.	1,130
3418.04	2017 Winter seasonal tenancy fee	Regular weekly payments being received, \$30-\$50 per week.	1,163
3910.07	Local Government Act prosecution	Direct debit arrangement of \$30 per fortnight.	1,302
3922.03	Verge clean up costs	Legal to advise. Debt has been linked to property.	1,090
3951.06	Developer Contributions - Fairhaven Estate	Waiting on Sub division prior to payment as per agreement.	3,786
4051.03	Costs associated with removal of furniture	No reply to correspondence. Debt has been linked to the property.	1,012
4060.07	Littering Act Prosecution - Unlawful transport	Direct debit arrangement of \$50 per fortnight.	2,862
4123.07	Removal of Asbestos	No reply to correspondence. Debt has been linked to the property.	1,705
4141.03	Hazard Reduction Braddock Rd Wellard	Follow up letter including direct debit arrangement form sent in June 2018.	2,048
897.04/06	Lease and Outgoings - Carpark	Payment arrangement has been entered into. To be repaid by 30/6/19.	112,183
Total Debtors 90+ days > \$1,000			237,140

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 6: Cash Backed Reserves

Reserve	Adopted Budget				Current Budget				Actual					Variance
	Opening Balance	Transfers In (incl Interest) (+)	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (incl Interest) (+)	Transfers Out (-)	Current Budget Closing Balance	Opening Balance	Actual Transfers In (+)	Interest Earned (+)	Transfers Out (-)	YTD Closing Balance	Actual vs Current Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Municipal Reserves														
Aged Persons Units Reserve	389,941	279,588	(221,315)	448,214	643,364	268,465	(221,315)	690,514	643,364	0	17,922	(82,887)	578,399	(112,115)
Asset Management Reserve	784,951	22,399	(83,090)	724,260	566,868	20,000	(83,090)	503,778	566,868	0	17,817	(83,090)	501,595	(2,183)
Asset Replacement Reserve	213,186	254,814	(468,000)	0	595,442	4,569	(135,310)	464,701	595,442	2,454	15,445	(112,765)	500,577	35,876
Banksia Park Reserve	107,650	735	(108,385)	0	107,840	2,000	(70,072)	39,768	107,840	0	2,952	(46,138)	64,654	24,886
City Assist Initiative Reserve	0	0	0	0	0	100,000	(100,000)	0	0	100,000	401	0	100,401	100,401
Community Services & Emergency Relief Reserve	25,966	611	0	26,577	26,059	57,827	0	83,886	26,059	57,216	742	0	84,017	131
Contiguous Local Authorities Group Reserve	253,161	56,950	(45,000)	265,111	239,215	56,950	(15,000)	281,165	239,215	19,861	6,854	(3,893)	262,038	(19,127)
Employee Leave Reserve	4,100,853	0	(539,162)	3,561,691	4,074,338	0	(539,162)	3,535,176	4,074,338	0	45,291	0	4,119,629	584,453
Family Day Care Reserve	1,446,637	34,023	(751,569)	729,091	1,383,878	53,769	(807,142)	630,505	1,383,878	19,746	22,857	0	1,426,481	795,976
Future Community Infrastructure Reserve	2,013,802	54,784	(527,100)	1,541,486	1,568,683	40,000	(620,000)	988,683	1,568,683	0	44,291	(10,934)	1,602,040	613,357
Golf Course Cottage Reserve	27,167	639	0	27,806	27,264	639	0	27,903	27,264	0	769	0	28,033	130
Information Technology Reserve	0	0	0	0	0	1,888,698	0	1,888,698	0	1,888,698	2,005	0	1,890,703	2,005
Infrastructure Reserve	122,859	2,889	0	125,748	128,213	211,023	0	339,236	128,213	208,138	3,617	0	339,968	732
Rates Strategy Reserve	819,692	0	(819,692)	0	819,692	0	(819,692)	0	819,692	0	0	(819,692)	0	0
Refuse Reserve	8,606,073	202,401	(1,667,704)	7,140,770	8,636,810	202,401	(1,708,577)	7,130,634	8,636,810	0	190,371	(1,660,565)	7,166,616	35,982
Restricted Grants & Contributions Reserve	1,297,522	0	(1,297,522)	0	2,644,457	360,000	(2,574,457)	430,000	2,644,457	0	0	(2,008,253)	636,204	206,204
Settlement Agreement Reserve	157,743	0	0	157,743	157,743	0	0	157,743	157,743	0	2,257	0	160,000	2,257
Workers Compensation Reserve	342,176	0	(289,544)	52,632	210,503	105,587	0	316,090	210,503	181,674	4,110	(66,087)	330,200	14,110
Youth Engagement Reserve	270,000	0	(270,000)	0	270,000	0	(230,000)	40,000	270,000	0	917	(121,252)	149,665	109,665
Sub-Total Municipal Reserves	20,979,379	909,833	(7,088,083)	14,801,129	22,100,369	3,371,928	(7,923,817)	17,548,480	22,100,369	2,477,787	378,621	(5,015,555)	19,941,221	2,392,741
Developer Contribution Reserves														
DCA 1 - Hard Infrastructure - Bertram	1,738,315	489,830	(414,093)	1,814,052	1,743,837	489,830	0	2,233,667	1,743,837	127,890	46,979	0	1,918,705	(314,962)
DCA 2 - Hard Infrastructure - Wellard	1,953,717	487,102	0	2,440,819	1,969,898	487,102	0	2,457,000	1,969,898	257,732	53,362	0	2,280,992	(176,008)
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 5 - Hard Infrastructure - Wandi	3,079,247	2,662,656	0	5,741,903	3,104,086	2,662,656	0	5,766,742	3,104,086	624,121	83,623	(516,396)	3,295,434	(2,471,308)
DCA 7 - Hard Infrastructure - Mandogalup West	8,537	27,097	0	35,634	8,567	27,097	0	35,664	8,567	13,729	187	0	22,483	(13,181)
DCA 8 - Soft Infrastructure - Mandogalup	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 9 - Soft Infrastructure - Wandi/Anketell	9,893,320	1,895,119	(488,318)	11,300,121	9,928,654	1,895,119	(488,318)	11,335,455	9,928,654	269,358	259,144	0	10,457,156	(878,299)
DCA 10 - Soft Infrastructure - Casuarina/Anketell	0	666,609	(7,117)	659,492	0	666,609	(7,117)	659,492	0	239,940	152	0	240,092	(419,400)
DCA 11 - Soft Infrastructure - Wellard East	4,323,240	958,816	(9,724)	5,272,332	4,374,577	958,816	(9,724)	5,323,669	4,374,577	912,873	118,463	(1,702)	5,404,211	80,542
DCA 12 - Soft Infrastructure - Wellard West	6,274,935	914,116	(15,637)	7,173,414	6,297,347	914,116	(15,637)	7,195,826	6,297,347	160,201	175,263	0	6,632,811	(563,015)
DCA 13 - Soft Infrastructure - Bertram	287,083	6,750	0	293,833	288,108	6,750	0	294,858	288,108	0	6,302	0	294,410	(448)
DCA 14 - Soft Infrastructure - Wellard/Leda	359,161	117,719	(6,704)	470,176	367,092	117,719	(6,704)	478,107	367,092	116,219	8,029	0	491,340	13,233
DCA 15 - Soft Infrastructure - City Site	160,443	61,328	(4,190)	217,581	161,124	61,328	(4,190)	218,262	161,124	19,542	3,537	0	184,202	(34,060)
Sub-Total Developer Contribution Reserves	28,077,998	8,287,142	(945,783)	35,419,357	28,243,290	8,287,142	(531,690)	35,998,742	28,243,290	2,741,604	755,041	(518,097)	31,221,837	(4,776,905)
Total Reserves	49,057,377	9,196,975	(8,033,866)	50,220,486	50,343,659	11,659,070	(8,455,507)	53,547,222	50,343,659	5,219,391	1,133,661	(5,533,653)	51,163,058	(2,384,164)

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 7: Disposal of Assets

Asset Number	Asset Description	YTD Actual				Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Motor Vehicles								
5596	Toyota Aurion Sportivo 3.5L Auto - Motor Vehicle - Dispose 1ENV377 (PL420)	26,484	13,464		(13,020)	26,484	13,464		(13,020)
5591	Holden Colorado LTZ 4x4 Auto - Motor Vehicle - Dispose 1EOB725 (PL421)	34,188	28,236		(5,952)	34,188	28,236		(5,952)
5827	Toyota Kluger AWD V6 - Motor Vehicle - 1EWF500 (PL466)	31,619	37,782	6,163		31,619	37,782	6,163	
5605	Holden VF Evoke V6 Sportswagon - Motor Vehicle - Dispose 1EOB748 (PL422)	17,937	14,145		(3,791)	17,937	14,146		(3,791)
5630	Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOX941 (PL425)	26,699	22,555		(4,144)	26,699	22,555		(4,144)
5600	Holden Colorado 7 4x4 LTZ - Motor Vehicle - Dispose 1EOO657 (PL430)	26,950	25,055		(1,896)	26,950	25,055		(1,896)
5604	Toyota Camry Altise 2.5L Sedan - Motor Vehicle - Dispose 1ENM243 (PL423)	14,496	10,530		(3,966)	14,496	10,530		(3,966)
5601	Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1955 (PL424)	26,899	20,964		(5,936)	26,899	20,964		(5,936)
5648	Ford Ranger 4x4 PU XL - Motor Vehicle - Dispose KWN1946 (PL426)	22,297	21,645		(651)	22,297	21,645		(651)
5602	Holden Colorado 4 x4 Crew Cab - Motor Vehicle - Dispose KWN1953 (PL427)	26,342	21,645		(4,697)	26,342	21,645		(4,697)
5592	Holden Colorado 4 x4 Crew Cab Ute - Motor Vehicle - Dispose KWN1952 (PL428)	26,393	20,509		(5,884)	26,393	20,509		(5,884)
5043	Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1817 (PL410)	24,487	23,009		(1,478)	24,487	23,009		(1,478)
5598	Holden Colorado 4x4 Crew Cab - Motor Vehicle - Dispose KWN1958 (PL433)	26,699	20,509		(6,190)	26,699	20,509		(6,190)
5622	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN2000 (PL436)	27,989	18,643		(9,346)	31,590	20,000		(11,590)
4616	Ford Ranger PX XL 4x4 Dual Cab - Motor Vehicle - Dispose KWN1820 (PL385)	20,932	23,691	2,759		20,932	23,691	2,759	
4600	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1893 (PL386)	27,562	16,825		(10,737)	27,562	16,825		(10,737)
4601	Volkswagen Amarok Tdi Dual Cab - Motor Vehicle - Dispose KWN1984	27,302	18,643		(8,659)	27,302	18,643		(8,659)
	Furniture & Equipment								
4868	Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	627	0		(627)
4869	Single Seater Lounge - Solid Timber Frame (Library)	627	0		(627)	627	0		(627)
5732	Laptop - Dell Latitude 3540	108	137	29		108	137	29	
6070	Apple iPad Pro 9.7	780	775		(5)	780	775		(5)
5730	Apple iPhone 6	112	150	38		0	0		0
	Plant & Equipment								
5604	Isuzu Fire Truck 1AUF291	38,177	20,909		(17,268)	0	0		0
3287	2009 Hino 14T Tip Truck - Dispose KWN1761 (PL252)	0	0			102,737	72,426		(30,310)
3481	Mitsubishi Fuso Tip Truck - Dispose KWN1779 (PL289)	0	0			0	0		0
3075	Volvo L70F Loader - Dispose KWN624 (PL223)	0	0			0	0		0
5068	Mower Toro GM7200 - Dispose 1EJI080 (PL415)	16,339	6,000		(10,339)	16,339	6,000		(10,339)
4591	Mower Toro Zero Turn Grandmaster Ride on - Dispose 1EDW556 (PL390)	10,523	6,000		(4,523)	10,523	6,000		(4,523)
5624	Kubota Tractor 33HP & Slasher - Dispose 1EPN009 (PL441)	0	0			10,885	8,000		(2,885)
4602	Hino 500 Tip Truck 4x4 Truck - Dispose KWN1915 (PL391)	102,701	72,426		(30,274)	103,812	95,000		(8,812)
3187	Vermeer Wood Chipper - Dispose Sale 1TKV850 (PL253)	18,335	21,003	2,669		18,335	21,003	2,669	
2434	Volvo 710 Vhp Grader - Dispose KWN623 (PL49)	73,730	43,642		(30,088)	73,730	43,642		(30,088)
Various	Stihl Hedge trimmers x 6	748	1,000	289	(36)	748	1,000	252	
Various	Stihl Brushcutters x 6	812	1,091	279		775	1,091	316	
Various	Clearing Saw Hedge trimmers x 2	1,079	364		(716)	1,079	364		(716)
		699,972	531,347	12,226	(180,850)	779,981	614,646	12,188	(177,523)
	Net Profit/(Loss)				(168,624)				(165,335)

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 8: Rating Information	YTD Actual							Budget					
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Back Rates	Total Revenue	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$		\$	\$	\$	\$	\$
Differential General Rate													
Gross Rental Value (GRV)													
Improved Residential	0.07351	13,118	232,155,776	16,223,658	612,016	46,085	16,881,759	12,635	220,699,968	16,223,658	850,000	-	17,073,658
Vacant Residential	0.15769	422	8,163,550	1,385,002	(65,428)	(13,169)	1,306,405	469	8,783,070	1,385,002	-	-	1,385,002
Improved Special Residential	0.06515	805	19,230,171	1,256,013	(2,588)	-	1,253,425	808	19,278,791	1,256,013	-	-	1,256,013
Light Industrial and Commercial	0.08719	145	23,852,193	2,025,036	52,145	4,419	2,081,600	145	23,225,553	2,025,036	-	-	2,025,036
General Industry and Service Commercial	0.08246	339	37,525,241	2,943,173	105,438	299	3,048,910	336	35,692,132	2,943,173	-	-	2,943,173
Large Scale General Industry and Service Commercial	0.08559	46	46,905,960	4,105,511	(83,670)	(313)	4,021,528	47	47,967,180	4,105,511	-	-	4,105,511
Unimproved Value (UV)													
General Industrial	0.01696	3	121,200,000	2,055,552	-	-	2,055,552	3	121,200,000	2,055,552	-	-	2,055,552
Rural	0.00471	78	96,681,000	459,936	(2,654)	-	457,282	79	97,651,000	459,936	-	-	459,936
Mining	0.00817	25	38,616,000	306,710	7,603	4,996	319,309	23	37,541,000	306,710	-	-	306,710
Urban/Urban Deferred	0.00576	66	148,280,000	868,775	(4,800)	37,762	901,737	63	150,829,000	868,775	-	-	868,775
Sub-Totals		15,047	772,609,891	31,629,366	618,062	80,079	32,327,507	14,608	762,867,694	31,629,367	850,000	-	32,479,367
Minimum Payment	Minimum												
Gross Rental Value (GRV)	\$												
Improved Residential	\$971	1,727	1,658,878	1,646,816	12,062	2,284	1,661,162	1,696	20,376,522	1,646,816	-	-	1,646,816
Vacant Residential	\$971	930	923,572	985,565	(61,993)	(18,876)	904,696	1,015	5,339,565	985,565	-	-	985,565
Improved Special Residential	\$971	7	6,228	5,826	402	-	6,228	6	84,900	5,826	-	-	5,826
Light Industrial and Commercial	\$1,263	24	31,800	32,838	1,038	-	31,800	26	267,341	32,838	-	-	32,838
General Industry and Service Commercial	\$1,263	38	47,994	46,731	1,263	-	47,994	37	318,902	46,731	-	-	46,731
Large Scale General Industry and Service Commercial	\$1,263	0	-	-	-	-	-	0	-	-	-	-	-
Unimproved Value (UV)													
General Industrial	\$1,263	0	-	-	-	-	-	0	-	-	-	-	-
Rural	\$971	9	9,710	8,739	971	5,168	14,878	9	1,071,000	8,739	-	-	8,739
Mining	\$1,263	14	17,011	16,419	592	-	17,011	13	28,647	16,419	-	-	16,419
Urban/Urban Deferred	\$1,263	54	44,876	17,682	27,194	1,512	46,388	14	2,051,600	17,682	-	-	17,682
Sub-Totals		2,803	2,740,069	2,760,616	(20,547)	(9,912)	2,730,157	2,816	29,538,477	2,760,616	-	-	2,760,616
		17,850	775,349,960	34,389,982	597,515	70,167	35,057,664	17,424	792,406,171	34,389,983	850,000	-	35,239,983
Concession							-						-
Amount from General Rates							35,057,664						35,239,983
Ex-Gratia Rates							-						-
Specified Area Rates							-						-
Totals							35,057,664						35,239,983

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 9: Information on Borrowings

(a) Debenture Repayments

Particulars	01 Jul 2017	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$		\$	\$	\$	\$	\$	\$
Governance									
Loan 99 - Administration Office Renovations	845,987	0	0	41,558	84,414	804,429	761,573	28,487	57,237
Loan 107 - Administration / Chambers Building Refurbishment	0	0	0	0	0	0	0	0	0
Education & Welfare									
Loan 96 - Youth Specific Space	171,398	0	0	11,562	23,558	159,836	147,840	6,584	13,606
Loan 100 - Youth Specific Space	1,521,312	0	0	0	0	1,521,312	1,521,312	39,502	81,250
Recreation and Culture									
Loan 94 - Wellard Sports Pavilion	248,482	0	0	43,658	43,658	204,824	204,824	13,526	16,802
Loan 95 - Orelia Oval Pavilion	411,355	0	0	27,748	56,540	383,607	354,815	15,802	32,655
Loan 97 - Orelia Oval Pavilion Extension	1,871,923	0	0	91,956	186,785	1,779,968	1,685,138	63,033	126,648
Loan 102 - Library & Resource Centre	7,421,567	0	0	0	0	7,421,567	7,421,567	188,041	386,720
Loan 104 - Recquatic Refurbishment	3,350,000	0	0	0	0	3,350,000	3,350,000	77,805	135,675
Loan 105 - Bertram Community Centre	1,296,840	0	0	0	0	1,296,840	1,296,840	35,528	50,827
Loan 106 - Destination Park - Calista	1,609,695	0	0	46,219	93,163	1,563,476	1,516,532	29,981	49,819
Transport									
Loan 98 - Streetscape Beautification	1,142,081	0	0	56,103	113,959	1,085,978	1,028,122	38,457	77,270
Loan 101 - City Centre Redevelopment	2,500,000	0	0	0	0	2,500,000	2,500,000	54,463	61,750
<u>Self Supporting Loans</u>									
Recreation and Culture									
Loan 103B - Golf Club Refurbishment	298,494	0	0	15,644	15,645	282,850	282,849	10,181	11,506
	22,689,134	0	0	334,447	617,722	22,354,687	22,071,412	601,392	1,101,765

(b) New Debentures

No new debentures were raised during the reporting period.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018



































Note 10: Trust Fund

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

Description	Opening Balance 01 Jul 2017	Amount Received	Amount Paid	Closing Balance 31 May 2018
	\$	\$	\$	\$
Hall Security Bonds	55,341	77,300	(65,888)	66,753
Footpath & Kerbing Security Deposits	857,177	0	(42,292)	814,885
Sports Forfeiture Security Deposits	200	0	0	200
Bus Hire Security Deposits	3,000	2,500	(2,500)	3,000
Demolition Security Deposits	16,334	0	(13,983)	2,351
Miscellaneous Deposits	70,351	12,500	(281)	82,570
Footpath Construction Bonds	2,000	0	0	2,000
Land Subdivision Bonds	506,810	169,941	(87,540)	589,211
Road Maintenance Bonds	293,234	0	0	293,234
Landscaping Subdivision Bonds	125,315	13,472	0	138,787
Planning Advertising Bonds	250	0	(250)	0
Mortimer Road - Community Trust	10,421	0	0	10,421
ATU Landscaping Bonds	3,168	0	(790)	2,378
Landscaping Development Bonds	56,822	7,655	0	64,477
Subdivision Handrails	15,395	0	0	15,395
APU Security Bonds	16,462	1,264	(2,245)	15,481
Councillor Nomination Deposits	0	720	(720)	0
DCA Contingency Bonds	729,967	89,411	(553,642)	265,736
Contiguous Local Authorities Group (CLAG)	200	0	0	200
Retention Funds	0	48,901	(11,377)	37,524
Public Open Space Cash In Lieu	49,608	150,453	0	200,061
	2,812,055	574,117	(781,508)	2,604,664




































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
	\$	\$		\$	\$	
 <i>Level of completion indicator, please see table at the end of this note for further detail.</i>						
Buildings						
 Adventure Park - Calista Oval - Building Renewal	0	100,000	100,000	0	0	
 Sloan`s Cottage - conservation works	0	5,000	5,000	0	0	
 Smirk`s Cottage - conservation works	5,859	5,000	5,000	5,000	(859)	
 Wheatfield Cottage - conservation works	12,256	15,000	15,000	15,000	2,744	
 Zone Youth Centre - repaint external walls	3,149	20,000	20,000	20,000	16,851	
 Revolving Energy Fund	27,340	35,000	35,000	35,000	7,660	
 Sloan Reserve Toilets	0	40,000	0	0	0	Funds reallocated to Smirks Cottage Accessible Reserve Toilets OCM 13/09/17
 Smirks Cottage Accessible Reserve Toilets	11,636	0	56,919	56,919	45,283	Funds reallocated from Sloan Reserve Toilets OCM 13/09/17
 Youth Outdoor Space - Public Art	26,663	26,500	26,500	26,500	(163)	
 Kwinana Bowling Club shed replacement	8,000	18,000	18,000	18,000	10,000	
 CFWD Dist B - DCA 13 - Local Sporting Ground with Community Sports	21,484	385,350	350,000	72,374	50,890	Funded from Future Community Infrastructure Reserve. Approved OCM 9/8/17.
 CWFD Dist C - DCA14 - Local Sporting Ground with pavilion extension	8,810	141,750	270,000	270,000	261,190	Funded from Future Community Infrastructure Reserve. Approved OCM 9/8/17.
 CFWD Signage - update signage from Town to City	14,955	110,000	110,000	110,000	95,045	Works commenced and estimated completion in June.
 Administration Building (existing) Building renewals	0	2,897,000	0	0	0	
 Banksia Park - Bollard/Light replacement	2,887	6,400	6,400	6,400	3,513	
 Banksia Park - Clubhouse kitchen - cabinet replacement	0	15,000	0	0	0	
 Banksia Park - Clubhouse - replace wooden framed door	0	2,500	0	0	0	
 Banksia Park - External Painting - 5 year program	19,960	20,000	20,000	20,000	40	
 Banksia Park - Security Camera Installation	15,245	0	15,000	15,000	(245)	
 Business Incubator - replacement of split system air conditioners	0	15,000	15,000	0	0	
 Wellard Pavilion Air Conditioning	0	11,000	11,000	0	0	
 Kwinana Out of School Care - replace air conditioners	0	15,000	15,000	0	0	
 Contingency (covers all unforeseen breakdowns and requests)	74,035	100,000	83,081	83,081	9,046	
 Callistemon Court APU - new garage block	0	40,000	40,000	0	0	
 Callistemon Court APU - carpet replacement	0	10,000	0	0	0	
 Callistemon Court APU - External Painting - 5 year program	0	20,000	20,000	0	0	
 CFWD Callistemon Court APU - Construction/installation of new footpath and letterboxes	9,020	10,000	10,000	10,000	980	
 Out of School Care - 2 Budden Way - Renewal of fence	9,650	20,000	9,650	9,650	0	Project completed.
 New Operations Centre	0	100,000	0	0	0	
 Bright Futures Family Day Care building to replace playroom, kitchenette and toy library	0	650,000	650,000	650,000	650,000	Family Daycare building feasibility study to be completed before project can commence. This project is funded from the Family Day Care Reserve.
 Darius Well Reception - Safety modifications	4,544	0	0	4,544	0	
 Recquatic ergonomic workstation refit	70,675	0	90,000	90,000	19,325	
 Buildings Total	346,168	4,833,500	1,996,550	1,517,468	1,171,300	



































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

		Budget				
		Total YTD	Adopted	Current		
Assets		Actual	Annual Budget	Annual Budget	YTD Budget	YTD Variance
Comment						
Plant, Furniture and Equipment						
Furniture and Equipment						
	Banksia Park - replacement of furniture and equipment in the Clubrooms	0	5,000	0	0	0
	Banksia Park - 3 x Rinnai continual Flow HWU	0	10,500	0	0	0
	Banksia Park - 3 x Chef Elevated Oven Replacements	0	8,085	0	0	0
	Banksia Park - Park Benches	0	4,500	0	0	0
	Callistemon Court APU - Rinnai continual flow HWS	0	14,000	0	0	0
	Callistemon Court APU - Chef elevated oven replacement	0	8,085	0	0	0
	Darius Wells Library & Resource Centre - Furniture	0	1,000	0	0	0
	John Wellard Community Centre - Furniture	0	2,000	0	0	0
	William Bertram community Centre - Furniture	0	2,000	0	0	0
	Library - Data projector & screen	0	5,000	0	0	0
	Library - F & E Renewal	0	5,500	0	0	0
	Office Furniture - furniture for new staff/staff relocations	0	12,000	0	0	0
	Recquatic - Administration - Office Chairs	0	1,000	0	0	0
	Recquatic - Administration - Staffroom fridge	0	1,000	0	0	0
	Recquatic - Administration - Staffroom TV	0	500	0	0	0
	Recquatic - Aquatics - Blanket buddy	0	8,000	0	0	0
	Recquatic - Aquatics - Disability hoist 25 metre pool	0	6,000	9,000	9,000	9,000
Additional funds approved OCM 17/1/18. Postponed until next financial year.						
	Recquatic - Aquatics - Defibrillator	0	3,000	0	0	0
	Recquatic - Multi Purpose room - Mirrors	0	3,000	0	0	0
	Recquatic - Cafe - Tables	0	2,000	0	0	0
	Recquatic - Health & Fitness - New program equipment cost & replacement	0	2,500	0	0	0
	Recquatic - Vacation Care/Crèche - Play Equipment	0	2,000	0	0	0
	Youth Centre - Zone - Lounge entrance renovation	27,991	10,000	35,000	35,000	7,009
Additional funds from prior year surplus approved OCM 11/10/17.						
	Defibrillators for City Facilities - Thomas Kelly, Orelia & one TBC	0	10,500	0	0	0
	Diesel Generator for Computer Room	0	4,000	0	0	0
	Darius Wells Christmas Tree/Decorations	9,884	0	9,884	9,884	0
Additional funds from prior year surplus approved OCM 11/10/17.						
	CCTV for Wellard CBD - WA Police Grant State CCTV Strategy	96,836	0	98,967	98,967	2,131
Grant received from WA Police. Approved at OCM 22/11/17.						
	CCTV Upgrade - Administration Building	0	0	100,000	73,243	73,243
Postponed to 18/19.						
Computing Equipment						
	iPhones	0	20,000	0	0	0
	Self Check Touchscreen Computer & Workstation	7,000	11,000	11,000	11,000	4,000
Completed						
	Fibre Link to the Skate Park and Adventure Park	38,178	40,000	38,178	38,178	0
Completed						
	AV Equipment - Projector Replacement	0	30,000	30,000	21,800	21,800
	Backup/DR Software	0	3,750	0	0	0
	VM Software	0	5,400	0	0	0
	CFWD Various ICT Equipment for Strategic Information Technology Plan	0	146,850	0	0	0





























CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Plant and Equipment						
 Depot - Minor Plant	757	25,000	25,000	519	(238)	
 Depot - Purchase of New Tip Truck - New Plant 527 - (Sale KWN1761)	0	195,000	0	0	0	
 Depot - Purchase of New Tip Truck - New Plant 528 - (Sale KWN1779)	95,221	85,000	112,000	112,000	16,779	Additional funds approved OCM 27/9/17.
 Depot - Purchase of New Loader - New Plant 529 - (Sale KWN624)	0	270,000	0	0	0	
 Depot - Purchase of New Ride on Mower - New Plant 530	30,312	32,000	30,312	30,312	0	
 Depot - Purchase of New Ride on Mower - New Plant 532	30,312	32,000	30,312	30,312	0	
 Depot - Purchase of New Out-front ride on Mower - New Plant 531	32,567	30,000	32,567	32,567	0	
 NAMS Tools	0	5,000	0	0	0	
 Recquatic - Aquatics - Automatic pool cleaner	0	5,000	0	0	0	
 Recquatic - Aquatics - Lane Rope (10)	0	8,000	0	0	0	
 Recquatic - Aquatics - Pool Inflatable Device	0	15,000	15,000	15,000	15,000	No longer required.
 Recquatic - Swim School - Swim Platform	0	2,400	0	0	0	
 CFWD Facilities - Soft fall tester	0	15,000	15,000	15,000	15,000	Project on hold.
 CFWD Speed Alert Mobile Trailer for Driver Speed Education	24,660	26,290	26,290	26,290	1,630	
 Computer Mounting Systems for City Assist Vehicles (KWN2061, KWN 2063, KWN2000, KWN1893)	0	9,091	0	0	0	
 CFWD Fixed Variable Community Notice Board	0	70,000	0	0	0	
 Transfer of Vehicle Isuzu FTS 3.4 Fire Tanker from DFES	500,293	0	500,293	500,293	0	Fire tanker fully funded by DFES.
Motor Vehicles						
 Director City Living - Purchase & Sale - Sale 1ENV377 PL420	38,884	56,000	38,884	38,884	0	
 Director Infrastructure - Purchase & Sale - Sale 1EOB725 PL421	0	56,000	0	0	0	
 Manager Marketing - Purchase & Sale - Sale 1EOB748 PL422	38,584	41,000	38,584	38,584	0	
 Manager Engineering - Purchase & Sale - Sale 1EOX941 PL425	40,504	41,000	40,504	40,504	0	
 Manager Works Depot - Purchase & Sale - Sale 1EOO657 PL430	37,092	41,000	37,092	37,092	0	
 Building Assets Coordinator - Purchase & Sale - Sale 1ENM243 PL423	32,546	38,000	32,546	32,546	0	
 Compliance Officer - Purchase & Sale - Sale KWN1955 PL424	33,989	41,000	33,989	33,989	0	
 Development Engineer - Purchase & Sale - Sale KWN1946 PL426	34,379	41,000	34,379	34,379	0	
 Engineer Designer - Purchase & Sale - Sale KWN1953 PL427	39,534	41,000	39,534	39,534	0	
 Project Coordinator - Purchase & Sale - Sale KWN1952 PL428	38,737	41,000	38,737	38,737	0	
 Parks Supervisor - Purchase & Sale - Sale KWN1817 PL410	38,737	41,000	38,737	38,737	0	
 Streetscape Maintenance Officer - Purchase & Sale - Sale KWN1958	34,498	41,000	34,498	34,498	0	
 Senior Essential Services - Purchase & Sale - Sale KWN2000 PL436	39,461	41,000	39,461	39,461	0	
 Chief Executive Officer - Purchase & Sale - Sale 1EWF500 P466	57,849	63,000	57,849	57,849	0	
 Director City Regulation Vehicle - Purchase only - New Plant 511	48,150	56,000	48,150	48,150	0	
 Tree Officer - Purchase only - New Plant 512	35,541	41,000	35,541	35,541	0	
 Plant , Furniture and Equipment Total	1,482,496	1,932,951	1,707,288	1,647,850	165,354	































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Park and Reserves						
 Annual upgrade of parks as per Parks for People strategy - Rogan Park, Bertram small scale skate park, shade sail on play equipment, Honeywood park exercise equipment	157,810	216,000	164,000	164,000	6,190	
 Annual upgrade of Parks as per Parks for People Strategy - Honeywood	2,748	0	55,000	0	(2,748)	
 Annual upgrade of Parks as per Parks for People Strategy - Prince	28,095	0	35,000	35,000	6,905	
 Annual upgrade of Parks as per Parks for People Strategy - Gawler	4,583	0	12,000	12,000	7,417	
 Bore - current condition 5 cubicle & pump replacement	65,595	75,000	75,000	75,000	9,405	
 Bore - Forward renewal/replacement as per annual program	106,298	105,000	105,000	105,000	(1,298)	
 Bowling Club Green replacement	64,575	220,000	129,151	129,151	64,576	Kwinana Bowling Club is contributing 50% funding towards this project.
 Calista Oval - Fencing & Bollards replacement	55,819	60,000	60,000	60,000	4,181	
 Sanctuary Drive - Firebreak Construction - Dual Use Path - Limestone	175	15,000	30,000	0	(175)	
 Goal post renewal	0	5,000	5,000	0	0	
 KIA Tree Planting Program	15,717	130,000	130,000	0	(15,717)	
 Kwinana Adventure Park - Bin Enclosure	0	40,000	40,000	0	0	
 Kwinana Tennis Courts - Fencing	0	80,000	80,000	0	0	
 Park Furniture/Lights	0	6,000	6,000	6,000	6,000	
 Street Tree Planting Program - Bertram Stage 1 - 45	7,176	120,000	120,000	0	(7,176)	
 Wells Beach Foreshore Upgrade (Park and Boating Facility)	0	466,526	466,526	0	0	Postponed until Wells Beach feasibility study finalised.
 Installation of fencing in City Reserves to prevent illegal dumping	49,647	50,000	50,000	50,000	353	
 Mortimer Road Landscaping	0	51,500	51,500	0	0	
 Wellard Village Nature Play Park - BBQ	0	10,000	10,000	0	0	
 Medina Oval - Lighting	0	150,000	300,000	287,864	287,864	Additional funds approved from prior year surplus distribution OCM 11/10/17. Tender closing 5 June. Evaluation panel meeting 18 June. Funds to be carried forward to 18/19 for completion of works.
 Kwinana Netball Courts - Lighting and Additions	126,366	155,185	167,185	167,185	40,819	Additional \$2k approved OCM 22/11/17.
 CFWD Thomas Oval Netball Court Renewal	0	2,000	0	0	0	Reallocation of funds to Kwinana Netball Courts as approved at OCM 22/11/17.
 Playground Renewal - Gawler Way POS	1,407	35,000	35,000	35,000	33,593	
 Playground Renewal - Wells Park	0	35,000	35,000	35,000	35,000	
 CFWD Calista Oval Destination Park - Adventure Playground	10,522	42,232	42,232	42,232	31,710	
 CFWD Kwinana Outdoor Youth Space KOYS - Skate Park	345,866	40,000	345,866	345,866	0	Project complete.
 Family Day Care - Playground Equipment and Landscaping behind office	0	101,569	101,569	45,406	45,406	Family Daycare building feasibility study to be completed before project can commence. This project is funded from the Family Day Care Reserve.
 Parks and Reserves Total	1,042,399	2,211,012	2,651,029	1,594,704	552,305	














CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

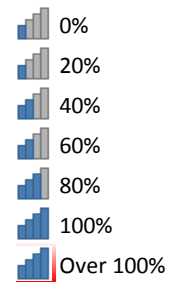
Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Roads						
Urban Road Grant Construction						
 Anketell Road (a) - 230m to 430m West of McLaughlan Road	90,452	93,847	93,847	93,847	3,395	
 Anketell Road (b) - 200m west to 360m east of Abercrombie & west bound	281,129	275,283	275,283	4,179	(276,950)	
 Anketell Road (c) - 460m to 1000m east of Abercrombie Road	108,734	119,157	119,157	119,157	10,423	
 Anketell Road (d) - 300m west of Armstrong to 180m east of Armstrong	226,281	240,252	240,252	240,252	13,971	
 Cockburn Road - Rockingham to 70m North West of Rockingham Road	80,934	75,348	85,573	75,348	(5,586)	
 Gilmore Ave & Wellard Rd to Sloan Drive North & South Bound	212,892	222,008	222,008	222,008	9,116	
 Ocean Street - Rockingham Road to 100 metres East - Resurfacing	110,978	53,820	140,000	100,000	(10,978)	Additional funds approved OCM 17/1/18.
 Sulphur Road - Roundabout at intersection of Durrant Ave	41,165	45,209	45,209	45,209	4,044	
Roads to Recovery Grant Construction						
 Beacham Place - Road Upgrade and formalise cul de sac	106,790	95,000	95,000	95,000	(11,790)	Engineering will allocate future savings from other capital works towards this project.
 Cockman Way - Road Resurfacing and upgrade including kerb & footpath	327,897	332,000	332,000	332,000	4,103	
 Dalrymple Drive - resurfacing of various Roundabouts and chicane red laterite	81,630	85,000	85,000	85,000	3,370	
 Partridge Street - Pavement rehabilitation including cul de sac & footpath	150,945	190,000	165,000	165,000	14,055	
 Summerton Road - Intersection Improvement - Pre deflection Medina and Calista Avenues	9,182	0	99,000	63,000	53,818	Additional funds approved OCM 22/11/17.
 Freckleton Road - Cul de sac resealing	5,199	0	35,000	35,000	29,801	Additional funds approved OCM 22/11/17.
Municipal Road Construction						
 Minstrell Road Bertram - Removal of Slow Point	10,825	20,000	11,000	11,000	175	Transfer of funds approved OCM 27/9/17.
 The Strand & Runnymede Gate intersection - John Wellard Community Centre	20,837	20,000	20,000	20,000	(837)	Project completed.
 Beauchamp Loop & Wellard - Installation of Traffic Calming Devices	4,335	35,000	4,335	4,335	0	Transfer of funds approved OCM 27/9/17.
 Traffic Calming Devices Repair	11,535	25,000	19,843	19,843	8,308	
 Traffic Signal Project - Signals Gilmore Ave / Sulphur Road / Summerton Road	0	0	15,472	0	0	Project approved OCM 9/5/18.
 Bingfield Road West & Tucker Street Medina - Installation of Traffic Calming Devices	21,070	40,000	21,070	21,070	0	Transfer of funds approved OCM 27/9/17.
 CFWD Bertram Road Dual Carriageway	0	81,090	0	0	0	
 CFWD Johnson Road realignment roadworks	521,761	491,681	597,771	559,067	37,306	Additional funds approved OCM 22/11/17 and 23/5/18.
 Roads Total	2,424,571	2,539,695	2,721,820	2,310,315	(114,256)	
			0			
Street Lighting						
 Replacement of solar light damaged by third party - Insurance claim	1,415	0	1,415	1,415	0	Additional funds to match reimbursement received from insurance.
 Replacement of solar light damaged by third party - Insurance claim	14,545	0	15,745	15,745	1,200	Additional funds to match reimbursement received (16/17) from insurance.
 Latitude 32 lighting change from solar	0	0	262,272	200,577	200,577	Additional funds approved OCM 11/10/17 & OCM 13/12/17. Tender advertising in progress. Funds to be carried forward to 18/19 to match the timing of works.
 Street Lighting	0	42,436	22,436	0	0	
 Street Lighting Total	15,960	42,436	301,868	217,737	201,777	
Bus Shelter Construction						
 Bus Shelter Construction	22,273	51,500	36,500	29,200	6,927	
 Bus Shelter Construction Total	22,273	51,500	36,500	29,200	6,927	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Footpath Construction						
 Footpath Construction - Mortimer Road	89,851	92,500	92,500	92,500	2,649	
 Footpath Construction - Bertram Road	128,337	87,500	117,500	117,500	(10,837)	Additonal funds approved OCM 11/10/17.
 Footpath Construction - between Adventure Park and Gilmore Avenue	40,908	130,000	205,000	89,146	48,238	Additional funds approved OCM 11/10/17 and 9/5/18.
 Footpath Construction Total	259,096	310,000	415,000	299,146	40,050	
Drainage Construction						
 Lot 1 Challenger Ave (Nutrient Stripping Basin) - Transfer of land	0	120,000	0	0	0	Challenger Avenue drainage to be completed by Developer. Transfer of funds to Rollings Crescent drainage approved OCM 27/9/17.
 Rollings Crescent Drainage Upgrade	59,927	0	155,000	120,000	60,073	Additional funds approved OCM 27/9/17.
 Outfall Drainage nets at various stormwater outlet locations in Leda	17,637	20,000	20,000	20,000	2,363	
 Drainage Construction Total	77,564	140,000	175,000	140,000	62,436	
Car Park Construction						
 Honeywood Playing Fields Carpark	0	0	60,000	0	0	Project approved OCM 9/5/18.
 Medina Oval - Bituminise entrance & Carpark	37,040	141,311	141,311	113,841	76,801	
 CFWD Construction of Carpark at the Skate Park	171,451	30,000	171,451	171,451	0	
 Car Park Construction Total	208,491	171,311	372,762	285,292	76,801	
 Capital Expenditure Total	5,879,018	12,232,405	10,377,817	8,041,712	2,162,694	

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual as at 31/05/18	Comments
Operating Grants, Subsidies & Contributions			
Community Amenities			
PTA Bus Shelter Subsidy	-	13,108	
Keep Australia Beautiful Committee - Community Litter Grant	9,091	7,273	Milestone payment received
SMCC - Challenger Beach Coastal Rehab	16,000	16,000	South Metro Coast Care
SMCC - KIC Coastcare in the KIA	10,000	-	South Metro Coast Care
SMCC - BP Coastcare	10,000	-	South Metro Coast Care
SMCC - Perth Region NRM for SMCC	5,000	-	South Metro Coast Care
SMCC - Tronox Adopt a Beach	5,000	-	South Metro Coast Care
SMCC - Degremont Adopt a Beach	5,000	-	South Metro Coast Care
NATE - Seedling Subsidy Scheme	2,000	-	
NATE - Bushland Reserves Grass Weed Control Program	1,818	1,818	Armana Holdings - contribution for weed control in Sunrise Estate
National Australia Bank - Bushtucker Presentation	-	135	
Dept of Transport - Bike and Walk Plan	25,000	-	
Education and Welfare			
Banksia Park Management Fees	318,349	288,320	
Family Day Care Subsidy - Aboriginal Resource Worker	30,500	25,515	
Family Daycare - NGALA My Time Program	8,800	10,824	
Family Daycare - Mainstream Childcare Benefit Subsidy	3,000,000	3,439,432	
Family Daycare - Subsidy Other	45,000	47,945	
Family Daycare - Inclusion Subsidy Scheme	12,500	18,928	
Operational Subsidy - General (F)	75,000	59,482	In Home Care Subsidy ends 30/6/17
CCB Subsidy (F)	1,500,000	1,313,386	
Subsidy Other	10,000	1,147	
Youth Social Justice Program (S)	174,400	172,561	Outreach Services annual grant paid quarterly
Youth Centre - LYRIK Program	35,000	20,000	Lyrik Program Sponsorship
Youth Centre - Youth Pathways Strategy	2,000	-	Not receiving 17/18
General Purpose Funding			
Local Government General Purpose Grant	368,838	368,838	
Local Government General Purpose Grant - Roads	334,956	334,956	
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	191,000	168,410	
Health			
Contributions & Donations Other	15,000	22,503	
Department of Health	15,000	-	To be transferred to CLAG Reserve
Law Order & Public Safety			
Department Fire and Emergency Services	157,800	118,350	DFES annual operating grant
Department Fire and Emergency Services	15,212	15,212	To cover short fall in 2016/17 annual operating grant
Department Fire and Emergency Services	67,778	3,266	Memorandum of Understanding currently being reviewed
Recreation & Culture			
Arts - Harmony & Reconciliation	5,000	-	
Tianqi Lithium Australia Sponsorship	5,000	5,000	Arts - New Initiatives - Music Program in Schools
International Power Australia Sponsorship of 2018 Youth Festival	-	1,870	
Alcoa of Australia	15,000	15,000	Arts - New Initiatives - Music Program in Schools
Rock Symphony - Healthway	15,000	15,000	
Rock Symphony - Fremantle Port Authority	10,000	10,000	
Rock Symphony - Wesfarmers Chemicals	10,000	10,000	
Lotterywest Sponsorship - Childrens Festival	20,000	20,000	
Alcoa of Australia Sponsorship - Childrens Festival	15,000	15,000	
Recreation - Club Development Officer	35,000	35,000	
Recreation - KidSport (Dept of Sport & Rec)	150,000	105,690	
Library Contributions & Donations	7,700	3,604	
Grounds - Bertram Oval	14,558	7,588	Dept of Education 50% contribution for use of Bertram Oval
Grounds - Gilmore Senior Oval	20,000	11,394	Dept of Education contribution for use of Gilmore College Senior Oval
Grounds - Gilmore Hockey Oval	12,000	7,181	Dept of Education contribution for use of Gilmore Hockey Senior Oval
Grounds - Wellard Oval & Pavilion	-	62,267	Anglican School's Commission
Beach Emergency Number Signs	-	4,115	Dept Sports & Recreation
Recquatic Holiday Program DEDU payments	78,421	71,446	
Volunteer Centre - Thank a Volunteer Event (May)	1,500	-	
Transport			
Main Roads Annual Direct Grant	99,749	99,749	
Main Roads Street Light Subsidy	5,000	4,763	
Main Roads Maintenance Contribution	78,391	69,770	For the maintenance of Perth/Bunbury Highway & Thomas Road Verge. \$10k extra received for pruning program.
Wandi Developments Contribution	8,400	8,400	Payment for remedial planting
Total Operating Grants, Subsidies & Contributions	7,071,761	7,050,246	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 May 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual as at 31/05/18	Comments
Non-Operating Grants, Subsidies & Contributions			
Community Amenities			
DCA 1 - Hard Infrastructure - Bertram	447,959	127,890	
DCA 2 - Hard Infrastructure - Wellard	441,662	257,732	
DCA 5 - Hard Infrastructure - Wandi	2,589,913	624,121	
DCA 7 - Hard Infrastructure - Mandogalup (west)	27,097	13,729	
DCA 9 - Soft Infrastructure - Wandi / Anketell	1,894,919	269,358	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	433,934	239,940	
DCA 11 - Soft Infrastructure - Wellard East	857,478	1,254,717	
DCA 12 - Soft Infrastructure - Wellard West	766,540	160,201	
DCA 14 - Soft Infrastructure - Wellard / Leda	109,305	116,219	
DCA 15 - Soft Infrastructure - Townsite	57,476	19,542	
Law Order & Public Safety			
WA Police Grant	98,967	98,967	CCTV in Wellard CBD
Department Fire & Emergency Services	500,293	500,293	DFES Fire Tanker 1GJJ940
Recreation & Culture			
Kwinana Bowling Club - Shed	10,000	-	Kwinana Bowling Club managing project and contributing funds
Department of Infrastructure	20,000	20,000	Honeywood Park Exercise Equipment
Netball WA	10,000	10,000	Kwinana Netball Courts
Kwinana Bowling Club - Greens	64,576	-	Kwinana Bowling Club managing project and contributing funds (50%)
Wellard Village Park - BBQ	5,000	-	
CSRFF Funding	150,000	150,000	Medina Oval Lighting
Edge Skatepark - Lotterywest	203,624	203,624	Lotterywest funding
Edge Skatepark - DLGSCI	62,500	62,500	Dept Sport & Rec
Transport			
Anketell Road (a) - 230m to 430m West of McLaughlan Road	62,565	50,052	Urban Road Grant
Anketell Road (b) - 200m west to 360m east of Abercrombie & west bound - 100m east to 230m	183,522	146,818	Urban Road Grant
Anketell Road (c) - 460m to 1000m east of Abercrombie Road	79,438	74,402	Urban Road Grant
Anketell Road (d) - 300m west of Armstrong to 180m east of Armstrong	160,168	154,135	Urban Road Grant
Cockburn Road - Rockingham to 70m North West of Rockingham Road - Resurfacing	55,255	55,256	Urban Road Grant
Gilmore Ave, Wellard Rd to Sloan Drive North & South Bound lanes - Resurfacing	148,005	127,781	Urban Road Grant
Ocean Street - Rockingham Road to 100 metres East - Resurfacing	63,813	51,050	Urban Road Grant including additional grant received as per OCM 17/1/18
Sulphur Road - Roundabout at intersection of Durrant Ave - Resurfacing	30,139	30,139	Urban Road Grant
Beacham Place - Road Upgrade and formalise cul de sac	95,000	82,469	Roads to Recovery Funding
Cockman Way - Road Resurfacing and upgrade including kerb & footpath	332,000	332,000	Roads to Recovery Funding
Dalrymple Drive - resurfacing of various Roundabouts and chicane red laterite	85,000	85,000	Roads to Recovery Funding
Partridge Street - Pavement rehabilitation including cul de sac upgrade and footpaths	120,885	120,885	Roads to Recovery Funding
Johnson Road realignment	25,000	25,000	Roads to Recovery Funding
Traffic signal project - Gilmore / Sulphur / Summerton	10,315	-	Main Roads as per OCM 09/05/18
Summerton Road Intersection Improvement	66,000	26,400	Black Spot Grant as per OCM 22/11/17
Street light replacement	97,839	97,839	Insurance Claim for Solar lights to grid as per OCM 13/12/17
Total Non-Operating Grants, Subsidies & Contributions	10,366,187	5,588,058	

16.4 Accounts for payment for the month ended 31 May 2018

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The purpose of this report is to present to Council a list of accounts paid by the Chief Executive Officer under delegated authority for the month ended 31 May 2018, as required by the *Local Government (Financial Management) Regulations 1996*.

OFFICER RECOMMENDATION:

That Council accepts the list of accounts, totalling \$8,034,767.77, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 May 2018, as contained within Attachment A.

DISCUSSION:

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within Attachment A.

Payment Type	Amount (\$)
Automatic Payment Deductions	\$ 52,377.05
Cheque Payments - #200893 to 200898	\$ 14,292.03
EFT Payments - #3673 to 3692	\$6,705,689.94
Payroll Payments – 09/05/2018, 23/05/2018 and Payroll -Interim 06/05/2018, 24/05/2018, 30/05/2018	\$1,262,408.75
Total	\$8,034,767.77

LEGAL/POLICY IMPLICATIONS:

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
 - (a) *the payee's name; and*
 - (b) *the amount of the payment; and*

16.4 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 MAY 2018

- (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing*
 - (a) *for each account which requires council authorisation in that month —*
 - (i) *the payee's name; and*
 - (ii) *the amount of the payment; and*
 - (iii) *sufficient information to identify the transaction; and*
 - (b) *the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under subregulation (1) or (2) is to be —*
 - (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications that have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications that have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications that have been identified as a result of this report or recommendation.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

16.4 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 MAY 2018

COMMUNITY ENGAGEMENT:

There are no community engagement implications that have been identified as a result of this report or recommendation.

RISK IMPLICATIONS:

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

Risk Event	That council does not accept the payments.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Officers provide a full detailed listing of payments made in a timely manner
Rating (after treatment)	Low

COUNCIL DECISION

213

MOVED CR D WOOD**SECONDED CR S LEE**

That Council accepts the list of accounts, totalling \$8,034,767.77, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 May 2018, as contained within Attachment A.

CARRIED
7/0

Cheque Listing
Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Automatic Deductions								
27558	01/05/2018	Go Go On-Hold Pty Ltd	264.00	INV	01/05/2018	00027558	On-hold message service May 2018	264.00
170284	21/05/2018	iinet Technologies Pty Ltd	39.95	INV	21/05/2018	100170284	Internet Charges Kwinana Village 200518 to 200618	39.95
1644009	21/05/2018	Caltex Australia Petroleum Pty Ltd	7,020.28	INV	21/05/2018	0301644009	Fleet fuel 010418 to 300418	7,020.28
40518	28/05/2018	Commonwealth Bank	965.77	INV	28/05/2018	050418-040518A	Credit Card Director City Regulation 050418 to 040518	965.77
40518	07/05/2018	Commonwealth Bank	2,268.81	INV	07/05/2018	050418-040518B	Credit Card Executive Assistant 050418 to 040518	2,268.81
40518	07/05/2018	Commonwealth Bank	250.07	INV	07/05/2018	050418 - 040518C	Credit Card Functions Officer 050418 to 040518	250.07
40518	07/05/2018	Commonwealth Bank	1,464.00	INV	07/05/2018	050418-040518C	Credit Card Manager Human Resources 050418 to 040518	1,464.00
40518	07/05/2018	Commonwealth Bank	9,965.33	INV	07/05/2018	040518F	Credit Card Director City Engagement 050418 to 040518	9,965.33
40518	07/05/2018	Commonwealth Bank	1,310.72	INV	07/05/2018	040518G	Credit Card Chief Executive Officer 050418 to 040518	1,310.72
40518	07/05/2018	Commonwealth Bank	7,417.99	INV	07/05/2018	050418-040518H	Credit Card Director City Strategy 050418 to 04051	7,417.99
10033943	25/05/2018	iinet Technologies Pty Ltd	69.99	INV	25/05/2018	100339434	Internet Wellard Community Centre 250518 to 250618	69.99
10175943	21/05/2018	BP Australia Pty Ltd	17,567.61	INV	21/05/2018	10175943	Fleet fuel 010418 to 300418	17,567.61
1641808	23/05/2018	Esanda	1,294.70	INV	23/05/2018	LATO01641808A	Monthly lease KWN700 may 2018	1,294.70
22318072	17/05/2018	Fines Enforcement Registry	177.00	INV	17/05/2018	22318072	18136UIN Lodgement fee	177.00
30	21/05/2018	Wright Express Australia Pty Ltd	906.88	INV	21/05/2018	30	Fleet fuel 290318 to 300418	906.88
581963	29/05/2018	Toyota Financial Services	1,194.07	INV	29/05/2018	581963	Monthly lease fees 1EWZ823 1 EYT548 May 2018	1,194.07
76102850	03/05/2018	TPG Internet Pty Ltd	49.99	INV	03/05/2018	I176102850	Internet Kwinana South Station 100518 to 090618	49.99
76104582	03/05/2018	TPG Internet Pty Ltd	49.99	INV	03/05/2018	I176104582	Internet Mandogalup Station 100518 to 090618	49.99
99545804	14/05/2018	iinet Technologies Pty Ltd	39.95	INV	14/05/2018	99545804	Internet Senior Citizens 140518 to 140618	39.95
99928696	14/05/2018	iinet Technologies Pty Ltd	59.95	INV	14/05/2018	99928696	Internet Zone Training 120518 to 120618	59.95
Total Automatic Deductions			52,377.05					

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Cheques								
200893	03/05/2018	City of Fremantle	12,649.78	INV	02/05/2018	1stMay2018	Long Service Leave reimbursement	12,649.78
200894	03/05/2018	City Of Kwinana - Pay Cash	334.20	INV	01/05/2018	040518-Library	Petty cash recoup to 020518 Library	120.30
				INV	01/05/2018	020518-Admin	Petty cash recoup to 020518 Admin	213.90
200895	09/05/2018	City Of Kwinana - Pay Cash	108.10	INV	08/05/2018	290418-Health	Petty cash recoup to 010518 Health	108.10
200896	16/05/2018	City Of Kwinana - Pay Cash	464.25	INV	15/05/2018	110518-Recquatic	Petty cash recoup to 110518 Recquatic	122.00
				INV	15/05/2018	110518-Library	Petty cash recoup to 110518 Library	80.20
				INV	16/05/2018	16/05/18-Admin	Petty cash recoup to 160518 Admin	262.05
200897	23/05/2018	City Of Kwinana - Pay Cash	453.75	INV	18/05/2018	07/05/18-Recq	Petty cash recoup to 070518 Recquatic	183.55
				INV	21/05/2018	160518-Village	Petty cash recoup to 160518 Village	88.30
				INV	21/05/2018	07/05/2018-FDC	Petty cash recoup to 070518 FDC	100.35
				INV	21/05/2018	17/05/18-Recq	Petty cash recoup to 090518 Recquatic	81.55
200898	30/05/2018	City Of Kwinana - Pay Cash	281.95	INV	29/05/2018	290518-Admin	Petty Cash recoup to 290518 Admin	281.95
Total Cheques			14,292.03					
EFT								
3673	02/05/2018	EFT TRANSFER: - 03/05/2018	750,015.03					
3673.10037-01		The Young Boxing Project Inc	2,500.00	INV	02/05/2018	INV-0034	10 week program for young women's boxing project	2,500.00
3673.10038-01		The Blossom Guide	390.00	INV	02/05/2018	25	Empowering young women workshop 070318	390.00
3673.10067-01		Tangent Nominees Pty Ltd	690.92	INV	02/05/2018	BP2018/267	Refund CTF levy & commission	690.92
3673.10078-01		Web Track	220.00	INV	02/05/2018	INV-2003	Refit tracking unit from KWN1779 to 1GMX033	220.00
3673.10082-01		Kristie West	137.80	INV	01/05/2018	27thApril18	Refund cancelled patio hire 010918	37.80
				RFD	01/05/2018	1265478	Refund bond hall hire 070318	100.00
3673.10083-01		Ramsden Telecommunications Training	300.00	RFD	02/05/2018	425315	Refund bond hall hire 060312 & 130412	300.00
3673.1130-01		Port Printing Works	104.50	INV	02/05/2018	INV016260	Business Cards	104.50
3673.1227-01		Rockingham Holden	186.80	INV	02/05/2018	GMFS245653	Replace diff pinion seal to KWN1981	186.80
3673.1276-01		Satellite Security Services	120.00					

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
				INV	02/05/2018	IV002754	Thomas Kelly Pavilion Remove damaged cable	120.00
3673.1277-01		Savage Garden Services	19,683.10	INV	01/05/2018	37-300418	City Centre Litter Collection April 18	3,900.00
				INV	01/05/2018	38-300418	Price Parkway verge litter	450.00
				INV	01/05/2018	35-230418	Rural Road Verge Litter Collection	9,243.50
				INV	01/05/2018	36-230418	General litter collection streetscapes	6,089.60
3673.1393-01		Sunny Sign Company Pty Ltd	354.75	INV	02/05/2018	384261	Street sign double sided with logo Jamison Grove	74.25
				INV	02/05/2018	383830	Street signs double sided with logo	148.50
				INV	02/05/2018	384012	Quadrapped stands x 5	132.00
3673.1474-01		Toll Transport Pty Ltd	32.04	INV	02/05/2018	1020014	Courier for food and water sampling/analysis	32.04
3673.1485-01		T-Quip	500.00	INV	03/05/2018	74805#10	Excess on job #15358	500.00
3673.1646-01		Rockingham Powersports	500.00	INV	02/05/2018	134744	3 month service to Quad KWN1726	250.00
				INV	02/05/2018	134745	3 month service to Quad KWN1839	250.00
3673.2097-01		Beaver Tree Services Aust Pty Ltd	19,580.33	INV	02/05/2018	65916	Emergency clean up to remove bee nest Calista Oval	500.01
				INV	02/05/2018	65911	General vegetation clearance Rollings Cres Kwinana	3,888.89
				INV	02/05/2018	65910	Emergency make safe at Fennager Way Calista	1,333.33
				INV	02/05/2018	65924	Removal of dead wood from trees Bolton Way Orelia	2,666.66
				INV	02/05/2018	65923	Removal and stump grind Worrall Court Orelia	1,573.87
				INV	02/05/2018	65920	Pruning works and removal Wittering Court Wellard	914.42
				INV	02/05/2018	65917	Emergency cleanup works Telephone Lane Wellard	1,100.00
				INV	02/05/2018	65914	Remove and grind stump Brantwood Turn Wellard	563.33
				INV	02/05/2018	65921	Stump grinding at various locations	1,808.80
				INV	02/05/2018	65918	Stump grinding and pruning Thorpe Way Kwinana	2,994.38
				INV	02/05/2018	65913	Remove and grind stump Homestead Drive Wellard	519.99
				INV	02/05/2018	65912	Tree pruning works Perham Crescent Leda	966.67
				INV	02/05/2018	65915	General vegetation clearance Leda Boulevard	749.98

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3673.218-01		Bob Jane T-Mart	499.00	INV	02/05/2018	130464	2 x tyres and alignment thrust KWN1981	499.00
3673.2224-01		Prestige Catering & Event Hire	7,009.90	INV	02/05/2018	00022325	Catering 280418 Worm Workshop	446.00
				INV	01/05/2018	00022314	Catering 240418	394.40
				INV	01/05/2018	00022105	Catering 210318	5,102.00
				INV	01/05/2018	00022312	Catering 230418	1,067.50
3673.2410-01		ABCO Products	470.54	INV	02/05/2018	336874	Cleaning products for administration building	470.54
3673.2510-01		Technology One Limited	1,804.00	INV	02/05/2018	168523	Consultancy Services	1,804.00
3673.2565-01		Ausco Modular Pty Ltd	1,435.50	INV	02/05/2018	7119359	Demountable hire	1,435.50
3673.2646-01		Neverfail Springwater	586.25	INV	02/05/2018	552538	15L Springwater bottles	37.85
				INV	02/05/2018	112658	Annual cooler rental 1718	77.39
				INV	02/05/2018	112659	Annual cooler rental 1718	77.39
				INV	02/05/2018	81655	Springwater Admin Building	75.70
				INV	02/05/2018	829850	Springwater Admin Building	45.42
				INV	02/05/2018	885456	Springwater Admin Building	68.13
				INV	02/05/2018	940842	Springwater Admin Building	60.56
				INV	02/05/2018	217342	Springwater Admin Building	83.25
				INV	02/05/2018	991853	Springwater Admin Building	30.28
				INV	02/05/2018	122431	Springwater Admin Building	30.28
3673.2852-01		Downer EDI Works Pty Ltd	817.59	INV	02/05/2018	6003885	1.94 Tonne Asphalt 7mm Gran AC50B	355.29
				INV	02/05/2018	6003884	100 Tonne Asphalt 10mm and 7mm gran AC50B D	169.28
				INV	02/05/2018	6004169	1.60 Tonne Asphalt 7mm gran AC50B	293.02
3673.305-01		South Metropolitan TAFE	300.00	RFD	01/05/2018	438393	Refund bond Hall hire	300.00
3673.3155-01		PFD Food Services Pty Ltd	414.10	INV	01/05/2018	KK288803	Cafe Supplies	414.10
3673.3312-01		Daniels Printing Craftsmen	605.00	INV	02/05/2018	52401	Bertram Term 2 brochures	605.00
3673.358-01		Coastline Mowers	6,390.60	INV	02/05/2018	16981#4	Cutting blade shaft	715.00
				INV	02/05/2018	16967#5	Purchase of 21 x BG86 Blowers	5,675.60
3673.359-01		Coates Hire Operations Pty Ltd	75.55	INV	02/05/2018	17149320	Jackhammer hire 240418	75.55
3673.4125-01		LD Total	85,730.19	INV	02/05/2018	90989	Maintenance work April 18 Belgravia	769.13
				INV	02/05/2018	90953	Maintenance work April 18 Sunrise	100.07
				INV	02/05/2018	90913	Maintenance work April 18 Emerald Park	1,207.61
				INV	02/05/2018	91181	Maintenance work April 18 Honeywood Rise	977.85

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
				INV	02/05/2018	91182	Maintenance works April 18 Latitude 32	2,143.06
				INV	02/05/2018	91184	Maintenance works April 18 Sunrise Estate	990.67
				INV	02/05/2018	90911	Maintenance work April 18 Wellard Pine Bark Mulch	1,650.00
				INV	02/05/2018	90914	Maintenance work April 18 Honeywood	4,099.16
				INV	02/05/2018	91175	Maintenance April 18 Belgravia	4,978.34
				INV	02/05/2018	91179	Maintenance works April 18 Honeywood	14,658.78
				INV	02/05/2018	91186	Maintenance works April 18 Wellard Village	26,954.72
				INV	02/05/2018	91190	Maintenance works April 18 Wellard Glen	969.90
				INV	02/05/2018	91177	Maintenance works April 18 Emerald Park	3,707.19
				INV	02/05/2018	91188	Maintenance works April 18 Whistling Grove	1,947.61
				INV	02/05/2018	91189	Irrigation maintenance April 18 Wellard Glen	363.95
				INV	02/05/2018	91183	Irrigation maintenance April 18 Sunrise Estate	201.06
				INV	02/05/2018	91178	Irrigation maintenance April 18 Honeywood	4,435.22
				INV	02/05/2018	91180	Irrigation maintenance April 18 Honeywood Rise	278.70
				INV	02/05/2018	91176	Irrigation maintenance April 18 Emerald Park	1,125.81
				INV	02/05/2018	911743	Irrigation maintenance April 18 Belgravia	1,108.79
				INV	02/05/2018	91187	Irrigation maintenance April 18 Whistling Grove	345.22
				INV	02/05/2018	91185	Irrigation maintenance April 18 Wellard Village	6,232.40
				INV	02/05/2018	90910	Maintenance works April 18 Wellard	179.96
				INV	02/05/2018	90912	Maintenance work April 18 Wellard	6,304.99
3673.413-01		Covs Parts Pty Ltd	18.46	INV	02/05/2018	1650065554	Ryco Fuel Filter Cartridge	18.46
3673.4246-01		Atom Supply	159.62	INV	02/05/2018	H969976	Polar fleece jumper with logo embroidery	28.00
				INV	02/05/2018	H969803	Long sleeve shirt cotton drill 2XL with logo	131.62
3673.4258-01		Industrial Roadpavers (WA) Pty Ltd	169,690.88	INV	02/05/2018	00003241	Johnson Road realignment claim 5 inc retention	169,690.88
3673.4413-01		Cranetech Australia Pty Ltd	132.57	INV	02/05/2018	12736	Leg switch and leg switch tab hydraulic	132.57
3673.4477-01		Trophy Express	12.00	INV	01/05/2018	9005	Engraving	12.00
3673.4664-01		AMPAC Debt Recovery (WA) Pty Ltd	2.35	INV	01/05/2018	45309	Legal fee for March 18 Library	2.35
3673.4692-01		Elliotts Irrigation Pty Ltd	1,614.80	INV	02/05/2018	824884	Service to iron filter at Emerald Park	490.60
				INV	02/05/2018	824882	Service to iron filters in Wellard	1,124.20

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



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3673.4719-01		Complete Office Supplies Pty Ltd	451.68	INV	02/05/2018	07435074	Stationery for Zone Staff	274.03
				INV	02/05/2018	07435338	Stationery for Zone Staff	177.65
3673.4861-01		Big W	92.00	INV	01/05/2018	057503/057505	A3 sketch books	29.00
				INV	01/05/2018	057508/057507	Cafe supplies	23.00
				INV	02/05/2018	953650	Items for Christmas Lunch	40.00
3673.5108-01		Vinci Gravel Supplies Pty Ltd	2,178.00	INV	02/05/2018	B1759	2 loads of gravel delivered to Depot	2,178.00
3673.5259-01		Buswest	1,221.00	INV	01/05/2018	88866	Hiring buses for two excursions School Holiday Program	1,221.00
3673.560-01		Goodchild Enterprises	291.50	INV	02/05/2018	525266	Battery Filling System	291.50
3673.5627-01		Tyrecycle Pty Ltd	803.70	INV	02/05/2018	690651	Various plant items for different plant	803.70
3673.5823-01		Accord Security Pty Ltd	5,668.96	INV	02/05/2018	00022493	Security Officer at Edge Skate Park	2,636.70
				INV	02/05/2018	00022476	Security Officer at Darius Wells Library	3,032.26
3673.5958-01		West Coast Profilers	12,322.08	INV	02/05/2018	18770	Profiling and planning of road surfaces Anketell Road	12,322.08
3673.6018-01		ALSCO Pty Ltd	54.86	INV	02/05/2018	CPER1824827	Linen Hire for Council Dinners	54.86
3673.6267-01		Woolworths Group Limited	214.15	INV	01/05/2018	2981589	Cafe supplies	67.35
				INV	02/05/2018	2981590	Milk for Darius Wells Resource Centre Staff	19.00
				INV	02/05/2018	2981587	Depot morning tea supplies	103.30
				INV	01/05/2018	2981585	Cafe Items	24.50
3673.6289-01		Clockwork Print	180.40	INV	02/05/2018	INV-0050948	Corflute signs for Adventure Park maintenance	180.40
3673.6332-01		Drainflow Services Pty Ltd	26,653.00	INV	02/05/2018	00001515	Scheduled educting carried out in April 2018	11,605.00
				INV	02/05/2018	00001207	Scheduled GPT Clean as requested for April 2018	15,048.00
3673.6370-01		Elexacom	834.46	INV	02/05/2018	23099	Depot Supply and install 2 x quad powerpoints	834.46
3673.664-01		StrataGreen	562.90	INV	02/05/2018	93261	Corona root grubbing tool	220.30
				INV	02/05/2018	93159	Solo knapsack sprayer 12ltr and Envirodye 5ltr	342.60
3673.6700-01		Sprayking WA Pty Ltd	583.00	INV	02/05/2018	00001567	Control treatment for ants on Bertram Oval	583.00
3673.7-01		AAA Windscreens & Tinting	428.00	INV	02/05/2018	INV-40465	Supply and fit windscreen to 1EWS395	428.00
3673.72-01		All Lines & Signs	990.00	INV	02/05/2018	I0420418	Depot linemarking keep clear and loading zone	990.00

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3673.7557-01		Sheila Mills	39.09	INV	02/05/2018	Apr2018	Reimbursement Travel Expenses April 2018	39.09
3673.7625-01		Flex Industries Pty Ltd	143.00	INV	02/05/2018	59029	3 monthly service to KWN2035	143.00
3673.7669-01		Calibre Professional Services	4,411.00	INV	01/05/2018	024985	Parkfield Basin relocation	4,411.00
3673.7780-01		Moore Stephens (WA) Pty Ltd	4,070.00	INV	02/05/2018	MAY18-042018037	Financial Reporting Workshop 180518	2,310.00
				INV	02/05/2018	MAY18-042018037	Financial Reporting Workshop 220518	1,760.00
3673.7937-01		Kerb Direct Kerbing Pty Ltd	4,923.24	INV	02/05/2018	2769	Supply and install semi mountable kerb and make up	1,747.81
				INV	02/05/2018	2762	Kerbing works at various locations	3,175.43
3673.795-01		K Mart	97.75	INV	01/05/2018	124561	Assorted items for Recquatic	97.75
3673.8099-01		Total Tools Rockingham	288.00	INV	02/05/2018	38292	Wheelbarrow x 2	288.00
3673.851-01		Kwinana Signs & Engraving	1,023.00	INV	02/05/2018	00013519	12 signs 600mm x 450mm	528.00
				INV	02/05/2018	00013517	900 x 600 signs	495.00
3673.9043-01		Ruckus Scooters Pty Ltd	4,200.00	INV	02/05/2018	INV-0005	Scooter clinics and jam sessions with prizes	2,100.00
				INV	02/05/2018	INV-0004	Scooter clinics and jam sessions	2,100.00
3673.905-01		Local Government Professionals	850.00	INV	02/05/2018	7,867	Workshop registration for CCTV and Local Govt.	850.00
3673.9367-01		Ebony Pavlov	800.00	INV	02/05/2018	02ndMay2018	2017 Lyrik Educational Scholarship	800.00
3673.9432-01		Forms Express Pty Ltd	2,573.69	INV	02/05/2018	214687	Printing of rates notices 2017/18	2,573.69
3673.9870-01		The Worm Shed	3,872.00	INV	01/05/2018	00004787	Workshop and worm cafe	3,872.00
3673.9871-01		Meteor Stone	5,242.60	INV	02/05/2018	A0000480	2 x pallets of Kimberley Sandstone Sunset	5,242.60
3674	02/05/2018	EFT TRANSFER: - 03/05/2018	206,767.00				PAYG Tax Withheld	
3675	04/05/2018	EFT TRANSFER: - 07/05/2018	244,118.27				Clicksuper	
3676	08/05/2018	EFT TRANSFER: - 08/05/2018	197,350.28					
3676.10103-01		David Benjamin Dugan-Baldrey	49,337.57	INV	08/05/2018	7thMay2018	Tenure sum repayment Villa 66 BP Retirement Estate	49,337.57
3676.10104-01		Kay Dugan-Baldrey	49,337.57	INV	08/05/2018	7thMay2018	Tenure sum repayment Villa 66 BP Retirement Estate	49,337.57
3676.10105-01		Neil Dugan-Baldrey	49,337.57	INV	08/05/2018	7thMay2018	Tenure sum repayment Villa 66 BP Retirement Estate	49,337.57
3676.10106-01		Peta Dugan-Baldrey	49,337.57	INV	08/05/2018	7thMay2018	Tenure sum repayment Villa 66 BP Retirement Estate	49,337.57

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3677	09/05/2018	EFT TRANSFER: - 09/05/2018	14,133.91					
3677.2853-01		Maxxia Pty Ltd	4,655.51	INV	09/05/2018	PY01-23-Maxxia P	Payroll Deduction	2,038.56
				INV	09/05/2018	PY01-23-Maxxia P	Payroll Deduction	2,616.95
3677.3376-01		Health Insurance Fund of WA (HIF)	1,168.40	INV	09/05/2018	PY01-23-Health I	Payroll Deduction	1,168.40
3677.3719-01		City of Kwinana - Xmas fund	8,310.00	INV	09/05/2018	PY01-23-TOK Chri	Payroll Deduction	8,310.00
3678	09/05/2018	EFT TRANSFER: - 10/05/2018	761,177.05					
3678.10039-01		Rural Innovations	579.00	INV	08/05/2018	1777	Fence strainer	579.00
3678.10040-01		Foundations For A Better Tomorrow	500.00	INV	08/05/2018	180426ZYS	50% Deposit for Sound Therapy Program	500.00
3678.10085-01		Games World	1,978.46	INV	03/05/2018	266699	Puzzles and Board Games	1,648.57
				INV	03/05/2018	266697	Jigsaw Puzzles	329.89
3678.10086-01		Awards WA Inc	280.06	INV	04/05/2018	KS020590	Kidsport voucher x 2	280.06
3678.10087-01		Fremantle City Football Club	165.00	INV	04/05/2018	KS020937	Kidsport voucher	165.00
3678.10088-01		Child and Adolescent Health Service	520.85	INV	08/05/2018	Over Payment	0301944 SSAMHS CAMHS #344200 Hire of Venue	220.85
				RFD	07/05/2018	1275341	Refund bond Hall hire	300.00
3678.10089-01		Jaipreet Singh	137.80	RFD	07/05/2018	1260620	Refund bond Hall hire 010318	100.00
				INV	07/05/2018	7thMay2018	Refund cancellation of Patio booking 270518	37.80
3678.10090-01		Fiona Fagan	100.00	RFD	07/05/2018	1183935	Refund bond Hall hire 121017	100.00
3678.10091-01		Cassie Castle	100.00	RFD	07/05/2018	1238677	Refund bond Hall hire 220118	100.00
3678.10092-01		Bianca Sibbald	100.00	RFD	07/05/2018	1243922	Refund bond Patio hire 300118	100.00
3678.10093-01		Nicole Gorman	100.00	RFD	07/05/2018	1250806	Refund bond Patio hire 090218	100.00
3678.10094-01		Monique Knudsen	100.00	RFD	07/05/2018	1266252	Refund bond Patio hire 080318	100.00
3678.10095-01		Jasmine Marie Latham	100.00	RFD	07/05/2018	1268605	Refund bond Hall hire 160318	100.00
3678.10096-01		Jamie-Lee Worthington	100.00	RFD	07/05/2018	1280451	Refund bond Hall hire 050418	100.00
3678.10097-01		Cornelia Wilhelmina Pallot	540.00	INV	07/05/2018	A/N23281	Refund crossover subsidy rebate	540.00
3678.10098-01		Eljun Lugo Recomata	360.00	INV	07/05/2018	A/N22366	Refund bond subsidy rebate	360.00
3678.10099-01		Gurcharan Singh Dhillon	360.00	INV	07/05/2018	A/N22443	Refund crossover subsidy rebate	360.00
3678.10100-01		Allan Kibet Birech	360.00	INV	07/05/2018	A/N22665	Refund crossover subsidy rebate	360.00
3678.10102-01		Michelle Richmond	100.00	RFD	08/05/2018	1236926	Refund bond Patio hire 160118	100.00

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3678.10107-01		Yvette Bryden	100.00	RFD	08/05/2018	1245724	Refund bond hall hire 050218	100.00
3678.10108-01		Katie Maher	137.80	RFD	08/05/2018	1282323	Refund bond patio hire 130418	100.00
				INV	08/05/2018	8thMay2018	Refund cancellation of patio hire 280718	37.80
3678.10109-01		Narelle Best	375.00	INV	08/05/2018	3rdMay2018	2017 Lyrik Educational Scholarship	375.00
3678.10110-01		Southern Style Outdoor	147.00	INV	08/05/2018	DA9157	Refund of development application DA9157	147.00
3678.10111-01		Lesley Ruth Williams	50.00	INV	08/05/2018	883775	Refund 360L recycle bin upgrade fee	50.00
3678.10112-01		Nicole Tallowin	100.00	RFD	08/05/2018	1287388	Refund bond hall hire	100.00
3678.10114-01		Stephen Mark Hill	57.50	INV	09/05/2018	Rec#1142894	Refund fee	57.50
3678.10115-01		Eric Joseph Figredo	800.00	INV	09/05/2018	7thMay2018	2017 Lyrik Educational Scholarship	800.00
3678.1034-01		North Lake Electrical Pty Ltd	1,440.38	INV	04/05/2018	51011	Repair PLC display	1,440.38
3678.1072-01		Paint Industries	1,034.24	INV	08/05/2018	58939	Eco green x 2	907.50
				INV	08/05/2018	58934	4L Vineyard Green Paint	126.74
3678.1130-01		Port Printing Works	88.00	INV	08/05/2018	INV016391	Reconciliation DL invitations x 500	88.00
3678.1157-01		Quality Traffic Management Pty Ltd	42,500.76	INV	09/05/2018	24551	Traffic management	21,718.37
				INV	09/05/2018	24590	Traffic management	941.60
				INV	09/05/2018	24547	Traffic management	7,087.27
				INV	09/05/2018	24588	Traffic management	5,658.90
				INV	08/05/2018	24608	Traffic management	358.90
				INV	09/05/2018	24552	Traffic management	1,534.50
				INV	09/05/2018	24587	Traffic management	4,659.80
				INV	09/05/2018	24589	Traffic management	541.42
3678.1178-01		Holcim (Australia) Pty Ltd	296.12	INV	03/05/2018	9403637609	.60m3 concrete	296.12
3678.1187-01		Red Sand Supplies Pty Ltd	77.00	INV	09/05/2018	00011472	Concrete tipping 100418	77.00
3678.1197-01		Repco Auto Parts	130.43	INV	09/05/2018	4330083620	Parts items	130.43
3678.1227-01		Rockingham Holden	165.45	INV	08/05/2018	GMFS245805	Repair fan speed on plant 435	165.45
3678.1252-01		Running Bare Australia Pty Limited	731.50	INV	08/05/2018	001509952	Running Bare clothing for Recquatic Shop	687.50
				INV	08/05/2018	001511262	Running Bare clothing for Recquatic Shop	44.00
3678.1265-01		Sai Global Ltd	393.56	INV	03/05/2018	SAIG1IS-792978	On-line items Pruning amenities	81.69
				INV	03/05/2018	SAIG1IS-792977	On-line items Hot mix asphalt	131.94
				INV	03/05/2018	SAIG1IS-800190	On-line items Compost soil	179.93

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3678.1280-01		Scitech Discovery Centre	396.00	INV	09/05/2018	GE317584	School Holiday Activity Scitech Storytime Science	396.00
3678.1313-01		Daimler Trucks Perth	271.39	INV	09/05/2018	6136445D	Various parts	271.39
3678.1330-01		Sound Business Equipment	327.90	INV	08/05/2018	A9297	Carl RBT 12 Trimmer replacement blades (pkt 4)	23.50
				INV	04/05/2018	A8972	Stamps x 2 for Kwinana Public Library	304.40
3678.134-01		Australia Post	229.89	INV	08/05/2018	1007427707	Agency commission fees to 300418	229.89
3678.1343-01		Southern Metropolitan Regional Coun	10,715.54	INV	08/05/2018	13158	MRF Gate fees April 2018	10,715.54
3678.1366-01		Star Communications	90.00	INV	08/05/2018	D163	BP 52 Replace telephone wall plate	90.00
3678.1369-01		Premier & Cabinet Department of	214.80	INV	08/05/2018	161201	Advertisement 200418	214.80
3678.1393-01		Sunny Sign Company Pty Ltd	148.50	INV	09/05/2018	384855	Sayer Road x1 Sebage Street x1	148.50
3678.1408-01		Sylvia Ayton Snowden	300.00	INV	08/05/2018	27thApril2018	Purchase of 10 Ladies Vests	300.00
3678.1423-01		Telstra	74,282.68	INV	08/05/2018	1170168000Apr18	Usage to 160418 Corporate phone account	74,073.43
				INV	08/05/2018	P212164681-7	Charges to 210418 Depot/Alarm	184.44
				INV	08/05/2018	P688357681-0	Charges to 210418 FDC	24.81
3678.1474-01		Toll Transport Pty Ltd	52.99	INV	09/05/2018	1020438	Transport service 010518	52.99
3678.1512-01		S & F Treeby	180.00	INV	04/05/2018	3rdMay2018	FCO phone allowance Dec 17 to May 18	180.00
3678.1516-01		Trisley's Hydraulic Services Pty Lt	4,262.17	INV	09/05/2018	198503	Repairs to chlorine gas system	547.25
				INV	09/05/2018	197528	Install underground gas at Recquatic	3,280.20
				INV	09/05/2018	198408	Install parts for filter	434.72
3678.1558-01		Volunteering Western Australia	660.00	INV	08/05/2018	00003332	Volunteer Workshop 090518	660.00
3678.1569-01		WA Hino Sales & Service	1,243.74	INV	08/05/2018	235616	Parts for Plant 528	555.39
				INV	08/05/2018	235615	Parts for Plant 446	688.35
3678.1572-01		Western Australian Local Government	3,275.00	INV	08/05/2018	I3070596	Manage Recovery Activities Short Course	677.00
				INV	08/05/2018	I3070597	Local Government Emergency Management Preparation	677.00
				INV	08/05/2018	I3070595	Manage Recovery Activities Short Course	677.00
				INV	08/05/2018	I3070594	Presenting With Confidence Training	567.00
				INV	08/05/2018	I3070598	Local Government Emergency Management Preparation	677.00
3678.1589-01		Waste Stream Management Pty Ltd	33.00	INV	09/05/2018	00826191	Tipping fees Class 1	33.00

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3678.1592-01		Water Corporation of Western Austra	6,536.75	INV	08/05/2018	9000358337Apr18	3U Boy Scouts Hall	6.95
				INV	08/05/2018	9000358329Apr18	2U Girl Guides Hall	4.64
				INV	08/05/2018	9000358310Apr18	89U Medina Oval	923.38
				INV	07/05/2018	9000345691Apr18	87U Waste Stream	201.67
				INV	08/05/2018	9000358839Apr18	22U Medina Hall	557.07
				INV	08/05/2018	9000356366Apr18	29U FDC	236.03
				INV	07/05/2018	9000343688Apr18	2U Little Rascals	257.85
				INV	08/05/2018	9000348470Apr18	252U Depot	1,005.81
				INV	08/05/2018	9000354002Apr18	15U BMX Track Amenities	119.17
				INV	08/05/2018	9000343469Apr18	0U Old St John Ambulance	84.40
				INV	08/05/2018	9000334597Apr18	Feilman Building Service Charges	295.42
				INV	08/05/2018	9000354133Apr18	65U Tucker St Reserve/Thomas Oval Pavilion	1,501.14
				INV	08/05/2018	9000358855Apr18	46U Kwinana Senior Citizens	443.90
				INV	08/05/2018	9000357641Apr18	24U Bore Orelia Oval	899.32
3678.1614-01		Westbooks	210.57	INV	08/05/2018	296433	Assorted books	210.57
3678.1685-01		Quickmail	5,189.89	INV	09/05/2018	00038427	Collation and distribution of brochures	5,189.89
3678.1707-01		Public Transport Authority of Weste	24,500.08	INV	03/05/2018	1556	Supply and installation of a JSE bus shelter	24,500.08
3678.1726-01		Kyocera Document Solutions Australi	23,565.84	INV	08/05/2018	2852335085	Admin Planning Taskalfa 8000ci	16.62
				INV	08/05/2018	2852330729	Darius Upstairs Staff Taskalfa 5025ci	48.47
				INV	08/05/2018	2852330728	Incubator ICT Taskalfa 5025CI	263.41
				INV	08/05/2018	2852330730	Library Staff Taskalfa 5052ci	54.93
				INV	08/05/2018	2852330727	Admin CEO Taskalfa 5052ci	65.77
				INV	08/05/2018	2852328474	Darius Utility Room Taskalfa 4550ci	39.16
				INV	08/05/2018	2852330735	Admin Finance Taskalfa 8052ci	76.72
				INV	08/05/2018	2852330732	Zone Upstairs Staff Taskalfa 5052ci	249.93
				INV	04/05/2018	2811347197	IC Card Authentication Kit	21,606.20
				INV	08/05/2018	2852330737	Depot Taskalfa 5052ci	108.66
				INV	08/05/2018	2852330738	Recquatic Taskalfa 5052ci	229.69
				INV	08/05/2018	2852335086	Admin Finance Taskalfa 7550ci	60.19
				INV	08/05/2018	2852330733	Admin Planning Taskalfa 8025ci	168.92
				INV	08/05/2018	2852330731	Zone Multi Media Room Taskalfa 5052ci	33.43
				INV	08/05/2018	2852330736	Family Day Care TAskalfa 5052CI	102.49
				INV	08/05/2018	2852330739	Admin CSO Ecosys M6535CII	97.07
				INV	08/05/2018	2852330734	Admin GSS Taskalfa 8052CI	344.18

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3678.1760-01		Hanson Construction Materials Pty L	889.90	INV	09/05/2018	71244490	2.0m3 concrete	606.32
				INV	09/05/2018	71241020	0.6m3 concrete	283.58
3678.1767-01		Construction Training Fund	15,159.34	INV	09/05/2018	030518	CTF Levy April 2018	15,159.34
3678.1814-01		P Rond & Co	22,372.35	INV	09/05/2018	00000548	Supply of New Gundfos SP46-7 11KW submersible	8,000.88
				INV	09/05/2018	00000547	Centennial Park redevelopment of bore	6,505.55
				INV	09/05/2018	00000550	Rutherford Park Supply 50mm inline basic hydrome	1,178.51
				INV	09/05/2018	00000551	Bertram Oval redevelopment of bore	6,439.91
				INV	09/05/2018	00000549	Supply of Bore Saver Ultra 'C' 10KG	247.50
3678.1830-01		Biffa Bins	210.00	INV	08/05/2018	0859225	APU 36 Supply skip bin	210.00
3678.19-01		Absolute Painting Services	8,000.00	INV	08/05/2018	INV-0427	BP External painting of villas 1 to 5	8,000.00
3678.1948-01		Maia Financial Pty Ltd	108,023.95	INV	08/05/2018	C19315	Leasing for period 010418 to 300618	108,023.95
3678.2052-01		Kwinana District Football Club	300.00	INV	04/05/2018	KS021143	Kidsport voucher x 2	300.00
3678.2097-01		Beaver Tree Services Aust Pty Ltd	1,043.13	INV	08/05/2018	65981	Tree watering week ending 270418	1,043.13
3678.2121-01		Suez	589.52	INV	09/05/2018	26055771	Depot Greenwaste Bin and Tipping Fee April 2018	589.52
3678.2125-01		Synergy	36,191.85	INV	08/05/2018	882174540Apr18	1259U Public Open Space Lighting	452.40
				INV	07/05/2018	169026580Apr18	3599U Sump Johnson Rd and Gemstone	1,232.40
				INV	07/05/2018	786264020Apr18	1162U Bore Sutherland Pde/Chisham Ave	248.45
				INV	07/05/2018	254890320Apr18	15U Rushbrooke Park BBQs	37.50
				INV	07/05/2018	705629830Apr18	551U Bournan Heights Reserve	216.25
				INV	07/05/2018	546496270Apr18	1657U Skottowe Park	585.15
				INV	07/05/2018	819683070Apr18	2U Car Park Lighting	33.15
				INV	07/05/2018	192738060Apr18	0U Floodlights within landscape	33.00
				INV	07/05/2018	157165580Apr18	1459U Thomas Oval Pavilion Lights	519.10
				INV	07/05/2018	221037310Apr18	845U Thomas Oval Pavilion	314.35
				INV	07/05/2018	168917550Apr18	3577U Wells Park Toilets	624.95
				INV	07/05/2018	521814530Apr18	6591U Wellard Pavilion	1,167.75
				INV	07/05/2018	224882670Apr18	936U Little Rascals	344.70
				INV	07/05/2018	661366430Apr18	1951U Leda Hall	389.00
				INV	07/05/2018	256732610Apr18	969U Hoyle Road Park	355.70
				INV	07/05/2018	461218120Apr18	1091U Nye Way	263.10
				INV	07/05/2018	543072120Apr18	1277U Pump 2 Near Thomas	282.15

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				INV	08/05/2018	809178030Apr18	316U Sump Warner Road	137.40
				INV	07/05/2018	412205870Apr18	0U Oakley Hollow	32.50
				INV	07/05/2018	824098750Apr18	1701U Thomas Rd Entry	598.80
				INV	07/05/2018	201352990Apr18	1278U Newstead Park Smart Meter	279.20
				INV	07/05/2018	151880770Apr18	191U Car Park Lighting	169.40
				INV	07/05/2018	704953470Apr18	626U Barney Court	241.30
				INV	07/05/2018	185126570Apr18	212U Borthwick Park Retic	104.70
				INV	07/05/2018	023172940Apr18	811U Bertram Park POS	303.50
				INV	07/05/2018	652922630Apr18	185U Changerooms Model Railways	94.20
				INV	08/05/2018	151027420Apr18	223U Brandon Mews Reserve	106.35
				INV	08/05/2018	700373810Apr18	203U Rutherford Park	101.70
				INV	08/05/2018	144348440Apr18	462U Bore Sutherland Pde	186.10
				INV	07/05/2018	829280210Apr18	1844U Street Lights	515.80
				INV	07/05/2018	473346610Apr18	1908U Wellard Park Smart Meter	357.95
				INV	07/05/2018	166216150Apr18	681U Sloan Drive	259.65
				INV	07/05/2018	223615720Apr18	1157U Banksia Park Clubhouse	419.90
				INV	07/05/2018	765774910Apr18	1795U Family Day Care	630.70
				INV	07/05/2018	526240500Apr18	1050U Thomas Road Pump 2	260.70
				INV	08/05/2018	479742820Apr18	160U Bore on Parmelia Verge	85.35
				INV	08/05/2018	963532150Apr18	2216U Town Centre Park	771.10
				INV	08/05/2018	200144210Apr18	942U Sloan Caretakers Cottage	310.10
				INV	07/05/2018	187992920Apr18	1707U Bertram Rd Bore for Retic	604.35
				INV	07/05/2018	566336000Apr18	0U Fire Pump for Water Tanker	32.50
				INV	07/05/2018	254890650Apr18	41U Malden Park BBQs	47.65
				INV	07/05/2018	861503150Apr18	4439U Medina Oval	714.80
				INV	07/05/2018	113658350Apr18	220U Hennessy Park	105.35
				INV	07/05/2018	107029100Apr18	6401U Wellard Community Centre	1,681.45
				INV	07/05/2018	165493420Apr18	259U Smirks Museum	119.40
				INV	07/05/2018	219451010Apr18	1422U Bore Pump POS	507.30
				INV	08/05/2018	228715140Apr18	2494U Streetscapes Wellard Village/Pimlico Gdns	721.00
				INV	07/05/2018	126641430Apr18	1373U Lights Tavern Carpark	366.65
				INV	07/05/2018	114826050Apr18	984U Bore Industrial streetscapes	263.55
				INV	07/05/2018	544003140Apr18	1214U Wellard Road Verge	281.60
				INV	07/05/2018	846031050Apr18	2246U Chiswick Parade	781.65
				INV	07/05/2018	277773560Apr18	6029U Banksia Park	2,044.95

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				INV	07/05/2018	884861450Apr18	8010U Callistemon Court	2,184.15
				INV	08/05/2018	618835230Apr18	0U Sloan Caretakers Cottage	32.50
				INV	08/05/2018	282690350Apr18	4760U Casuarina/Wellard Hall/Bore/Fire Station	1,620.15
				INV	08/05/2018	856518550May18	Decorative Lighting	2,546.35
				INV	07/05/2018	566370150Apr18	15U Chipperton Park	5,054.05
				INV	07/05/2018	450583710Apr18	3361U Bertram Oval	540.95
				INV	07/05/2018	488212530Apr18	1619U Chisham Ave	320.15
				INV	07/05/2018	845563650Apr18	19U BBQ Apex Park	39.85
				INV	07/05/2018	766868640Apr18	350U Smirks Cottage	149.75
				INV	07/05/2018	219451200Apr18	259U Bore Pump POS	119.40
				INV	07/05/2018	219451580Apr18	212U Bore Pump POS	103.70
				INV	08/05/2018	821437900Apr18	1709U POS Near Wellard Village	602.50
				INV	07/05/2018	558638440Apr18	147U Challenger/Bertram Entry Statement	82.00
				INV	07/05/2018	130957780Apr18	341U Banksia Park/Callistemon Court	153.85
				INV	07/05/2018	382919470Apr18	347U Medina Centre Reserve	148.25
				INV	07/05/2018	272150100Apr18	693U Prince Regent Gate Reserve	215.05
				INV	07/05/2018	516172020Apr18	1798U Pump 1 Near Thomas	349.15
				INV	07/05/2018	832505320Apr18	1680U Ascot Park	592.35
3678.218-01		Bob Jane T-Mart	219.00	INV	08/05/2018	132803	Tyres P449	219.00
3678.228-01		Boya Equipment	35.13	INV	04/05/2018	68532/01	Seat switch	35.13
3678.248-01		Bunnings Building Supplies	311.48	INV	08/05/2018	2163/01653749	BP Purchase of various hardware	176.32
				INV	04/05/2018	2163/99727343	Kitchen bin	102.00
				INV	09/05/2018	2163/01049076	Bell for front counter	33.16
3678.2483-01		Picton Press	1,965.48	INV	08/05/2018	36010	Customer Service Standards 20pp brochure	1,239.67
				INV	08/05/2018	35857	Investment prospectus QTY x 500	725.81
3678.2563-01		Tutt Bryant Hire	838.64	INV	03/05/2018	8079595	Hire of a multi tyre roller	838.64
3678.2587-01		Westrac Equipment Pty Ltd	1,012.18	INV	08/05/2018	PI2328051	Parts for various plant items	346.53
				INV	08/05/2018	PI2328050	Parts for various plant items	665.65
3678.2646-01		Neverfail Springwater	28.25	INV	08/05/2018	150866	Bottled water for Zone	28.25
3678.2652-01		Modern Teaching Aids Pty Ltd	236.96	INV	08/05/2018	43323290	Craft items for Boredom Busters Term 2 2018	119.79
				INV	08/05/2018	43330240	Assorted art and craft supplies	117.17
3678.2698-01		Wilson Security Pty Ltd	1,287.00	INV	08/05/2018	W00217955	APU Mobile security patrols April 2018	815.80
				INV	08/05/2018	W00217906	BP Mobile security patrols April 2018	471.20

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3678.270-01		Caltex Australia Petroleum Pty Ltd	577.00	INV	08/05/2018	Over Payment	Duplicate payment Ref 6690 Food Business fees	577.00
3678.2749-01		Rebel Sport Ltd	244.96	INV	08/05/2018	066101019057	Outdoor games for the Bertram Community Centre	244.96
3678.2822-01		Brian Newman Leather & Canvas	2,006.40	INV	08/05/2018	00005050	Banksia Park Clubhouse replace bowling mat	2,006.40
3678.2852-01		Downer EDI Works Pty Ltd	75,685.32	INV	09/05/2018	6004286	Supply 320 tonne asphalt	75,685.32
3678.30-01		Carol Elizabeth Adams	478.00	INV	09/05/2018	April18	Reimbursement of travel and apparels expenses	478.00
3678.3031-01		Specialised Security Shredding	20.24	INV	03/05/2018	00226603	GC Bin exchange	20.24
3678.3105-01		Poly Pipe Traders	2,354.79	INV	03/05/2018	00091268	Assorted retic items	419.30
				INV	03/05/2018	00091561	Fasty strap blue 2.0m	9.60
				INV	03/05/2018	00091269	Reticulation parts	1,465.89
				INV	03/05/2018	00091517	200mm PVC Pipe	460.00
3678.3130-01		Craig Treeby	360.00	INV	04/05/2018	3rdMay2018	Balance of phone & internet allowance 2017/18	360.00
3678.3212-01		Marketforce Pty Ltd	991.21	INV	08/05/2018	21014	Advert Waste Management Services	508.93
				INV	04/05/2018	21013	Advert 270418 Bush Fire Workshop	482.28
3678.3293-01		Signaltech	737.00	INV	08/05/2018	3248	Banksia Park 66 relocate aerial wall connection	330.00
				INV	08/05/2018	270418	Banksia Park Investigate and repair to missing TV signals	407.00
3678.3338-01		AAA Blinds Port Kennedy	306.00	INV	08/05/2018	6745	APU 36 curtain repairs	138.00
				INV	08/05/2018	6747	APU 37 curtain repairs	168.00
3678.3452-01		Western Maze Pty Ltd	1,320.46	INV	04/05/2018	00015722	Hard waste collection 300418	1,320.46
3678.3608-01		Foreshore Rehabilitation & Landscap	330.00	INV	04/05/2018	INV-4160	Fence repair at Medina Oval	330.00
3678.3677-01		TC Precast Pty Ltd	285.45	INV	04/05/2018	SI-00000753	Spacer rings	285.45
3678.3768-01		Rockingham & Districts Netball	90.09	INV	04/05/2018	KS020230	Kidsport voucher	90.09
3678.3786-01		HALPD Pty Ltd T/A Affordable Living	4,233.66	INV	08/05/2018	Over Payment	Refund over payment 19/4/18 Ref A17816	4,233.66
3678.3965-01		Fulton Hogan Industries Pty Ltd	17,019.81	INV	09/05/2018	11675270	Supply 3991m2 emulsion	17,019.81
3678.407-01		Winc Australia Pty Ltd	90.92	INV	08/05/2018	9024120378	Morning tea supplies for programs Term 2	90.92
3678.4112-01		Cleverpatch Pty Ltd	177.56	INV	08/05/2018	289451	William Bertram creche supplies	177.56
3678.412-01		Courier Australia	99.92	INV	03/05/2018	0330	Courier charge to 200418	26.38

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				INV	08/05/2018	0331	Courier charges to 270418	73.54
3678.413-01		Covs Parts Pty Ltd	1,339.93	INV	09/05/2018	1650066825	Silicone Black RTV103	78.54
				INV	08/05/2018	1650066165	Parts for various plant items	101.08
				INV	08/05/2018	1650066791	Parts for plant 51	36.81
				INV	09/05/2018	1650066966	Filter	50.13
				INV	09/05/2018	1650067058	AC Delco Oil Filter Cartridge	186.91
				INV	08/05/2018	1650066810	Parts for Plant 87	95.06
				INV	09/05/2018	1650066971	Brake Pads and Filters	119.15
				INV	09/05/2018	1650066982	Bendix Heavy Duty Brake Pad	75.66
				INV	08/05/2018	1650066680	Set Parts for various plant items	111.52
				INV	09/05/2018	1650067055	Various filters	447.11
				INV	09/05/2018	1650067057	AC Delco Oil Filter Cartridge	37.96
3678.4245-01		ED Property Services	341.00	INV	08/05/2018	00001093	BP 20 Remove gas heater and ducting	341.00
3678.4256-01		Rockingham Skylights	900.00	INV	08/05/2018	11789	Replace skylight ducting to APU	900.00
3678.4412-01		JB Hi-Fi Rockingham	4,811.50	INV	03/05/2018	102679520-100	Supply CDs as selected for Library	979.94
				INV	03/05/2018	102679527-100	Assorted video games Library	1,283.00
				INV	03/05/2018	302679502-100	Assorted Junior Music CD's Library	549.58
				INV	03/05/2018	102679550-100	Supply DVDs as selected for Library	999.74
				INV	03/05/2018	302679546-100	Assorted Junior DVD's	999.24
3678.4453-01		Carringtons WA	165.00	INV	08/05/2018	00037441	Traffic management Anzac Day Parade	165.00
3678.4664-01		AMPAC Debt Recovery (WA) Pty Ltd	12.03	INV	09/05/2018	46479	Debt recovery services April 18	12.03
3678.4719-01		Complete Office Supplies Pty Ltd	99.68	INV	03/05/2018	07412788	Stationery Library	62.39
				INV	03/05/2018	07420976	Stationery Library	37.29
3678.4800-01		Web In A Box	270.00	INV	08/05/2018	42446	Standard hostings for Recquatic	270.00
3678.483-01		Landgate	3,264.03	INV	08/05/2018	339340-10001098	GRV schedule G2018/8 from 070418 to 200418	1,452.28
				INV	09/05/2018	63275538	15CM Near Infrared Imagery February 2018	1,407.00
				INV	08/05/2018	339214-10001098	Consolidated mining tenement roll	252.95
				INV	08/05/2018	847754	Land enquiries for April 2018	151.80
3678.4861-01		Big W	185.00	INV	08/05/2018	057515	Cafe Supplies	79.00
				INV	08/05/2018	953849/953850	Items for the Zone	106.00
3678.5033-01		Baileys Fertilisers	1,276.00	INV	08/05/2018	INV14452	20kg ammonia sulphate	1,276.00

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3678.5062-01		Tony Aveling & Associates Pty Ltd	2,700.00	INV	08/05/2018	I0000996	Diploma in Leadership and Management	1,350.00
				INV	08/05/2018	I0000997	Diploma in Leadership and Management	1,350.00
3678.5064-01		Margarita Bosi & Alessandro Bosi	420.00	INV	07/05/2018	A/N17184	Refund crossover subsidy rebate	420.00
3678.5247-01		Abraham Pattiselanno	12.60	INV	03/05/2018	020518	Reimbursement of train fare for training	12.60
3678.5279-01		OCP Sales	969.46	INV	08/05/2018	00048053	Replaced 2 way radios	969.46
3678.5410-01		Saints Netball Club	1,620.00	INV	04/05/2018	KS020569	Kidsport voucher	150.00
				INV	04/05/2018	KS020842	Kidsport voucher x 3	450.00
				INV	04/05/2018	KS020939	Kidsport voucher x 2	300.00
				INV	04/05/2018	KS020940	Kidsport voucher	150.00
				INV	08/05/2018	KS021365	Kidsport voucher x 4	570.00
3678.5444-01		Fremantle Hockey Club Inc	165.00	INV	04/05/2018	KS020580	Kidsport voucher	165.00
3678.5490-01		The Language Centre Bookshop	1,271.29	INV	08/05/2018	609694	Junior language books selected	200.45
				INV	08/05/2018	609695	Purchase titles as selected and listed	525.60
				INV	08/05/2018	609696	Purchase titles as selected and listed	545.24
3678.5548-01		Fremantle Rugby League Club	250.00	INV	04/05/2018	KS020968	Kidsport voucher x 2	250.00
3678.5776-01		Eddie Mouna	360.00	INV	04/05/2018	3rdMay2018	Balance of phone & internet allowance 2017/18	360.00
3678.5937-01		Duane Mark Fryer	180.00	INV	04/05/2018	3rdMay2018	FCO phone allowance Dec 17 to May 18	180.00
3678.5962-01		Rockingham PCYC	165.00	INV	04/05/2018	KS020089	Kidsport voucher	165.00
3678.5995-01		Zenien Pty Ltd T/as ATFT Astuta Tru	25,168.58	INV	08/05/2018	I5244	Supply and install CCTV and hardware to Clubhouse	10,985.15
				INV	08/05/2018	I5245	Supply and install CCTV to gardening shed at BP	3,536.94
				INV	08/05/2018	I5199	Install CCTV and hardware for village office	9,425.79
				INV	08/05/2018	I5252	Relocate monitor to new location in village office	497.78
				INV	08/05/2018	I5253	Extra camera to cover letterboxes at Banksia Park	722.92
3678.6018-01		ALSCO Pty Ltd	54.85	INV	04/05/2018	CPER1823394	Linen Hire for catering	54.85
3678.6046-01		Mundijong Centrals Junior Football	150.00	INV	08/05/2018	KS021276	Kidsport voucher	150.00
3678.6267-01		Woolworths Group Limited	1,190.04	INV	08/05/2018	3116284	Items for Beat Ball event	70.01
				INV	03/05/2018	26667307	Items for Admin	195.30
				INV	08/05/2018	2995159	Milk for Zone	9.30

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				INV	08/05/2018	2995153	Items for Drop In Term 2	88.86
				INV	03/05/2018	26923200	Items for Admin	202.88
				INV	03/05/2018	26778102	Items for Admin	145.91
				INV	03/05/2018	27045620	Items for Admin	178.86
				INV	08/05/2018	2981588	Items for Drop Ins	119.58
				INV	03/05/2018	26793315	Items for Admin	120.93
				INV	08/05/2018	2995157	Items fo Beat Ball event	58.41
3678.6332-01		Drainflow Services Pty Ltd	5,665.00	INV	03/05/2018	00001643	Gully Educting April 2018	5,665.00
3678.6370-01		Elexacom	239.25	INV	08/05/2018	23088	BP Repair pathway lights not working	192.50
				INV	08/05/2018	23090	APU 69 repair sensor light	46.75
3678.6414-01		Janet Elizabeth Bramwell	40.14	INV	09/05/2018	19thApril2018	Reimbursement of items for programs	40.14
3678.6457-01		Total Green Recycling	451.00	INV	08/05/2018	INV4231	E Waste processing and transport 300418	451.00
3678.6462-01		Rockingham Coastal Sharks	660.00	INV	04/05/2018	KS020603	Kidsport voucher x 4	660.00
3678.6561-01		Southern Lions Rugby Union Football	165.00	INV	08/05/2018	KS021315	Kidsport voucher	165.00
3678.6567-01		Poolegrave Signs	2,420.00	INV	08/05/2018	00010056	Sign frames	2,420.00
3678.662-01		Green Skills Inc / Ecojobs	11,817.70	INV	08/05/2018	P833	Tree watering March 18	3,516.26
				INV	08/05/2018	P834	Casual staff for tree watering April 18	8,301.44
3678.664-01		StrataGreen	3,547.28	INV	03/05/2018	93355	Tree planting	3,547.28
3678.6698-01		Hammond Park Jnr Football Club	150.00	INV	08/05/2018	KS021379	Kidsport voucher	150.00
3678.6707-01		Labourforce Impex Personnel Pty Ltd	1,756.76	INV	08/05/2018	138586	Depot temp staff w/e 290418	1,756.76
3678.6767-01		Success Strikers Netball Club Inc	150.00	INV	04/05/2018	KS020160	Kidsport voucher	150.00
3678.6860-01		Advance Scanning Services	1,501.50	INV	03/05/2018	20162256	HP Gas Location Service	1,501.50
3678.69-01		Alinta Gas	1,083.75	INV	07/05/2018	474997486Apr18	8934U Darius Wells Library and Resource Centre	1,047.20
				INV	08/05/2018	972215970Apr18	188U BP Clubhouse	36.55
3678.693-01		Mark David Heath	180.00	INV	04/05/2018	3rdMay2018	FCO phone allowance Dec 17 to May 18	180.00
3678.7133-01		South Coast Netball Club	150.00	INV	04/05/2018	KS021148	Kidsport voucher	150.00
3678.7419-01		Saints Basketball Club	135.00	INV	04/05/2018	KS020908	Kidsport voucher	135.00
3678.7436-01		Action Glass Pty Ltd	1,942.86	INV	08/05/2018	B15045	BP 55 replace shower screen in bathroom	514.18
				INV	08/05/2018	B14499	BP 66 replace fly screens	1,428.68

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3678.7445-01		Mustang Welding & Fabrication	500.50	INV	08/05/2018	158	3 month service P275 P114 P508 P507	500.50
3678.7575-01		Pickles Auctions	121.00	INV	09/05/2018	26010836	Towing charges	121.00
3678.7605-01		Flying Canape	2,454.00	INV	03/05/2018	11463	Catering Citizenship Ceremony 010518	2,454.00
3678.7732-01		Griffin Civil	47,102.94	INV	08/05/2018	00000953	Walgreen Crescent Drainage Upgrade Claim 2	47,102.94
3678.7744-01		Allsortz Netball Club	300.00	INV	08/05/2018	KS017880	Kidsport voucher x 2	300.00
3678.7812-01		Starbucks Flooring	1,870.00	INV	08/05/2018	INV-000378	APU 36 replace complete flooring	1,870.00
3678.7833-01		Kwinana Veterinary Hospital Pty Ltd	325.00	INV	03/05/2018	17654	Microchip	65.00
				INV	03/05/2018	17667	Microchip	65.00
				INV	03/05/2018	19814	Microchip	65.00
				INV	03/05/2018	20744	Microchip	65.00
				INV	03/05/2018	17887	Euthanasia & disposal	65.00
3678.7886-01		Success Blazers Netball Club	130.00	INV	04/05/2018	KS021243	Kidsport voucher	130.00
3678.795-01		K Mart	108.50	INV	08/05/2018	127086	Non slip door mats duct tape and tablecloths	108.50
3678.8099-01		Total Tools Rockingham	3,486.00	INV	08/05/2018	38990	Makita tools	3,486.00
3678.8119-01		The Smart Security Company P/L	165.00	INV	08/05/2018	64041	BP 21 Replace battery to MediAlarm system	165.00
3678.8125-01		Xpresso Delight Midland	440.00	INV	09/05/2018	INV-0125	Coffee machine servicing April 18	440.00
3678.828-01		Koorliny Arts Centre	300.00	INV	08/05/2018	00003575	Theatre hire 290618	300.00
3678.8319-01		Poolwerx Spearwood	1,898.55	INV	09/05/2018	99436-1	Adventure Park water testing and maintenance	1,898.55
3678.8325-01		Envirosweep	11,643.50	INV	08/05/2018	55752	Footpath sweeping April 2018	1,897.50
				INV	04/05/2018	55722	Individual road sweeping April 18	2,885.30
				INV	04/05/2018	56114	Road sweeping 300418	3,346.20
				INV	04/05/2018	55720	Carpark sweeping April 18	3,514.50
3678.841-01		Kwinana Knights Junior Football Clu	4,050.00	INV	08/05/2018	KS021590	Kidsport voucher x 27	4,050.00
3678.8424-01		Lynette Kaye McLennan	837.90	INV	08/05/2018	Invoice four	Migrant oral history project transcriptions	837.90
3678.849-01		Kwinana Scout Group	600.00	INV	04/05/2018	KS021126	Kidsport voucher x 4	600.00
3678.855-01		Kwinana Tigers Junior Hockey Club	345.00	INV	04/05/2018	KS021237	Kidsport vouchers x 3	345.00
3678.859-01		Kwinana United Junior Soccer	900.00	INV	04/05/2018	KS020508	Kidsport vouchers x 6	900.00
3678.8595-01		Purearth	7,503.82	INV	09/05/2018	00000577	Tipping fee 86.9T road sweepings	7,503.82

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3678.861-01		Kwinana Amateur Swimming & Lifesavi	300.00	INV	04/05/2018	KS020988	Kidsport voucher	150.00
				INV	08/05/2018	KS021311	Kidsport voucher	150.00
3678.8649-01		Ezy2c GPS Tracking	262.68	INV	03/05/2018	54069	12mth website subscription renewal	262.68
3678.8735-01		Craig McAllister Entertainment	400.00	INV	08/05/2018	180525	Entertainer for Thank a Volunteer Event May 2018	400.00
3678.8756-01		Ohura Consulting	1,832.88	INV	03/05/2018	402	Professional service April 2018	1,832.88
3678.888-01		Les Mills Australia	443.43	INV	08/05/2018	915588	Monthly license fee May 2018	443.43
3678.8884-01		Coffee Works	1,296.68	INV	09/05/2018	2400	Coffee Machine Servicing March 2018	370.48
				INV	09/05/2018	2434	Coffee Machine Servicing April 2018	463.10
				INV	09/05/2018	2453	Coffee Machine Servicing May 2018	463.10
3678.8894-01		Landscape and Maintenance Solutions	23,658.65	INV	08/05/2018	010518	Passive and streetscape mowing April 18	8,734.48
				INV	08/05/2018	INV-0645	Mowing maintenance of Rockingham/Patterson Roads	1,673.94
				INV	08/05/2018	INV-0643	Broadacre mowing of sportsgrounds April 2018	13,250.23
3678.8899-01		Majestic Plumbing	5,854.43	INV	08/05/2018	210908	BP 52 remove gas oven ready for bench top replacement	390.39
				INV	08/05/2018	210906	BP 55 Replace toilet cistern and toilet seat	375.10
				INV	08/05/2018	211157	APU 33 Investigate high water meter reading	85.80
				INV	08/05/2018	211156	APU 56 Investigate and repair to leaking washing machine	209.00
				INV	08/05/2018	211155	BP 65 Toilet repairs	171.60
				INV	08/05/2018	211236	BP 67 Repairs to leaking cistern	151.80
				INV	08/05/2018	211233	APU 51 Replace Leaking Shower head	262.35
				INV	08/05/2018	210891	APU 48 Toilet repairs	96.80
				INV	08/05/2018	210892	BP 43 Relight and bleed HWS	171.60
				INV	08/05/2018	211146	APU 36 Investigate location water shut off handles	85.80
				INV	08/05/2018	211154	BP19 Bright Road investigate leak	124.30
				INV	08/05/2018	211147	APU 21 Adjust oven hinges	337.98
				INV	08/05/2018	210888	APU 53 Unblock toilet	248.60
				INV	08/05/2018	211164	APU 35 Repair leaking taps	146.30
				INV	08/05/2018	210909	APU Install floor vents	199.10
				INV	08/05/2018	211234	APU 36 Relight and bleed HWS	259.60
				INV	08/05/2018	210939	BP 40 Repair to leaking toilet cistern	215.60

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				INV	08/05/2018	211152	APU 44 Unblock laundry sink	872.96
				INV	08/05/2018	211166	APU 36 Reconnect plumbing in shower & relight HWS	196.79
				INV	08/05/2018	211160	APU 56 Replace toilet pan	872.47
				INV	08/05/2018	211158	BP 66 Replace plug and waste to kitchen sink	283.69
				INV	08/05/2018	211235	APU 57 Shower head repairs	96.80
3678.8975-01		Stiles Electrical Services	7,137.90	INV	03/05/2018	7298	Install barbeque and electrical connection	7,137.90
3678.8998-01		McLeods	12,732.13	INV	08/05/2018	102986	Legal Fees Matter 42540	185.03
				INV	08/05/2018	102965	Legal Fees Matter 42542	183.93
				INV	08/05/2018	102984	Legal Fees Matter 42541	183.93
				INV	08/05/2018	102963	Legal Fees Matter 42545	183.93
				INV	08/05/2018	102964	Legal Fees Matter 42543	183.93
				INV	08/05/2018	102962	Legal Fees Matter 42547	185.58
				INV	08/05/2018	102961	Legal Fees Matter 42548	303.89
				INV	08/05/2018	102960	Legal Fees Matter 42549	301.15
				INV	08/05/2018	102959	Legal Fees Matter 42550	186.68
				INV	08/05/2018	102957	Legal Fees Matter 42551	320.22
				INV	08/05/2018	102805	Legal Fees Matter 42390	1,416.06
				INV	08/05/2018	102973	Legal Fees Matter 42475	774.18
				INV	08/05/2018	102806	Legal Fees Matter 42489	4,616.18
				INV	08/05/2018	102994	Legal Fees Matter 42569	1,143.12
				INV	08/05/2018	102794	Legal Fees Matter 37126	823.35
				INV	08/05/2018	102828	Legal Fees Matter 42195	384.23
				INV	09/05/2018	102831	Legal Fees Matter 40669	1,356.74
3678.9020-01		Travis James Hossen	1,270.00	INV	09/05/2018	8thMay2018	Reimbursement Practicing Certificate	1,270.00
3678.9044-01		TenderLink	192.50	INV	08/05/2018	AU-247147	Tender Link service	192.50
3678.9133-01		People Solutions Australasia Pty Lt	1,595.00	INV	08/05/2018	00012410	Psychometric Testing	1,595.00
3678.9249-01		Kwinana Taekwondo Oh Do Kwan	450.00	INV	04/05/2018	KS020981	Kidsport voucher x 2	300.00
				INV	04/05/2018	KS020969	Kidsport voucher	150.00
3678.9431-01		Perth Energy	4,413.21	INV	08/05/2018	110091309	326.414U Recquatic	4,186.84
				INV	08/05/2018	110091429	3.363U New Thomas Oval Pavilion	103.79
				INV	08/05/2018	110091430	0U Feilman Building	61.29
				INV	08/05/2018	110091431	0U Orelia Sports Pavilion	61.29

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3678.9461-01		BHP Billiton Nickel West Pty Ltd	300.00	RFD	08/05/2018	442287	Refund bond Hall hire 100512	300.00
3678.9490-01		Culture and Context Pty Ltd	3,359.33	INV	08/05/2018	KWI-005	Draft conservation and management plan by SIA	3,359.33
3678.9729-01		Price Consulting Group Pty Ltd	8,494.20	INV	08/05/2018	00003525	Development of a new job classification system	8,494.20
3678.9782-01		LyPa Pty Ltd	2,178.00	INV	09/05/2018	00000222	Supply & install small Crocalog	2,178.00
3678.9836-01		Gingerbeard Media	1,100.00	INV	04/05/2018	INV0000224	Promo video for Library	1,100.00
3678.9865-01		Amazing Clean Rockingham	120.00	INV	08/05/2018	C9054	APU 14 Repair to blinds	120.00
3678.9892-01		LF Media	742.50	INV	08/05/2018	19597	Wall graphics for toy library	742.50
3678.9997-01		Bronagh Legge	450.00	INV	09/05/2018	COK-1057C	The Hill Event Opening 2016 Video	450.00
3678	18/05/2018	EFT TRANSFER: - 10/05/2018	-100.00				EFT Returned Payment Supplier 9295	
3679	09/05/2018	EFT TRANSFER: - 10/05/2018	151,780.02					
3679.565-01		Bright Futures Family Day Care - Pa	103,967.86	INV	09/05/2018	230418-060518	FDC payroll 230418 to 060518	103,967.86
3679.568-01		Bright Futures In Home Care - Payro	47,812.16	INV	09/05/2018	230418-060518	IHC payroll 230418 to 060518	47,812.16
3680	14/05/2018	EFT TRANSFER: - 15/05/2018	207,173.00					
3680.153-01		Australian Taxation Office	207,173.00	INV	09/05/2018	PY01-23-Australi	PAYG Tax Withheld	207,173.00
3682	16/05/2018	EFT TRANSFER: - 17/05/2018	660,818.49					
3682.10065-01		Gay Merioles	173.40	INV	15/05/2018	9thMay2018	Refund cancellation of room hire 070718	173.40
3682.10097-01		Cornelia Wilhelmina Pallot	250.00	INV	15/05/2018	14thMay2018	Senior security subsidy scheme	250.00
3682.10116-01		Franconi Holdings Pty Ltd	5,001.94	INV	14/05/2018	19.7	Rates Refund	5,001.94
3682.10122-01		Sonia Anziic	153.03	INV	14/05/2018	30thApril18	Refund of cancelled Vacation Care fee	153.03
3682.10123-01		Tracy Shannon	88.10	INV	14/05/2018	9thMay2018	Refund of cancelled Vacation Care fee	88.10
3682.10124-01		Tessa Selkirk	100.00	RFD	15/05/2018	1245724	Refund bond Hall hire 050218	100.00
3682.10125-01		Helena Grace Olszak	100.00	RFD	15/05/2018	1289060	Refund bond Patio hire 270418	100.00
3682.10126-01		Maria Doris Aranda	1,000.00	RFD	15/05/2018	1282114	Refund bond Hall hire 110418	1,000.00
3682.10127-01		Sophie Mati	100.00	RFD	15/05/2018	1282440	Refund bond Patio hire 160418	100.00
3682.10129-01		Phillip James Blundell	50.00	INV	15/05/2018	1135254	Refund 360L recycle bin upgrade fee	50.00
3682.10130-01		Jennifer Mary Kish	175.00	INV	15/05/2018	15May18	Floorball Tournament donation	175.00
3682.10131-01		Kerry Anne Williams	250.00	INV	15/05/2018	14thMay20018	Senior security subsidy scheme	250.00

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3682.10132-01		Margaret Annie Warneke	250.00	INV	15/05/2018	14thMay20018	Senior security subsidy scheme	250.00
3682.10133-01		Diane Pamela Snell	250.00	INV	15/05/2018	14thMay2018	Senior security subsidy scheme	250.00
3682.10134-01		Margaret Ann De Haer	250.00	INV	15/05/2018	14thMay2018	Senior security subsidy scheme	250.00
3682.10135-01		Florence Catherine Bance	250.00	INV	15/05/2018	14thMay2018	Senior security subsidy scheme	250.00
3682.10136-01		Wilhelm Richard Pasternak	250.00	INV	15/05/2018	11thMay2018	Senior security subsidy scheme	250.00
3682.10137-01		Francis Peters	250.00	INV	15/05/2018	11thMay2018	Senior security subsidy scheme	250.00
3682.10138-01		Lillian Rose Machin	250.00	INV	15/05/2018	11thMay2018	Senior security subsidy scheme	250.00
3682.10139-01		Maureen Walstow	250.00	INV	15/05/2018	14thMay2018	Senior security subsidy scheme	250.00
3682.10140-01		Sian Wyn Smith	250.00	INV	15/05/2018	11thMay2018	Senior security subsidy scheme	250.00
3682.10141-01		Aranmore Jets Netball Club	300.00	INV	15/05/2018	KS020506	Kidsport vouchers x 2	300.00
3682.1044-01		Oakford Agricultural & Garden Suppl	79.56	INV	15/05/2018	800300	Assorted hose fittings (1/2") for spray rigs	79.56
3682.1059-01		Vodafone Messaging	178.75	INV	15/05/2018	11198944	Pager Network Access Fee May 2018	178.75
3682.1078-01		Parks And Leisure Australia	770.00	INV	14/05/2018	32195206	Parks and Leisure Australia (WA) State Conference	770.00
3682.1130-01		Port Printing Works	42.90	INV	15/05/2018	INV016948	Business card printing	42.90
3682.1178-01		Holcim (Australia) Pty Ltd	376.20	INV	15/05/2018	9403654821	N25 14mm GP concrete including freight	376.20
3682.1266-01		Salmat Targeted Media Pty Ltd	583.00	INV	10/05/2018	1000557122	Bertram Term 2 mailout	583.00
3682.1277-01		Savage Garden Services	5,081.50	INV	15/05/2018	40-140518	General maintenance of public access ways	1,649.50
				INV	15/05/2018	41-140518	General maintenance of roundabouts	3,432.00
3682.1343-01		Southern Metropolitan Regional Coun	18.48	INV	14/05/2018	13142	Over compaction charges for April 2018	18.48
3682.1360-01		Saint John Ambulance Australia (WA)	160.00	INV	10/05/2018	FAINV00122423	Provide First Aid Training	160.00
3682.1393-01		Sunny Sign Company Pty Ltd	148.50	INV	15/05/2018	385442	2 street signs double sided with logo	148.50
3682.1423-01		Telstra	11,031.39	INV	14/05/2018	9385375010Apr18	Data and Internet	2,491.62
				INV	16/05/2018	1355246271Apr18	Mobile phone for the whole organisation to 260418	8,539.77
3682.1592-01		Water Corporation of Western Austra	780.76	INV	14/05/2018	9000374062May18	52U Wells Park Toilets	120.54
				INV	14/05/2018	9000294409May18	12U Leda Hall	293.98
				INV	14/05/2018	9000295305May18	158U Sloans Cottage	366.24
3682.1595-01		Wattleup Tractors	164.90	INV	10/05/2018	1243945	Oil Pressure Switch	46.20

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				INV	15/05/2018	1243997	Various parts	118.70
3682.1614-01		Westbooks	457.06	INV	14/05/2018	296348	Purchase of books	127.96
				INV	14/05/2018	296431	Purchase of books	36.99
				INV	14/05/2018	296347	Supply book titles as selected online	79.25
				INV	14/05/2018	296349	Purchase titles as selected online	112.26
				INV	14/05/2018	296430	Purchase online selection of titles	100.60
3682.1665-01		Youth Affairs Council of WA	214.50	INV	15/05/2018	00002454	YDAN Workshop Disability	214.50
3682.1674-01		Inkwell Cartridges & Toner	1,209.00	INV	10/05/2018	68533	Various toners	1,209.00
3682.1726-01		Kyocera Document Solutions Australi	2,569.93	INV	14/05/2018	2852330741	Taskalfa 7551ci Admin area	809.10
				INV	14/05/2018	2852328480	Taskalfa 4551ci Depot	91.12
				INV	14/05/2018	2852330740	Taskalfa 4551ci John Wellard Centre	78.52
				INV	14/05/2018	2852330744	Taskalfa 4551ci William Bertram Centre	82.55
				INV	14/05/2018	2852328481	Taskalfa 4551ci Recquatic	93.76
				INV	14/05/2018	2852328477	Taskalfa 4551ci The Zone	33.84
				INV	14/05/2018	2852330745	Ecosys M6526cii APU/BP	123.01
				INV	14/05/2018	2852328479	Taskalfa 4550ci FDC	395.13
				INV	14/05/2018	2852328475	Taskalfa 4550ci Knowledge Centre	19.57
				INV	14/05/2018	2852328482	Taskalfa 4550ci Library ground floor	40.96
				INV	14/05/2018	2852328476	Taskalfa 4550ci Library	57.33
				INV	14/05/2018	2852328478	Taskalfa 7550ci Admin Finance area	319.81
				INV	14/05/2018	2852330743	FS-C2526MFP Admin CSO area	120.37
				INV	14/05/2018	2852330742	FS-C2626MFP Darius Wells	93.66
				INV	15/05/2018	2811357617	SD Card & Installation for CSO Printer	211.20
3682.194-01		Benara Nurseries	4,796.85	INV	15/05/2018	452720	Assorted plants	3,916.85
				INV	15/05/2018	452648	Assorted plants	880.00
3682.2097-01		Beaver Tree Services Aust Pty Ltd	12,670.95	INV	15/05/2018	66140	General Vegetation Clearance	5,113.01
				INV	15/05/2018	65959	Main Roads Clearance	2,385.76
				INV	15/05/2018	65960	Clearance Wandi	5,172.18
3682.2125-01		Synergy	150,131.10	INV	16/05/2018	135567600May18	3791384U Darius Wells & Library	10,613.90
				INV	14/05/2018	258360080May18	5262U Adventure Park	1,139.45
				INV	14/05/2018	118367820May18	4649U Thomas Oval Pavilion	1,104.65
				INV	14/05/2018	149872970May18	4801U Incubator	1,280.70
				INV	14/05/2018	422268910May18	5856U Depot	1,640.25
				INV	14/05/2018	141057240May18	11364U The Zone	3,394.35

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				INV	14/05/2018	177581220May18	70378U Recquatic	17,260.35
				INV	14/05/2018	792417950May18	Street Lighting	113,697.45
3682.218-01		Bob Jane T-Mart	179.00	INV	10/05/2018	133016	Puncture repairs	25.00
				INV	10/05/2018	133017	Puncture repairs	154.00
3682.2393-01		Sledgehammer Investments Pty Ltd	987.02	INV	15/05/2018	00015986	Concrete & Asphalt Saw Cutting	987.02
3682.248-01		Bunnings Building Supplies	1,399.83	INV	10/05/2018	2163/01654858	Depot Hardware	665.69
				INV	15/05/2018	2163/01591148	Replacement toilet seats	238.29
				INV	15/05/2018	2163/01653402	Door handle hardware	45.99
				INV	15/05/2018	2163/01592220	Repair ceiling at Thomas Kelly Pavilion	89.47
				INV	15/05/2018	2163/01590015	Floor glue for flooring	44.31
				INV	15/05/2018	2163/01653280	Calista Oval new gutters and down pipes	222.32
				INV	15/05/2018	2163/01591567	KAP 1 new shower head	17.96
				INV	15/05/2018	2163/01592123	Darius Wells Adhesive Hooks	75.80
3682.2587-01		Westrac Equipment Pty Ltd	302.76	INV	10/05/2018	PI2332836	146-7472 Elements	302.76
3682.2646-01		Neverfail Springwater	125.71	INV	14/05/2018	151663	Water Admin building	30.28
				INV	14/05/2018	150864	Water Admin building	95.43
3682.2660-01		PlayRight Australia Pty Ltd	2,750.00	INV	10/05/2018	00009520	Playground Comprehensive Inspector Training	2,750.00
3682.3061-01		WA Boiler Spares & Service	567.60	INV	15/05/2018	9786	Service boiler at Recquatic	567.60
3682.3105-01		Poly Pipe Traders	948.30	INV	14/05/2018	00091640	Retic Parts	90.57
				INV	15/05/2018	00091396	Retic Parts	857.73
3682.3212-01		Marketforce Pty Ltd	1,196.65	INV	15/05/2018	21009	Volunteer of the Year advertisement	341.54
				INV	15/05/2018	21012	ANZAC Day feature 93.5x3 Weekend Courier	340.55
				INV	14/05/2018	21011	Local Public Notice	514.56
3682.3312-01		Daniels Printing Craftsmen	440.00	INV	10/05/2018	52495	300 copies of the mini style guide	440.00
3682.3320-01		Arbor Logic	1,754.50	INV	15/05/2018	00003836	Arbor inspections of trees at various locations	1,754.50
3682.335-01		City of Rockingham	118,969.94	INV	15/05/2018	98371	Tipping fees 030518	118,969.94
3682.3357-01		BGC Residential Pty Ltd	360.00	INV	15/05/2018	VP2018/15	Refund verge permit VP2018/15	360.00
3682.3359-01		J Corp Pty Ltd	744.00	INV	15/05/2018	VP2017/341	Refund verge permit VP2017/341	384.00
				INV	15/05/2018	VP2017/188	Refund verge permit VP2017/188	360.00

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3682.3447-01		Chefmaster Australia	1,243.20	INV	14/05/2018	00026407	Clear 240L drum liner	1,243.20
3682.3456-01		Vision IDZ	209.00	INV	15/05/2018	10058276	Card printer service May 2018	209.00
3682.347-01		Cleanaway Pty Ltd	140,786.77	INV	14/05/2018	9798608	Bin service Adventure Park April 18	814.44
				INV	14/05/2018	9799620	Bin service April 18	139,972.33
3682.357-01		BullAnt Security Pty	310.50	INV	15/05/2018	10,170,724	Supply 3 x MK6 twin lock keys for Thomas Oval	93.15
				INV	15/05/2018	10,170,723	Key Cutting Various	186.30
				INV	15/05/2018	10,170,746	Supply 1 x MK6 twin lock keys for Thomas Oval	31.05
3682.36-01		ADH Fencing	277.20	INV	15/05/2018	00004963	Repairs to electric security fence	277.20
3682.3608-01		Foreshore Rehabilitation & Landscap	6,886.00	INV	10/05/2018	INV-4167	Wellard Road fence	6,886.00
3682.3677-01		TC Precast Pty Ltd	187.00	INV	14/05/2018	SI-00000773	Manhole cover with concrete insert	187.00
3682.3878-01		Risk Managment Technologies Pty Ltd	4,111.80	INV	15/05/2018	94638	Chemalert Annual License Renewal	4,111.80
3682.3965-01		Fulton Hogan Industries Pty Ltd	12,115.40	INV	15/05/2018	11691470	Supply and spray emulsion seal	12,115.40
3682.3977-01		MRP Osborne Park-General Pest/Termi	4,818.88	INV	15/05/2018	72966	Wellard Pavilion Pest Control	226.60
				INV	15/05/2018	72994	Smirk Cottage Pest Control Spiders	205.00
				INV	15/05/2018	72963	Sloan 1950s House Pest Control Cockroach/Rodents	257.50
				INV	15/05/2018	72991	Incubator Pest Control Spiders	187.00
				INV	15/05/2018	72882	William Bertram Pest Control Spiders	247.00
				INV	15/05/2018	72990	Recquatic Pest Control Spiders	247.00
				INV	15/05/2018	72993	Admin Building Pest Control Spiders	337.00
				INV	15/05/2018	72960	Admin Building Pest Control Cockroach/Rodents	387.79
				INV	15/05/2018	72892	William Bertram Pest Control Cockroaches/Rodents	217.00
				INV	15/05/2018	72967	Thomas Kelly Pavilion Pest Control Cockroaches/Rod	257.08
				INV	15/05/2018	72959	Thomas Oval Pavilion Pest Control	235.66
				INV	15/05/2018	72961	Depot Pest Control Cockroaches	217.00
				INV	15/05/2018	72962	Medina Hall Pest Control Cockroaches	145.00
				INV	15/05/2018	72992	Margaret Feilman Pest Control Spiders	205.00
				INV	15/05/2018	72968	Sloan Cottage Pest Control Cockroach/Rodents	257.50
				INV	15/05/2018	72995	Sloan Cottage Pest Control Spiders	215.00

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				INV	15/05/2018	72996	The Zone Pest Control	217.00
				INV	15/05/2018	72964	Smirk Cottage Pest Control	257.50
							Cockroach/Rodents	
				INV	15/05/2018	72969	The Zone Pest Control	217.00
				INV	15/05/2018	72965	Leda Hall Pest Control Cockroaches/Rodents	283.25
3682.3999-01		Wizard Training Solutions	1,320.00	INV	14/05/2018	WIZZ052	Mediation Session 9 May 2018	1,320.00
3682.407-01		Winc Australia Pty Ltd	4,878.07	INV	15/05/2018	9024216320	Furniture items Darius Wells	4,326.66
				INV	15/05/2018	9024147686	Statonery Darius Wells	551.41
3682.412-01		Courier Australia	38.04	INV	10/05/2018	0332	Courier Charges to 040518	38.04
3682.413-01		Covs Parts Pty Ltd	1,936.33	INV	15/05/2018	1650068076	Flexible Grinding Wheel	192.50
				INV	15/05/2018	1650067775	Auto Parts/Goods Assorted	691.90
				INV	15/05/2018	1650067403	Assorted parts	125.99
				INV	15/05/2018	1650067229	Pedal pad	4.28
				INV	15/05/2018	1650067251	Pedal pads x 2	8.56
				INV	15/05/2018	16500672253	Assorted parts	137.91
				INV	15/05/2018	1650067734	Mini ESD 4 piece plier set	73.81
				INV	15/05/2018	1650067878	Various parts for Plant 495 and 352	218.23
				INV	15/05/2018	1650067887	Air filter for Plant 495	33.44
				INV	15/05/2018	1650067707	Fender sand cover	52.80
				INV	14/05/2018	1650067391	Assorted parts	330.43
				INV	14/05/2018	1650067432	Lens cleaner towel pack	66.48
3682.4134-01		WA Independant Steel	111.10	INV	10/05/2018	8665	Mild Steel Angle and Round Bar	111.10
3682.4233-01		Wavesound Pty Ltd	16.50	INV	14/05/2018	121619	Replacement for scratched disc	16.50
3682.4245-01		ED Property Services	4,196.50	INV	15/05/2018	00001095	BP Gutter cleaning clubhouse	192.50
				INV	15/05/2018	00001094	APU gutter cleaning incl small repairs to all unit	3,740.00
				INV	15/05/2018	00001097	BP 63 Replace broken door handle on bi fold	154.00
				INV	15/05/2018	00001096	APU 67 and 68 Install peep holes to front doors	110.00
3682.4246-01		Atom Supply	347.17	INV	10/05/2018	H969378	Coat Wet Weather PVC Full Length	10.32
				INV	10/05/2018	P459947	2 x Steel boots	273.90
				INV	10/05/2018	H970215	Coat Wet Weather 2XL Hi Vis Orange	62.95
3682.4350-01		T J Depiazzi & Sons	9,480.90	INV	14/05/2018	93705	Pinebark Mulch Calista Oval	3,160.30
				INV	14/05/2018	93661	Pinebark Mulch Depot	3,160.30

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				INV	14/05/2018	93684	Pinebark Mulch Calista Oval	3,160.30
3682.4413-01		Cranetech Australia Pty Ltd	411.42	INV	15/05/2018	12796	Parts Assorted	281.36
				INV	10/05/2018	12782	RA Fitting	130.06
3682.4719-01		Complete Office Supplies Pty Ltd	678.75	INV	16/05/2018	07439798	Depot stationery	21.18
				INV	16/05/2018	07438646	Depot stationery	657.57
3682.4743-01		Artcom Fabrication	1,085.70	INV	15/05/2018	00030170	Supply Phototex panels for ANZAC 2018 exhibition	1,085.70
3682.480-01		Department of Transport	50.25	INV	15/05/2018	409673	Vehicle Search Fees for the month of April 2018	50.25
3682.4856-01		Environmental Health Australia (QLD)	198.00	INV	14/05/2018	615103	Advertising for Environmental Health Officer	198.00
3682.4861-01		Big W	154.19	INV	15/05/2018	057544/057538	Emergency relief supplies	118.19
				INV	15/05/2018	057511	Sun Flower Seeds	36.00
3682.5108-01		Vinci Gravel Supplies Pty Ltd	2,178.00	INV	15/05/2018	B1777	2 loads of gravel delivered to depot yard	2,178.00
3682.5254-01		Bam Creative Pty Ltd	449.00	INV	15/05/2018	H018-786	Standard Hosting	449.00
3682.5269-01		Karate For Life	165.00	INV	15/05/2018	KS021928	Kidsport voucher x 1	165.00
3682.5361-01		Integral Development Associates Pty	20,130.00	INV	14/05/2018	INV-1843	Extension of RFQ contract for City Engagement	20,130.00
3682.5381-01		Centrecare	45.82	INV	15/05/2018	18913	Access Wellbeing Services (Division of Centrecare)	45.82
3682.5410-01		Saints Netball Club	150.00	INV	15/05/2018	KS021708	Kidsport voucher x 1	150.00
3682.5506-01		Peel Group Riding for the Disabled	1,155.00	INV	15/05/2018	KS021774	Kidsport voucher x 1	165.00
				INV	15/05/2018	KS021773	Kidsport vouchers x 6	990.00
3682.5520-01		Master Lock Service	120.00	INV	15/05/2018	00005054	Rhodes Park Kiosk repairs to lock	120.00
3682.5548-01		Fremantle Rugby League Club	100.00	INV	15/05/2018	KS021730	Kidsport voucher x 1	100.00
3682.5581-01		Totally Workwear Rockingham	158.35	INV	10/05/2018	RK4077.D1	Blundstone Water Res Upp Zip Ankle Boots	158.35
3682.5665-01		Fremantle Press	429.12	INV	15/05/2018	00098831	Purchase of 16 selected titles	429.12
3682.5750-01		Kev's Wheelie Kleen	720.50	INV	15/05/2018	868	Bin and Fountain cleaning Darius Wells	247.50
				INV	15/05/2018	824	Bin cleaning WB Community Centre 280318	88.00
				INV	15/05/2018	1263	Bin cleaning WB Community Centre 090518	110.00
				INV	15/05/2018	1062	Bin cleaning JW Community Centre	77.00
				INV	15/05/2018	1114	Bin cleaning WB Community Centre 250418	88.00

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				INV	15/05/2018	1137	Bin cleaning JW Community Centre 010518	110.00
3682.5823-01		Accord Security Pty Ltd	3,032.26	INV	15/05/2018	00022492	Security Services at the Darius Wells Library	3,032.26
3682.5958-01		West Coast Profilers	12,445.53	INV	14/05/2018	18907	Hire of profiler and mobiliser	12,445.53
3682.5995-01		Zenien Pty Ltd T/as ATFT Astuta Tru	6,988.63	INV	15/05/2018	I5034	Replace and add additional Admin rear stair camera	3,521.76
				INV	15/05/2018	I5035	Darius Wells replace camera 2	1,481.37
				INV	15/05/2018	I4952	Admin Building CCTV Maintenance	660.00
				INV	15/05/2018	I4848	CCTV Maintenance on Stidworthy Way	1,325.50
3682.6018-01		ALSCO Pty Ltd	54.86	INV	15/05/2018	CPER1827932	Linen Hire for Council Dinners	54.86
3682.6180-01		High Pressure Water Technology	4,400.00	INV	15/05/2018	00006016	High pressure cleaning	4,400.00
3682.6267-01		Woolworths Group Limited	1,419.27	INV	15/05/2018	2995169	Girls Group supplies	100.67
				INV	15/05/2018	2995155	Girls Group supplies	335.00
				INV	15/05/2018	2995176	Items for Drop Ins	64.87
				INV	15/05/2018	2995187	Catering items for BeatBall 060418	43.17
				INV	15/05/2018	2995180	Purchase of Milk for Zone Staff	6.00
				INV	15/05/2018	2981593	Food and supplies for Mooditj Kulungars	133.90
				INV	15/05/2018	104588	Food and supplies for Mooditj Kulungars	158.23
				INV	14/05/2018	27182139	Items for meetings	222.34
				INV	14/05/2018	2995158	Cafe supplies	121.16
				INV	14/05/2018	2995167	Master Chef Program Term 2	15.70
				INV	14/05/2018	2995172	Morning tea supplies depot	70.20
				INV	14/05/2018	2995175	Food Items for Depot Staff	29.37
				INV	14/05/2018	27161956	Catering Supplies	118.66
3682.6289-01		Clockwork Print	709.50	INV	15/05/2018	INV-0051290	2x corflute roster signs for Sunday open hours	154.00
				INV	15/05/2018	INV-0051250	Corflute and vinyl banners	478.50
				INV	10/05/2018	INV-0051187	Chisham Games roster sign	77.00
3682.6332-01		Drainflow Services Pty Ltd	2,090.00	INV	15/05/2018	00001727	Gully educting 617KWN16	2,090.00
3682.6370-01		Ellexacom	7,422.68	INV	15/05/2018	22771	Repairs to Ethernet cable to WAP @ The Edge Skate	1,210.99
				INV	15/05/2018	22631	Depot crib room power upgrade	3,663.30
				INV	15/05/2018	23089	Repair hot water unit in depot crib room	232.10
				INV	15/05/2018	23184	Replace the broken pit and install bollards	2,316.29

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3682.6462-01		Rockingham Coastal Sharks	495.00	INV	15/05/2018	KS021803	Kidsport vouchers x 3	495.00
3682.6583-01		ALS Library Services Pty Ltd	89.95	INV	15/05/2018	000545559	Supply titles as selected online	71.21
				INV	15/05/2018	00054347	Supply of online title Anzac Biscuits	18.74
3682.6585-01		Baldivis Football Club	165.00	INV	15/05/2018	KS021704	Kidsport voucher x 1	165.00
3682.6627-01		Joanne Lucy Guy	33.32	INV	14/05/2018	30thApril2018	Refund of cancelled Vacation Care fee	33.32
3682.6703-01		Lucor Pty Ltd	469.70	INV	15/05/2018	INV-002730	Catering Forum Dinner 070518	469.70
3682.6749-01		Australia Post	4,611.02	INV	14/05/2018	1007439897	Postage for period ending 30/04/18	4,611.02
3682.6764-01		Willagee Rugby League Football Club	605.00	INV	16/05/2018	KS021247	Kidsport voucher x 5	605.00
3682.682-01		Harmony Software	234.30	INV	15/05/2018	I3-82	Harmony Educators web	234.30
3682.6860-01		Advance Scanning Services	4,353.25	INV	14/05/2018	20162366	Service location works Kwinana Adventure Park	1,485.00
				INV	15/05/2018	20162401	Service Locate Ocean Street	1,105.50
				INV	15/05/2018	20162361	High Pressure Supervision	1,762.75
3682.6872-01		Schindler Lifts Australia Pty Ltd	3,457.84	INV	15/05/2018	4678655458	Margaret Feilman Centre lift service	2,390.84
				INV	15/05/2018	4688114110	The Zone lift repairs	533.50
				INV	15/05/2018	4688115660	The Zone lift repairs	533.50
3682.7285-01		Bolinda Digital Pty Ltd	1,861.89	INV	14/05/2018	32793	Purchase E-Audio as selected	975.40
				INV	14/05/2018	32794	Purchase E-Audio titles as selected	886.49
3682.7318-01		Rockingham Womens and Girls Footbal	150.00	INV	15/05/2018	KW021855	Kidsport voucher x 1	150.00
3682.7388-01		Morris Jacobs	310.00	INV	16/05/2018	080518	Term 2 facilitation of Tuesday art group 080518	155.00
				INV	16/05/2018	150518	Term 2 facilitation of Tuesday art group 150518	155.00
3682.7419-01		Saints Basketball Club	405.00	INV	15/05/2018	KS018592	Kidsport vouchers x 3	405.00
3682.7420-01		Rockingham Football Sporting & Soci	330.00	INV	16/05/2018	KS022182	Kidsport voucher x 2	330.00
3682.7446-01		Industrial Rubber Supplies P/L	223.75	INV	15/05/2018	106307	Assorted auto parts	223.75
3682.7575-01		Pickles Auctions	121.00	INV	15/05/2018	26010928	Sale Fees for Sold TOK029	121.00
3682.762-01		Blackwood & Sons Ltd	376.07	INV	15/05/2018	PE1609PL	Flat slings	159.33
				INV	15/05/2018	KWI608PL	Round slings	216.74
3682.770-01		Jason Signmakers	184.47	INV	15/05/2018	187015	Update of existing signs	184.47
3682.7744-01		Allsortz Netball Club	150.00	INV	15/05/2018	KS021796	Kidsport voucher x 1	150.00

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3682.795-01		K Mart	80.00	INV	14/05/2018	32081039021	Stationery Items	80.00
3682.8077-01		Elisabeth Lesley Sturrock	120.00	INV	14/05/2018	19.8	Rates Refund	120.00
3682.8302-01		Chris Kershaw Photography	440.00	INV	15/05/2018	L2227	Citizenship photography 010518	440.00
3682.8319-01		Poolwerx Spearwood	1,775.77	INV	15/05/2018	90181-1	Daily water test and balance	1,775.77
3682.8346-01		Skateboarding WA	2,612.50	INV	16/05/2018	INV-0432	SWA annual programs March 2018	2,612.50
3682.841-01		Kwinana Knights Junior Football Clu	2,100.00	INV	15/05/2018	KS021908	Kidsport voucher x 10	1,500.00
				INV	16/05/2018	KS021918	Kidsport voucher x 4	600.00
3682.8505-01		Nutrition Nation	330.00	INV	15/05/2018	INV-0183	Dietitian for Marketplace activation 040518	330.00
3682.859-01		Kwinana United Junior Soccer	1,500.00	INV	16/05/2018	KS019324	Kidsport voucher x 3	450.00
				INV	16/05/2018	KS020020	Kidsport voucher x 3	450.00
				INV	16/05/2018	KS019954	Kidsport voucher x 3	450.00
				INV	15/05/2018	KS022083	Kidsport voucher x 1	150.00
3682.8832-01		Playworks	825.00	INV	16/05/2018	INV-1979	Robofest School Holiday Event Wednesday 18th April	825.00
3682.8899-01		Majestic Plumbing	6,541.70	INV	15/05/2018	210895	Repair shower drain Adventure Park	343.20
				INV	15/05/2018	210890	Repair burst water pipe Little Rascals	248.60
				INV	15/05/2018	210896	Disconnect boiler in Depot Crib Room	228.80
				INV	15/05/2018	210889	Repair hot water in playgroup kitchen FDC	85.80
				INV	15/05/2018	211167	Service blocked urinal Admin	85.80
				INV	15/05/2018	211165	Service toilet Challenger Beach	248.60
				INV	15/05/2018	211163	Margaret Fielman Centre Annual Backflow Device	220.00
				INV	15/05/2018	211162	Medina Hall Annual Backflow Device Testing	220.00
				INV	15/05/2018	210893	Thomas Oval lid for septic/soakwell	2,303.40
				INV	15/05/2018	210897	Supply and install new boiler unit	1,655.50
				INV	15/05/2018	211161	William Bertram Community Centre Annual Backflow	352.00
				INV	15/05/2018	211148	Repair toilet at Depot	210.10
				INV	15/05/2018	210907	Repair Gas BBQ	339.90
3682.8984-01		Baldivis Transport Pty Ltd	175.00	INV	15/05/2018	00001656	Casuarina/Wellard Hall Water Delivery 120418	175.00
3682.8996-01		Fridgair Industries Pty Ltd	1,413.05	INV	15/05/2018	29985	The Zone replace glass door	1,413.05

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3682.9013-01		Department of Mines, Industry	17,554.35	INV	15/05/2018	9thMay20018	Building Services Levy for month of April 2018	17,554.35
3682.9019-01		Kearns Garden Supplies	326.29	INV	15/05/2018	41	Assorted hardware items	326.29
3682.9025-01		IAP2	1,430.00	INV	10/05/2018	I1234826	Engagement Methods Course	1,430.00
3682.905-01		Local Government Professionals	50.00	INV	15/05/2018	7749	Spotlight on Homelessness Seminar 060418	50.00
3682.9120-01		Outdoor World Rockingham	61.65	INV	15/05/2018	BP2018/66	BSL refunded as permit not granted for BP2018/66	61.65
3682.9133-01		People Solutions Australasia Pty Lt	797.50	INV	10/05/2018	00012423	Psychometric Assessment	797.50
3682.9351-01		Skipper Transport Parts	1,577.95	INV	15/05/2018	2066922	Universal Hub Puller	1,577.95
3682.9548-01		Will's Bobcat Services	1,034.00	INV	15/05/2018	00003631	Removal of kerbing Dalrymple Drive	1,034.00
3682.9590-01		My Media Intelligence Pty Ltd	717.87	INV	14/05/2018	INV-0795	Media monitoring contract as per signed agreement	717.87
3682.9814-01		Befriend	6,600.00	INV	14/05/2018	INV-0285	Project Payment 2 as per MOU	6,600.00
3682.9893-01		Glen McLeod Legal	1,485.00	INV	14/05/2018	INV-1065	Legal Advice	1,485.00
3682.9914-01		Robogals Perth	250.00	INV	16/05/2018	230418	School Holiday Program Facilitation Donation	250.00
3683	23/05/2018	EFT TRANSFER: - 23/05/2018	14,133.91					
3683.2853-01		Maxxia Pty Ltd	4,655.51	INV	23/05/2018	PY01-24-Maxxia P	Payroll Deduction	1,891.66
				INV	23/05/2018	PY01-24-Maxxia P	Payroll Deduction	2,763.85
3683.3376-01		Health Insurance Fund of WA (HIF)	1,168.40	INV	23/05/2018	PY01-24-Health I	Payroll Deduction	1,168.40
3683.3719-01		City of Kwinana - Xmas fund	8,310.00	INV	23/05/2018	PY01-24-TOK Chri	Payroll Deduction	8,310.00
3684	23/05/2018	EFT TRANSFER: - 24/05/2018	140,051.87					
3684.565-01		Bright Futures Family Day Care - Pa	100,541.24	INV	23/05/2018	070518-200518	FDC payroll 070518 to 200518	100,541.24
3684.568-01		Bright Futures In Home Care - Payro	39,510.63	INV	23/05/2018	070518-200518	IHC Payroll 070518 to 200518	39,510.63
3685	23/05/2018	EFT TRANSFER: - 24/05/2018	2,507,029.44					
3685.10117-01		Reagan Dawn Maro	781.00	INV	23/05/2018	20.2	Rates Refund	781.00
3685.10119-01		History Council of Western Australi	200.00	INV	22/05/2018	2018/2019	Membership renewal July 2018 to June 2019	200.00
3685.10142-01		Aloft Perth	3,600.00	INV	22/05/2018	CF165AB	Deposit Bushfire Brigade awards	3,600.00
3685.10143-01		Complete DJ	850.00	INV	21/05/2018	INV-3291	Kwinana Volunteer Bushfire Brigade awards	850.00

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3685.10144-01		World's Best Graffiti Removers	660.00	INV	17/05/2018	INV-17786	Graffiti safewipes	660.00
3685.10145-01		Tim Benton Consultancy Pty Ltd	831.60	INV	21/05/2018	RWC-20032018-34	Rock & Water 3 Day Program	831.60
3685.10146-01		Legal Practice Board of WA	1,270.00	INV	21/05/2018	Account#18311	Practising Certificate	1,270.00
3685.10149-01		Sebel Pty Ltd	4,483.58	INV	21/05/2018	00863029	6 Rectangular folding trestle tables and trolley	2,758.14
				INV	21/05/2018	00863028	Duralite table 1800x750	1,725.44
3685.10150-01		Jen Neilson	85.00	INV	17/05/2018	10thMay2018	Refund of cancelled swimming lessons	85.00
3685.10156-01		Susan Margaret Sergeant	50.00	INV	21/05/2018	1010085	Refund 360L recycle bin upgrade fee	50.00
3685.10160-01		Dion Zorino	244.35	INV	21/05/2018	BP2018/199	Building application BP2018/199 refunded	244.35
3685.10161-01		Justin Paul	50.00	INV	21/05/2018	885521	Refund 360L recycle bin upgrade fee	50.00
3685.10162-01		Lisa Anne Crowe	36.00	INV	21/05/2018	12thApril2018	Reimbursed items for April SHP	36.00
3685.10163-01		Australia Western Railroad Pty Ltd	24,712.25	INV	22/05/2018	20.1	Rates Refund	24,712.25
3685.10165-01		Billie-Jean Clear	100.00	RFD	22/05/2018	1280768	Refund bond Patio hire 100418	100.00
3685.10166-01		Gerarda Theresia Edson	465.97	RFD	22/05/2018	1250946	Refund bond Bus hire 070218	465.97
3685.10167-01		Sarah Jane Bordley	100.00	RFD	22/05/2018	1280768	Refund bond patio hire 100418	100.00
3685.10168-01		Cherryl Rubio Pantorillo	1,000.00	RFD	22/05/2018	1282114	Refund bond Hall hire 110418	1,000.00
3685.10169-01		Rebecca Davis	100.00	RFD	22/05/2018	1287232	Refund bond Hall hire 190418	100.00
3685.10170-01		Jacqueline Brown-Tucker	2,000.00	RFD	22/05/2018	1288958	Refund bond Hall hire 260418	2,000.00
3685.10171-01		Joy Belarga	400.00	RFD	22/05/2018	1289437	Refund bond Hall hire 020518	400.00
3685.10172-01		BP Society of WA Inc	200.00	RFD	22/05/2018	1280768	Refund bond Hall hire 100418	200.00
3685.10173-01		Kanga Training Kwinana	300.00	RFD	22/05/2018	1258206	Refund bond Hall hire 230218	300.00
3685.1042-01		NVMS Pty Ltd	1,112.10	INV	22/05/2018	1000-1589-2018	Post processing module 3 year subscription	1,112.10
3685.1046-01		OCE Australia Ltd	222.66	INV	18/05/2018	1447342	Monthly Charges for ColorWave 550 April 18	222.66
3685.1072-01		Paint Industries	229.68	INV	21/05/2018	59000	Spray paint space blue	119.46
				INV	21/05/2018	59001	Silver spray Paint	110.22
3685.1130-01		Port Printing Works	287.31	INV	21/05/2018	INV017451	Posters for Open Mic night	84.55
				INV	21/05/2018	INV017449	Flyers for Open Mic night	72.78
				INV	21/05/2018	INV017452	Business card printing	54.08
				INV	21/05/2018	INV017318	Flyers for Living Green series	75.90

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3685.1157-01		Quality Traffic Management Pty Ltd	3,412.12	INV	21/05/2018	24226	2 variable message boards for traffic management	1,520.61
				INV	22/05/2018	24752	Traffic management	1,891.51
3685.1178-01		Holcim (Australia) Pty Ltd	1,248.72	INV	22/05/2018	9403659565	1.0m3 concrete	496.32
				INV	22/05/2018	9403666375	.60m3 concrete	296.12
				INV	22/05/2018	9403669428	N25 14mm GP concrete	456.28
3685.1205-01		Ridleys Towing & Transport	2,385.00	INV	22/05/2018	2783	Bus driver for HR tour 270218	62.50
				INV	22/05/2018	3309	Bus driver for Night Fields 131017	100.00
				INV	22/05/2018	3323	Bus cleaning for December 2017	120.00
				INV	22/05/2018	2778	Bus driver to Adventure World 240118	112.50
				INV	22/05/2018	2784	Bus driver for 2nd new teachers tour of Kwinana	50.00
				INV	22/05/2018	3319	Bus driver for Night Fields 241117	135.00
				INV	22/05/2018	3326	Bus driver for Night Fields 081217	100.00
				INV	22/05/2018	2777	Bus driver to take bus for service and return	50.00
				INV	22/05/2018	2785	Bus cleaning for February 2018	50.00
				INV	22/05/2018	3321	Bus cleaning for November 2018	120.00
				INV	22/05/2018	3317	Driver for industrial tour of Kwinana 171117	87.50
				INV	22/05/2018	3320	Bus driver for Library run 291117 and 301117	150.00
				INV	22/05/2018	3313	Bus cleaning for October 2017	120.00
				INV	22/05/2018	3325	Bus driver for Seniors excursion to Wells Park	75.00
				INV	22/05/2018	2779	Bus cleaning for January 2018	20.00
				INV	22/05/2018	2786	Bus cleaning for March 2018	20.00
				INV	22/05/2018	3322	Bus driver for Rock Symphony 021217	175.00
				INV	22/05/2018	2781	Bus driver for Night Fields 230218	25.00
				INV	22/05/2018	3314	Driver to take bus to Smash Repairs 021117	25.00
				INV	22/05/2018	3315	Driver for Have a Go Day 011117	112.50
				INV	22/05/2018	3316	Bus driver to take bus to panel shop	200.00
				INV	22/05/2018	3318	Driver for HR tour 201117	75.00
				INV	22/05/2018	3308	Bus driver for HR tour 091017	62.50
				INV	22/05/2018	2782	Bus driver for 1st new teachers tour of Kwinana	50.00
				INV	22/05/2018	3312	Bus driver for Night Fields 271017	112.50
				INV	22/05/2018	3310	Bus driver to take bus for service at Flex Indust.	50.00

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				INV	22/05/2018	3311	Bus driver for Zone 251017	75.00
				INV	22/05/2018	3324	Bus driver for Christmas Party 151217	25.00
				INV	22/05/2018	2780	Bus driver for Night Fields 090218	25.00
3685.1313-01		Daimler Trucks Perth	744.92	INV	22/05/2018	6137331D	Parts for plant items 351 and 481	744.92
3685.1330-01		Sound Business Equipment	52.50	INV	22/05/2018	A9789	Self inking stamp	52.50
3685.1338-01		South West Group	400.00	INV	21/05/2018	171824	Fuel Load Assessment Training	400.00
3685.1357-01		Sportsworld Of WA	842.05	INV	17/05/2018	135698	Assorted swimming goggles	842.05
3685.1393-01		Sunny Sign Company Pty Ltd	49.50	INV	22/05/2018	385873	13mm banding stainless steel	49.50
3685.1423-01		Telstra	45.24	INV	23/05/2018	0335568200May18	Usage charges to 090518 BP Club	45.24
3685.1455-01		Returned Services League Of Austral	176.00	INV	21/05/2018	1	2 x Wreaths for ANZAC Day Services 2018	176.00
3685.1460-01		Theresa Walley	400.00	INV	21/05/2018	001	Facilitate Harmony Week Children's Storytime	400.00
3685.1474-01		Toll Transport Pty Ltd	35.46	INV	22/05/2018	1021316	Transport services 160518	35.46
3685.1485-01		T-Quip	113.60	INV	22/05/2018	76136#12	Ignition switch	113.60
3685.1516-01		Trisley's Hydraulic Services Pty Lt	7,050.08	INV	18/05/2018	198468	Install new balance tank depth sensor	1,349.00
				INV	18/05/2018	198456	Service spa blower	550.00
				INV	18/05/2018	198459	Install parts to pool	55.00
				INV	18/05/2018	198458	Annual service to foot valve	550.00
				INV	18/05/2018	198457	Annual service to pool filters	4,546.08
3685.1528-01		Twights Plumbing Pty Ltd	12,800.00	INV	22/05/2018	F8034	Smirk Cottage decommission septic tanks	12,800.00
3685.1530-01		Wormald Australia Pty Ltd	1,056.00	INV	22/05/2018	7724005	Service of fire panel	638.00
				INV	21/05/2018	7719494	Koorliny Arts Centre install fire extinguishers	418.00
3685.1536-01		Ulverscroft Large Print Books	409.74	INV	21/05/2018	1121706AU	Purchase 3 audio titles as selected online	409.74
3685.1589-01		Waste Stream Management Pty Ltd	594.00	INV	21/05/2018	00826378	Tipping fees to 150518	594.00
3685.1592-01		Water Corporation of Western Austra	19,857.21	INV	21/05/2018	9000340559May18	452U Tennis Club and Adventure Park toilet	1,047.74
				INV	21/05/2018	9000341922May18	Service charges at Showrooms	139.50
				INV	21/05/2018	9000340874May18	876U Callistemon Court	3,446.76
				INV	21/05/2018	9012573982May18	21U Incubator	301.54
				INV	21/05/2018	9000342570May18	25U Rhodes Crescent Reserve	226.76
				INV	21/05/2018	9000341578May18	1012U Recquatic and Zone	5,637.23

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				INV	21/05/2018	9000341201may18	1273U Banksia Park	4,557.39
				INV	21/05/2018	9000339427May18	70U Victory for Life	288.87
				INV	21/05/2018	9000334589May18	6U Feilman Building	1,509.35
				INV	21/05/2018	9012543409May18	341U Arts Centre Admin Parmelia House	2,562.57
				INV	21/05/2018	9000341914May18	Service charges Showrooms	139.50
3685.1609-01		West Australian Newspapers Limited	1,879.60	INV	22/05/2018	1002334820180430	Advertisements x 3	1,820.00
				INV	22/05/2018	02624567	Newspaper subscription 120518 to 090618	59.60
3685.1610-01		West Australian Young Readers Book	84.00	INV	21/05/2018	2018	Promotional materials for WAYRBA 2018	84.00
3685.1614-01		Westbooks	906.24	INV	22/05/2018	296899	Junior books for Book Week	449.84
				INV	22/05/2018	296898	Purchase online selection of titles	59.18
				INV	22/05/2018	296897	Purchase online selection titles	59.92
				INV	22/05/2018	296780	Purchase Books	51.03
				INV	21/05/2018	296778	Purchase online selection of 5 titles	181.29
				INV	21/05/2018	296779	Purchase online selection 4 titles	104.98
3685.1623-01		Western Irrigation Pty Ltd	2,134.00	INV	22/05/2018	P41028	Prince Regent Park Inline Hydrometer Calibration	1,012.00
				INV	22/05/2018	P41030	Leda POS Hydrometer calibration	1,122.00
3685.1629-01		Weston Road Systems	4,125.00	INV	21/05/2018	PR58	Spotting and line marking Anketell Road	4,125.00
3685.188-01		Beaurepaires Tyres Kwinana	38.16	INV	22/05/2018	U548349673	Balance 2 wheels Canter truck	38.16
3685.19-01		Absolute Painting Services	8,000.00	INV	23/05/2018	INV-0442	BP External painting of villas 6 to10	8,000.00
3685.1934-01		Kewdale Hire	6,600.00	INV	23/05/2018	00072758	Grader hire for road shouldering	6,600.00
3685.2012-01		Dell Australia Pty Ltd	9,258.54	INV	21/05/2018	2408687833	VMWare VCentre Server 6 standard for VSphere	4,796.08
				INV	21/05/2018	2408687829	Annual basic maintenance renewal Veeam	4,462.46
3685.2097-01		Beaver Tree Services Aust Pty Ltd	78,837.80	INV	21/05/2018	66141	Works as per arbor report at Adventure Playground	13,333.32
				INV	21/05/2018	65925	Arborist 3 person crew for various locations	26,482.12
				INV	21/05/2018	65926	Arborist 3 person crew for various locations	19,666.61
				INV	21/05/2018	66144	Tree removal including stump extraction at Calista	1,959.98
				INV	21/05/2018	66147	Tree removal and pruning Silversmith Street	1,278.05
				INV	21/05/2018	66143	Tree removal including climbing works Calista Oval	3,262.21

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				INV	21/05/2018	66146	Clearance of road side Gilmore Avenue	2,916.66
				INV	21/05/2018	66145	Tree pruning canopy Bellingham Parade	1,049.97
				INV	21/05/2018	66142	Tree works including climbing works at Skate Park	8,888.88
3685.2115-01		Asbestos Masters WA	880.00	INV	22/05/2018	2744	Removal of dumped asbestos	880.00
3685.2125-01		Synergy	9,472.40	INV	22/05/2018	169027380May18	0U Entry Statement Lighting Gemstone/Johnson Rd	32.00
				INV	21/05/2018	958335710May18	7394U Orelia Oval	2,233.45
				INV	21/05/2018	098975100May18	1757U Sandringham Park	418.25
				INV	21/05/2018	129764890May18	5486U Lambeth Park POS	1,277.90
				INV	21/05/2018	179469390May18	2666U Bertram Community Centre	711.50
				INV	21/05/2018	685078510May18	111U Gawler Way	70.00
				INV	21/05/2018	144372270May18	1110U Thomas Oval Reticulation	203.55
				INV	21/05/2018	127609840May18	28U Darius Top Floor	41.30
				INV	21/05/2018	504616220May18	1588U Rogan Park	340.05
				INV	21/05/2018	925767370May18	1874U Gilmore Avenue Reticulation	363.45
				INV	21/05/2018	285940430May18	1665U Rhodes Park	376.15
				INV	21/05/2018	921049150May18	3122U Medina Hall	1,081.65
				INV	21/05/2018	958335710May18	8658U Orelia Oval	18.15
				INV	21/05/2018	129764890May18	7952U Lambeth Park POS	3.40
				INV	22/05/2018	169027190May18	0U Entry Statement Lighting Johnson Rd Wellard	59.80
				INV	21/05/2018	676621320May18	6154U Margaret Feilman	2,097.00
				INV	21/05/2018	970964040May18	926U Conference/Darius	111.80
				INV	21/05/2018	882732750May18	0U Harrison Way	33.00
3685.218-01		Bob Jane T-Mart	1,529.00	INV	22/05/2018	133189	Tyres and Alignment	991.00
				INV	22/05/2018	133190	Alignment	45.00
				INV	22/05/2018	133202	Tyres and alignment Plant 449	493.00
3685.2224-01		Prestige Catering & Event Hire	378.40	INV	21/05/2018	00022383	Catering 140518 Briefing Dinner	378.40
3685.2410-01		ABCO Products	1,260.80	INV	21/05/2018	338719	Cleaning Products Various Locations	1,260.80
3685.248-01		Bunnings Building Supplies	2,150.80	INV	22/05/2018	2163/01657200	Tester voltage and insecticide	146.29
				INV	22/05/2018	2163/01658328	Locks for the John Wellard Community Centre	31.84
				INV	22/05/2018	2163/01115096	Supplies to oil decking at the Adventure Park	886.13

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				INV	22/05/2018	2163/01121105	Decking oil and applicators	875.47
				INV	21/05/2018	2163/01118020	Screws timber T017 with seal	107.83
				INV	18/05/2018	2163/190739	Hardware items	83.65
				INV	17/05/2018	2163/01653711	Paint brush and utility hook	19.59
3685.2507-01		Ixom Operations Pty Ltd	1,250.76	INV	17/05/2018	5951808	Supply of chlorine 70kg	130.94
				INV	18/05/2018	5962301	Chlorine gas 70kg	988.88
				INV	18/05/2018	5963075	Chlorine gas 70kg	130.94
3685.2646-01		Neverfail Springwater	52.99	INV	23/05/2018	178708	Bottled water	52.99
3685.2659-01		Department of Health	175.00	INV	18/05/2018	LicenceNo:6106	Renewal Licence No.6106	175.00
3685.2675-01		Serco Australia Pty Ltd	540.00	INV	22/05/2018	91476088	100 x 24 hour smartrider cards	540.00
3685.2852-01		Downer EDI Works Pty Ltd	201.45	INV	21/05/2018	6004320	Asphalt 7mm gran delivered 100518	201.45
3685.2903-01		Insight Call Centre Services	2,933.65	INV	21/05/2018	00092020	Overcall fee for month of April 2018	2,933.65
3685.302-01		Chadson Engineering	287.65	INV	21/05/2018	A0076943	Pool tablets	287.65
3685.3105-01		Poly Pipe Traders	1,022.47	INV	22/05/2018	00091624	Various irrigation parts and supplies	914.72
				INV	22/05/2018	00091726	Coupling and elbow parts for irrigation	107.75
3685.3117-01		Western Power Connections Manager	495.00	INV	18/05/2018	CORPB0422500	Johnson Road project	495.00
3685.3155-01		PFD Food Services Pty Ltd	515.75	INV	18/05/2018	KK478953	Cafe supplies	515.75
3685.3212-01		Marketforce Pty Ltd	2,006.28	INV	21/05/2018	21008	Advertisement Term 2 Programs	979.95
				INV	21/05/2018	21007	Advertisement Community Centres SHP	1,026.33
3685.3293-01		Signaltech	165.00	INV	23/05/2018	3266	Investigate TV signal to some units at Village	165.00
3685.3320-01		Arbor Logic	2,024.00	INV	22/05/2018	00003862	Assessment of trees	2,024.00
3685.3596-01		KLMedia Pty Ltd	21.41	INV	21/05/2018	1129259	CD album Library	21.41
3685.3632-01		Eclipse Soils Pty Ltd	3,377.00	INV	22/05/2018	KWIN01R043221	Tipping fees	3,377.00
3685.3863-01		Chamber Of Commerce & Industry	11,126.50	INV	18/05/2018	335542	CCI Membership renewal July 2018 to June 2019	11,126.50
3685.3914-01		Bladon WA Pty Ltd	1,255.65	INV	22/05/2018	BWAI37449	4GB Flash Drive x 50	537.90
				INV	21/05/2018	BWAI37425	Note holder cubes	717.75
3685.3916-01		Kwinana Industries Council	645.39	INV	17/05/2018	00011792	Trainee f/e 270318	129.07
				INV	17/05/2018	103704	Trainee f/e 110518	258.16
				INV	17/05/2018	00011793	Trainee f/e 110518	258.16

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3685.3977-01	MRP Osborne Park-General Pest/Termi		3,623.84	INV	21/05/2018	73021	Quarterly termite inspection at Smirks Cottage	161.71
				INV	22/05/2018	73019	Pest Control spiders/termite Inspection Depot	410.94
				INV	22/05/2018	73025	Pest control cockroaches/rodents Darius	197.00
				INV	22/05/2018	73024	Pest control termite Inspection Sloan Cottage	235.87
				INV	22/05/2018	73023	Pest control termite treatment Budden Way	95.00
				INV	22/05/2018	73018	Pest control termite inspection Feilman Building	246.17
				INV	22/05/2018	73154	Insects control Senior Citizens Centre	197.00
				INV	22/05/2018	73155	12 monthly termite inspections	571.75
				INV	22/05/2018	73022	Wellard Pavilion pest control termite inspection	94.71
				INV	22/05/2018	73194	Senior Citizens pest control termite inspection	155.94
				INV	22/05/2018	73193	Sloan 1950s House pest control termite inspection	83.53
				INV	22/05/2018	73020	Medina Hall pest control termite inspection	144.97
				INV	22/05/2018	73153	Treatment for control of ants	195.00
				INV	22/05/2018	73157	6 monthly treatment of spiders	472.00
				INV	22/05/2018	73191	Quarterly treatment of cockroaches	362.25
3685.407-01	Winc Australia Pty Ltd		386.11	INV	21/05/2018	9024232380	Stationery FDC	333.67
				INV	21/05/2018	9024189893	Sign menu A4 double sided landscape	52.44
3685.4103-01	Local Government Planners Associati		25.00	INV	21/05/2018	2661	LGPA Bus Tour Attendance	25.00
3685.4161-01	Corporate Living		3,738.90	INV	18/05/2018	1630	Deposit for reception counter	3,738.90
3685.4245-01	ED Property Services		3,960.00	INV	22/05/2018	00001098	Gutter cleaning at Banksia Park	3,960.00
3685.4246-01	Atom Supply		110.63	INV	22/05/2018	P463409	Polar fleece jumper and logo embroidery	28.00
				INV	21/05/2018	P462333	Soft shell jacket with logo embroidery	51.83
				INV	21/05/2018	H970603	Polar fleece jumper with logo embroidery	30.80
3685.4382-01	Stonehenge Ceramics		3,088.25	INV	23/05/2018	B1387	BP 52 Renewal of bathroom	3,088.25
3685.4477-01	Trophy Express		78.00	INV	18/05/2018	9108	Swim School medals	78.00
3685.4661-01	EnviroLab Services (WA) Pty Ltd		354.20	INV	22/05/2018	PE607422	Water Analysis	354.20
3685.4664-01	AMPAC Debt Recovery (WA) Pty Ltd		500.00	INV	21/05/2018	64627	Refund of money paid to City of Kwinana in error	500.00

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3685.4719-01		Complete Office Supplies Pty Ltd	584.25	INV	18/05/2018	07457356	Stationery for Recquatic	584.25
3685.4743-01		Artcom Fabrication	303.60	INV	21/05/2018	00030233	Slimline hanging system	303.60
3685.4808-01		Simply Headsets	295.00	INV	21/05/2018	SO-07169	Jabra Pro 920 Wireless Headset and Polycom	295.00
3685.483-01		Landgate	306.12	INV	21/05/2018	339677-10001098	GRV schedule G2018/9 from 210418 to 040518	306.12
3685.4861-01		Big W	784.15	INV	21/05/2018	057552-057555	Purchase 29 book titles	584.00
				INV	18/05/2018	057542	Cafe items	89.00
				INV	18/05/2018	057533	Cafe items	34.00
				INV	22/05/2018	057547	Groceries for event	77.15
3685.4947-01		Future Power WA Pty Ltd	10,117.25	INV	21/05/2018	00001400	Medina netball court lights	10,117.25
3685.5443-01		TELF Products	2,717.30	INV	21/05/2018	00005976	Promotional merchandise for Coastcare in the KIA	2,717.30
3685.5520-01		Master Lock Service	687.00	INV	22/05/2018	00005093	Re key BBQ's Rogan Park	135.00
				INV	22/05/2018	00005094	Re key BBQ's Willandra Park	135.00
				INV	22/05/2018	00005096	Keys for store room	207.00
				INV	22/05/2018	00005097	Cut new keys for Banksia Park Clubhouse	210.00
3685.5581-01		Totally Workwear Rockingham	289.52	INV	21/05/2018	RK4073.D2	Oxford shirt long sleeve green with logo	144.77
				INV	21/05/2018	RK4068.D1	Oxford shirt long sleeve green with logo	144.75
3685.5743-01		Programmed Maintenance Services Ltd	10,017.52	INV	23/05/2018	SINV523563	BP Gardening and turf maintenance May 18	10,017.52
3685.5750-01		Kev's Wheelie Kleen	198.00	INV	22/05/2018	867	Administration bin cleans 040418	198.00
3685.5823-01		Accord Security Pty Ltd	3,032.26	INV	22/05/2018	00022539	Security Officer at Darius Wells w/e 130518	3,032.26
3685.583-01		Flexi Staff Pty Ltd	6,523.59	INV	22/05/2018	188388	Building Maintenance Leave Cover	1,803.69
				INV	22/05/2018	188119	Building Maintenance Leave Cover	1,451.49
				INV	21/05/2018	188655	Building Maintenance Leave Cover	1,451.49
				INV	17/05/2018	187934	Building Maintenance Leave Cover	1,816.92
3685.5958-01		West Coast Profilers	8,444.46	INV	22/05/2018	18957	Hirer of profiler and demobiliser 120518	8,444.46
3685.5995-01		Zenien Pty Ltd T/as ATFT Astuta Tru	528.00	INV	21/05/2018	14947	John Wellard Cameras maintenance	528.00
3685.5996-01		CMS Engineering Pty Ltd	5,529.34	INV	22/05/2018	28376	Maintenance for April various locations	3,035.55
				INV	22/05/2018	28377	Maintenance for April various locations	1,452.91

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				INV	22/05/2018	28378	Maintenance for April various locations	1,040.88
3685.6018-01		ALSCO Pty Ltd	58.63	INV	22/05/2018	CPER1830972	Linen hire	58.63
3685.6157-01		Frank James Gorman	42.50	INV	21/05/2018	16thMay2018	Reimbursement of HC and R Licence	42.50
3685.6267-01		Woolworths Group Limited	1,823.20	INV	21/05/2018	2995191	Healthy Options morning tea	18.50
				INV	18/05/2018	27183285	Items for catering	169.88
				INV	18/05/2018	27393420	Catering items for meetings	225.95
				INV	18/05/2018	27318998	Items for Admin	202.62
				INV	21/05/2018	3002730	Wellard Supplies	89.29
				INV	18/05/2018	2995178	Cafe supplies	52.25
				INV	18/05/2018	2981591	Recquatic supplies	51.70
				INV	22/05/2018	2995193	10 x \$10 gift cards	100.00
				INV	22/05/2018	2995189	Cooking items for Master Chef Program Term 2	12.96
				INV	21/05/2018	2995181	Supplies for Mooditj Kulungars	115.57
				INV	21/05/2018	27398269	Purchases	402.50
				INV	21/05/2018	2995194	Cafe Supplies	108.26
				INV	22/05/2018	3152351	Depot morning tea supplies	77.65
				INV	23/05/2018	27460560	Items for Admin	196.07
3685.6274-01		Priority 1 Fire & Safety Pty Ltd	424.29	INV	18/05/2018	1718-241	SCBA training 090418	424.29
3685.6289-01		Clockwork Print	873.40	INV	21/05/2018	INV-0051392	Pull up banners x 2	759.00
				INV	21/05/2018	INV-051394	Footprint stickers for reconciliation week	114.40
3685.6332-01		Drainflow Services Pty Ltd	5,500.00	INV	22/05/2018	00001771	Gully eduction program 140518 to 180518	5,500.00
3685.6370-01		Elexacom	10,334.31	INV	22/05/2018	23145	Repair Toilet/Changeroom Exhaust System	5,588.91
				INV	22/05/2018	23217	The Zone multimedia room replace faulty switch	66.52
				INV	22/05/2018	23218	RCD/Emergency light testing Parmelia House	187.00
				INV	22/05/2018	232516	Medina Green Pace Road check and repair lights	1,831.14
				INV	22/05/2018	23236	Repair electrical pit for entry lights Office Rd	429.25
				INV	22/05/2018	23215	Repair external lights and carpark lights	425.92
				INV	22/05/2018	23273	Repairs to lighting John Wellard	1,805.57
3685.6675-01		Colliers International	3,300.00	INV	21/05/2018	V127267	Valuation Advice	3,300.00

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3685.6707-01		Labourforce Impex Personnel Pty Ltd	3,845.63	INV	22/05/2018	138279	Building Maintenance staff w/e 220418	1,646.43
				INV	21/05/2018	138429	Depot temp staff w/e 220418	2,199.20
3685.6840-01		Wandi Anketell Holdings Pty Ltd	1,997,541.24	INV	23/05/2018	DCA5	Reimbursement of DCA5 Contribution	1,997,541.24
3685.7388-01		Morris Jacobs	405.00	INV	22/05/2018	220518	Art facilitation 220518	155.00
				INV	21/05/2018	68	Facilitate Boredom Busters session.	250.00
3685.7506-01		Rockingham Retravisio	270.00	INV	22/05/2018	61360230	25V bolt stick	270.00
3685.7523-01		Housing Authority	56,397.62	INV	21/05/2018	20.0	Rates Refund	56,397.62
3685.7575-01		Pickles Auctions	77.00	INV	18/05/2018	26010524	Call Out Fee for pick up	77.00
3685.762-01		Blackwood & Sons Ltd	1,245.29	INV	21/05/2018	KW5133PR	Adhesive liquid nails	52.80
				INV	21/05/2018	KW5132PR	Gloves riggers standard warrior	775.94
				INV	21/05/2018	KW5145PR	Do Not Enter danger tape	84.04
				INV	22/05/2018	PE5134PR	Gloves and smoke lens	332.51
3685.7689-01		VARIDESK	5,051.00	INV	22/05/2018	IVC-2-685912	6 x Dual Monitor Arms	1,650.00
				INV	22/05/2018	IVC-2-718817	4 x Varidesks Proplus36	3,401.00
3685.7937-01		Kerb Direct Kerbing Pty Ltd	1,488.56	INV	21/05/2018	2789	Supply and install mountable kerb	1,488.56
3685.8063-01		Michelle Sison	137.80	INV	22/05/2018	21stMay2018	Refund of cancelled hire fee 030618	37.80
				RFD	22/05/2018	1192473	Refund bond patio hire 261017	100.00
3685.8099-01		Total Tools Rockingham	60.00	INV	22/05/2018	38243	Wonder Gun Kit	60.00
3685.8156-01		Perth Tactiles Pty Ltd	2,912.00	INV	22/05/2018	977	Tactile replacement Bertram Road	2,912.00
3685.8243-01		Brackson Construction Pty Ltd	2,943.60	INV	21/05/2018	1830	Incubator new doorway	2,943.60
3685.8497-01		Bertram Primary School P & C	494.67	RFD	22/05/2018	1207870	Refund bond bus hire 241117	494.67
3685.8634-01		KD Cycles	300.00	INV	22/05/2018	80736	1 major prize for Kwinana Adventure Race	300.00
3685.8649-01		Ezy2c GPS Tracking	7,617.72	INV	22/05/2018	54686	12 month Ezy2C website subscription renewal	7,617.72
3685.867-01		Lamp Replacements	533.50	INV	22/05/2018	IN1013428	White OSR tubes	187.00
				INV	21/05/2018	IN1013265	Administration replacement tubes	104.50
				INV	21/05/2018	IN1013264	Darius Wells replacement tubes	242.00
3685.87-01		Zone Bowling	248.75	INV	23/05/2018	22-00414310	Excursion on 3 July 2018 to Zone Bowling	248.75
3685.8899-01		Majestic Plumbing	482.90	INV	21/05/2018	211151	Recquatic inspected site to disconnect pipe	85.80
				INV	21/05/2018	211149	Recquatic showers inspected	85.80

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				INV	21/05/2018	211150	The Zone replace Zip cartridge	311.30
3685.9019-01		Kearns Garden Supplies	1,102.03	INV	22/05/2018	18	Hardware for Kwinana Adventure Playground	5.35
				INV	22/05/2018	16	Hardware for the Kwinana Adventure Playground	87.20
				INV	22/05/2018	4	Purchase of various hardware for Banksia Park	118.30
				INV	22/05/2018	3	Purchase of various hardware for APU	214.83
				INV	22/05/2018	14	Hardware for Medina Oval and Borthwick Park	246.35
				INV	22/05/2018	15	Maldon POS Ingrain furniture stain	430.00
3685.9030-01		Air Liquide Australia	271.83	INV	18/05/2018	UR4736	CO2 gas cylinder	105.63
				INV	17/05/2018	FB4633	CO2 G cylinders	166.20
3685.9054-01		Adcraft Promotional Products & Move	576.40	INV	21/05/2018	00003812	Assorted uniforms	576.40
3685.9271-01		Melissa Jade Carter	260.00	INV	17/05/2018	19.9	Rates Refund	260.00
3685.9275-01		Dulux Group	48.74	INV	21/05/2018	471193741	Paint for FDC	48.74
3685.9313-01		Dept of Local Government, Sport and	36,611.12	INV	22/05/2018	R1001092	Kidsport 2017/18 Sport 4 All	36,611.12
3685.9490-01		Culture and Context Pty Ltd	16,887.89	INV	21/05/2018	KWI-007	Finalisation of Business Plan	4,865.24
				INV	21/05/2018	KWI-008	Final Conservation and Management Plan	3,359.33
				INV	21/05/2018	KWI-006	Business Plan Extended Content	8,663.32
3685.9547-01		Retech Rubber	302.50	INV	22/05/2018	00002462	Emerald Park repairs to softfall	302.50
3685.9764-01		Datacom Systems (AU) Pty Ltd - WA	1,870.00	INV	21/05/2018	105904	Monthly fee Sphere Website May 2018	1,870.00
3685.9833-01		Supreme Shades Pty Ltd	25,313.20	INV	21/05/2018	00009223	Shade sails for Prince Regent Park	25,313.20
3685.987-01		Miracle Recreation Equipment	940.50	INV	22/05/2018	36865	Zipline Carriage	940.50
3685.9998-01		Ecostar Consulting	440.00	INV	22/05/2018	661	Living Smart course pre course engagement	440.00
3686	24/05/2018	EFT TRANSFER: - 24/05/2018	23,143.75					
3686.153-01		Australian Taxation Office	23,143.75	INV	24/05/2018	FBT17/18	17/18 FBT return	23,143.75
3687	29/05/2018	EFT TRANSFER: - 30/05/2018	203,858.00					
3687.153-01		Australian Taxation Office	203,858.00	INV	23/05/2018	PY01-24-Australi	PAYG Tax Withheld	203,692.00
				INV	24/05/2018	PY99-24-Australi	PAYG Tax Withheld	166.00
3688	30/05/2018	EFT TRANSFER: - 31/05/2018	581,901.42					
3688.10000-01		Elizabeth Antonio	375.00	INV	29/05/2018	201718132	Womens Wellbeing workshop Friday 180518	375.00

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3688.10022-01		BBB Advisory	3,513.52	INV	29/05/2018	INV-16155	Consultancy for the Customer Experience Improvement	3,513.52
3688.10088-01		Child and Adolescent Health Service	300.00	RFD	29/05/2018	1268605	Refund bond hall hire 160318	300.00
3688.10120-01		Randwick Forge	520.00	INV	28/05/2018	23/05/2018	Materials for sculpture	520.00
3688.10151-01		Clare Mouat	145.73	INV	24/05/2018	9thMay2018	Refund cancellation of membership	145.73
3688.10155-01		Crystal Swan	2,000.00	INV	29/05/2018	171118	Deposit for evening cruise 171118	2,000.00
3688.10174-01		Apollo Maravillas Asuncion	300.00	INV	24/05/2018	200830	Payment for cancelled cheque 200830	300.00
3688.10175-01		WA Venues & Events Pty Ltd	558.60	INV	28/05/2018	18E045	Bertram Primary School attendance at WA Symphony	558.60
3688.10178-01		Australian Outdoor living	147.00	INV	28/05/2018	DA9176	DA9176 application fee refunded as lodged in error	147.00
3688.10179-01		Coogee Chemicals Pty Ltd	731.15	INV	28/05/2018	20.7	Rates Refund	731.15
3688.10180-01		Allfloors Sanding	2,800.00	INV	28/05/2018	969	Sanding & polishing timber floors	2,800.00
3688.10185-01		Maricha Masas Mabunay	100.00	RFD	29/05/2018	1260620	Refund bond Hall hire 010318	100.00
3688.10186-01		Clare Lavery	100.00	RFD	29/05/2018	1282212	Refund bond Patio hire 120418	100.00
3688.10188-01		New Horizon Pro Wrestling Pty Ltd	1,000.00	RFD	29/05/2018	1282323	Refund bond Hall hire 130418	1,000.00
3688.10189-01		Avinash Mallampati	100.00	RFD	29/05/2018	1288959	Refund bond Patio hire 240418	100.00
3688.10191-01		Tara-Lee Carroll	100.00	RFD	29/05/2018	1300620	Refund bond Patio hire 170518	100.00
3688.10192-01		George Varughese	360.00	INV	29/05/2018	A/N21591	Crossover subsidy rebate	360.00
3688.10193-01		Devika Udani Munasinghe	540.00	INV	29/05/2018	A/N23058	Crossover subsidy rebate	540.00
3688.10194-01		Jamie Peter Glen Wellman	540.00	INV	29/05/2018	A/N23205	Crossover subsidy rebate	540.00
3688.10196-01		Michael John Strang	540.00	INV	29/05/2018	A/N23279	Crossover subsidy rebate	540.00
3688.10197-01		Darryl Adrian Jones	360.00	INV	29/05/2018	A/N17483	Crossover subsidy rebate	360.00
3688.1033-01		Nilfisk Pty Ltd	1,333.20	INV	29/05/2018	PRI0000285	The Zone/Recquatic Service Charge	1,333.20
3688.1157-01		Quality Traffic Management Pty Ltd	62,089.50	INV	29/05/2018	24832	Traffic Management calming devices	4,543.22
				INV	29/05/2018	24841	Traffic Management Medina Oval carpark works	2,986.70
				INV	28/05/2018	24817	Traffic management Anketell Road	14,892.27
				INV	28/05/2018	24820	Traffic Management Ocean Street and Mortimer Road	11,146.45
				INV	28/05/2018	24842	Traffic management	1,681.54

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				INV	28/05/2018	24846	Traffic management 230518	847.44
				INV	28/05/2018	24844	Traffic management	753.28
				INV	28/05/2018	24840	Traffic management 030518	1,222.94
				INV	28/05/2018	24843	Traffic management 110518	894.52
				INV	28/05/2018	24839	Traffic management for footpath repairs Sloans Dr	494.34
				INV	28/05/2018	24837	Traffic management Orton Road	4,738.89
				INV	28/05/2018	24836	Traffic management Sicklemore Road	753.28
				INV	28/05/2018	24847	Traffic management for bitumen repairs Nye Way	682.66
				INV	28/05/2018	24838	Traffic management of traffic counters	894.52
				INV	25/05/2018	24818	Traffic management	10,099.71
				INV	25/05/2018	24834	Traffic control	2,178.36
				INV	25/05/2018	24835	Traffic controllers 18 to 20 April 2018	3,279.38
3688.1178-01		Holcim (Australia) Pty Ltd	456.28	INV	29/05/2018	94033678950	Concrete 1.40m3	456.28
3688.1315-01		Slater & Gartrell	332.20	INV	29/05/2018	SG27708/01	Purchase of various sports equipment for Recquatic	332.20
3688.1335-01		Rockingham Kwinana Chamber of Comme	3,630.00	INV	29/05/2018	00010393	Membership Renewal to 310519	3,630.00
3688.1367-01		Star Trophies	311.70	INV	28/05/2018	00014041	1 x Trophy Volunteer of the Year and engraving	159.70
				INV	28/05/2018	00014042	1 x Trophy for special commendation	152.00
3688.1423-01		Telstra	200.93	INV	29/05/2018	1548725500May18	Feilman Building to 130518	50.45
				INV	29/05/2018	1197198700May18	Mandogalup Station to 160518	150.48
3688.1516-01		Trisley's Hydraulic Services Pty Lt	1,713.36	INV	29/05/2018	198432	UV end plate for leisure pool	937.20
				INV	29/05/2018	198431	Bi-monthly services to pool water treatment plant	776.16
3688.1530-01		Wormald Australia Pty Ltd	2,596.00	INV	25/05/2018	7727017	Repair fire alarms	2,596.00
3688.1592-01		Water Corporation of Western Austra	19,981.87	INV	24/05/2018	9013156996May18	278U Library and Darius Wells	1,994.51
				INV	29/05/2018	9013918698May18	1U Water Fountain Moombaki Reserve	2.32
				INV	29/05/2018	9000323724May18	271U Frank Konecny Centre	881.39
				INV	29/05/2018	9000319469May18	111U Chisham Oval Toilets	257.30
				INV	29/05/2018	9000313235May18	6U Peace Park	13.91
				INV	29/05/2018	9014051352May18	17U Bertram Community Centre	545.48
				INV	30/05/2018	9022876522	Application Account Champion Drive Bertram	16,286.96

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3688.1614-01		Westbooks	412.70	INV	28/05/2018	297037	Purchase online selection of various titles	160.68
				INV	29/05/2018	297250	Junior Books for WAYRBA Book week	73.52
				INV	28/05/2018	297038	Purchase imported title	151.75
				INV	28/05/2018	297039	Purchase online selection of titles	26.75
3688.1621-01		Western Australian Treasury Corpora	12,712.78	INV	25/05/2018	Loan103B	Loan #103B due 070618 Capital and Interest	12,712.78
3688.1826-01		Arteil	1,581.80	INV	29/05/2018	00069086	New office chairs and foot rests for front counter	1,581.80
3688.1832-01		Southern Districts BMX Raceway	300.00	INV	30/05/2018	KS022938	Kidsport voucher x 2	300.00
3688.188-01		Beaurepaires Tyres Kwinana	761.28	INV	29/05/2018	U548349757	Tyres	723.90
				INV	29/05/2018	U548349681	Valve extensions	37.38
3688.2021-01		Subway Kwinana	135.00	INV	29/05/2018	22	Catering for Community Engagement	135.00
3688.2024-01		Institute of Public Works Engineeri	314.00	INV	29/05/2018	22281	Practice Notes Parks	314.00
3688.2048-01		Palm Lakes Gardens & Landscape Serv	979.00	INV	29/05/2018	22	BP villa 20 repair to sinkhole in carport	979.00
3688.2125-01		Synergy	12,317.00	INV	28/05/2018	198694990May18	45424.122U Admin/Arts Centre/Parmelia House	12,317.00
3688.218-01		Bob Jane T-Mart	2,140.00	INV	29/05/2018	133487	Tyres and alignment	443.00
				INV	29/05/2018	240518	Tyres and alignment	513.00
				INV	29/05/2018	133473	Tyres and alignment	284.00
				INV	25/05/2018	133255	Vehicle puncture repair	30.00
				INV	25/05/2018	133406	Tyres and alignment	493.00
				INV	25/05/2018	133266	Tyres	377.00
3688.2224-01		Prestige Catering & Event Hire	378.40	INV	25/05/2018	00022431	Catering 230518	378.40
3688.2339-01		ZircData Pty Ltd	577.15	INV	29/05/2018	ZDI0021642	Offsite Storage and Retrieval Costs	577.15
3688.248-01		Bunnings Building Supplies	632.01	INV	25/05/2018	2163/01658834	Painting items	78.99
				INV	28/05/2018	2163/99727722	Oztrail gazebo side panels and canvas drop sheet	81.38
				INV	28/05/2018	2163/01658369	Oztrail gazebo and mesh side panel	215.90
				INV	25/05/2018	2163/01594249	Sanding belts	38.52
				INV	25/05/2018	2163/01594247	Hardware items	217.22
3688.2492-01		Yakka Pty Ltd	800.45	INV	28/05/2018	PO 99453	Staff Uniforms April 2018	72.00
				INV	28/05/2018	PO 99453	Staff Uniforms April 2018	113.90
				INV	28/05/2018	PO 99453	Staff Uniforms April 2018	167.45
				INV	28/05/2018	PO 99453	Staff Uniforms April 2018	130.90

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				INV	28/05/2018	PO 99453	Staff uniforms April 2018	114.75
				INV	28/05/2018	PO 99453	Staff uniforms April 2018	201.45
3688.2646-01		Neverfail Springwater	154.00	INV	29/05/2018	718293	Annual Cooler Rental	154.00
3688.275-01		Cannon Hygiene Australia Pty Ltd	1,177.90	INV	28/05/2018	00087911	Service sanitary units	1,177.90
3688.2852-01		Downer EDI Works Pty Ltd	107,745.93	INV	24/05/2018	6004390	114.72 tonnes of concrete	19,322.52
				INV	24/05/2018	6004391	Supply and lay bitumen	42,107.91
				INV	24/05/2018	6004389	Foamed bitumen stabilisation	46,315.50
3688.313-01		Children's Book Council Of Australi	60.00	INV	24/05/2018	65615312858	Institutional membership WA286	60.00
3688.3212-01		Marketforce Pty Ltd	249.90	INV	24/05/2018	21010	Advert Rangers and Pound Keepers	249.90
3688.3227-01		Ozscot Horticulture	11,309.76	INV	28/05/2018	00007795	Supply and delivery of various tubestock	11,309.76
3688.339-01		Civica Pty Ltd	12,105.86	INV	29/05/2018	M/LG008887	ALF Performance Manager and Long Term Financial Planning	12,105.86
3688.3423-01		Andrea Harold	84.00	INV	29/05/2018	25May18	Renewal of Working with Children card	84.00
3688.3450-01		West Coast Shade	5,005.00	INV	25/05/2018	00009170	Dismantle of 41 shade sails	5,005.00
3688.3565-01		St Vincent's School	488.93	RFD	29/05/2018	1213145	Refund bond bus hire 01/12/2017	488.93
3688.357-01		BullAnt Security Pty	3,459.96	INV	29/05/2018	10,171,554	Brass padlocks	3,459.96
3688.358-01		Coastline Mowers	667.50	INV	25/05/2018	17118#12	Retaining pins	40.50
				INV	25/05/2018	17128#5	High flow pump	627.00
3688.3977-01		MRP Osborne Park-General Pest/Termi	195.00	INV	25/05/2018	73195	Termite spot treatment	195.00
3688.4002-01		Savage Surveying	550.00	INV	28/05/2018	21479	Survey set out Freckleton Court	550.00
3688.407-01		Winc Australia Pty Ltd	911.41	INV	24/05/2018	9024243810	Stationery	911.41
3688.412-01		Courier Australia	25.36	INV	25/05/2018	0334	Courier charges to 140518	25.36
3688.413-01		Covs Parts Pty Ltd	256.61	INV	25/05/2018	1650069347	Assorted parts	143.61
				INV	25/05/2018	1650069361	Removal tool kit	113.00
3688.4190-01		AC Cooling Services	176.00	INV	29/05/2018	1667	BP 20 Service Air conditioner unit	176.00
3688.4279-01		Data #3 Limited	74,884.64	INV	29/05/2018	01719133	Microsoft Windows 10 Enterprise Upgrade/Software	48,171.20
				INV	29/05/2018	01720328	Mimecast M2A and services business support	26,713.44
3688.457-01		Porter Consulting Engineers	4,290.00	INV	29/05/2018	00018241	Provision of engineering consultancy services	4,290.00

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3688.4719-01		Complete Office Supplies Pty Ltd	17.60	INV	25/05/2018	07479450	Stationery	17.60
3688.4738-01		South West Aboriginal Land & Sea	300.00	RFD	29/05/2018	1273894	Refund bond Hall hire 280318	300.00
3688.4861-01		Big W	312.49	INV	28/05/2018	057585-057578	Special stationery equipment for projects	97.50
				INV	29/05/2018	057583	Items for Thank a Volunteer Event	214.99
3688.4891-01		Display Me	546.99	INV	28/05/2018	N0107074	Lockable poster display box and poster frames	546.99
3688.5062-01		Tony Aveling & Associates Pty Ltd	3,600.00	INV	24/05/2018	I0001548	Diploma in Leadership and Management course	1,800.00
				INV	24/05/2018	I0001549	Diploma of Leadership and Management course	1,800.00
3688.5422-01		Success Netball Association Inc	100.00	INV	30/05/2018	KS022857	Kidsport voucher	100.00
3688.5490-01		The Language Centre Bookshop	474.20	INV	29/05/2018	609719	Purchase Colloquial Cambodian pack	89.95
				INV	29/05/2018	609720	Purchase of various junior titles	384.25
3688.5520-01		Master Lock Service	1,886.00	INV	25/05/2018	00005110	Install lock and parts	1,185.00
				INV	25/05/2018	00005123	Supply key tags for cabinet	216.00
				INV	25/05/2018	00005104	Supply key and door handle	365.00
				INV	29/05/2018	00005124	BP 56 repair faulty letterbox lock	120.00
3688.5537-01		Girl Guides WA Inc	150.00	INV	30/05/2018	KS022707	Kidsport voucher	150.00
3688.5750-01		Kev's Wheelie Kleen	825.00	INV	28/05/2018	1152	Bin cleaning 020518	269.50
				INV	28/05/2018	1361	Bin cleaning Darius Wells	258.50
				INV	28/05/2018	1360	Bin cleaning Admin Building	88.00
				INV	28/05/2018	1151	Bin cleaning 020518	209.00
3688.5754-01		Talis Consultants Pty Ltd	1,760.00	INV	25/05/2018	16881	Consultancy service period ending 300418	1,760.00
3688.583-01		Flexi Staff Pty Ltd	1,816.92	INV	28/05/2018	189113	Building maintenance leave cover	1,816.92
3688.5958-01		West Coast Profilers	12,582.19	INV	28/05/2018	18989	Hire of 2m Profiler 30mm for Freckleton Court	4,809.45
				INV	29/05/2018	18992	Supply of Profiling	4,216.84
				INV	25/05/2018	18988	Hire of profiler, tipper and bobcat	3,555.90
3688.5982-01		Mahomad Arif Satar	137.52	INV	25/05/2018	9thMay2018	Reimburse of items for exhibition	137.52
3688.5996-01		CMS Engineering Pty Ltd	5,457.54	INV	25/05/2018	28727	Service air con at Darius Wells	632.50
				INV	28/05/2018	28726	Coil and drum fan clean to air conditioner	2,059.20
				INV	28/05/2018	28728	Replace front evaporative unit water pump	704.00
				INV	29/05/2018	28475	Administration install new wall sensor	909.70

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				INV	29/05/2018	28476	Administration replace damaged ductwork	1,152.14
3688.6018-01		ALSCO Pty Ltd	147.01	INV	29/05/2018	CPER1833859	Linen Hire	54.86
				INV	25/05/2018	CPER1832246	Linen Hire	92.15
3688.6091-01		Plants & Garden Rentals	110.00	INV	24/05/2018	00011891	Planter hire for June 2018	110.00
3688.6224-01		The Grant Finder	431.15	INV	29/05/2018	00123	Term 2 2018 facilitation Boredom Busters	431.15
3688.6261-01		Rebecca J Flanagan	1,600.00	INV	30/05/2018	10/05/2018	Music & Rhyme facilitating Term 2 2018	1,600.00
3688.6267-01		Woolworths Group Limited	957.28	INV	30/05/2018	27565422	Items for Volunteer event 250518	102.00
				INV	29/05/2018	3116270	Ice and water supplies for Australia Day	34.95
				INV	29/05/2018	3152364	Purchase of food items for Drop in	70.55
				INV	29/05/2018	3152370	Supplies for Inspired Future and Girls Group	39.20
				INV	29/05/2018	3152373	Purchase of Milk for Zone	8.00
				INV	29/05/2018	3152379	Rock And Water Program Supplies	28.57
				INV	29/05/2018	3152357	Kitchen scales sandwich bags and teabags	48.48
				INV	29/05/2018	3152356	Cafe supplies	90.51
				INV	29/05/2018	3152377	Cafe supplies	74.68
				INV	29/05/2018	3152366	Milk for Darius Wells	18.90
				INV	29/05/2018	299520	Bertram Term 2 Supplies	85.72
				INV	29/05/2018	2981539	Creche Supplies	58.11
				INV	29/05/2018	3152352	Food and supplies for Mooditj Kulungars playgroup	109.62
				INV	28/05/2018	3152365	Morning tea supplies	82.50
				INV	25/05/2018	2981516	Items for Recquatic	45.40
				INV	28/05/2018	3152358	Fruit for Rock And Water Program	18.39
				INV	28/05/2018	3152359	Food for Master Chef Program Term 2	23.25
				INV	28/05/2018	3152354	Purchase of milk for Zone	18.45
3688.6289-01		Clockwork Print	38.50	INV	30/05/2018	INV-0050090	Corflute sign	38.50
3688.6332-01		Drainflow Services Pty Ltd	7,370.00	INV	25/05/2018	00001725	Gully educting	3,300.00
				INV	25/05/2018	00001726	Gully educting	4,070.00
3688.6370-01		Elaxacom	8,584.20	INV	25/05/2018	23142	Replace emergency and eternal lights	950.33
				INV	25/05/2018	23143	6 monthly RCD test	163.63
				INV	25/05/2018	23311	Repair lights in pool store room	634.76
				INV	25/05/2018	23313	Service spitfire at Incubator	513.89
				INV	24/05/2018	23341	Medina Hall call out oven not working	187.00
				INV	24/05/2018	23345	Administration replace pole top light fixture	1,225.74

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				INV	24/05/2018	23133	Kwinana Adventure Park replace electrical pit lid	147.13
				INV	24/05/2018	23312	John Wellard external lighting repairs	2,066.67
				INV	28/05/2018	23321	Investigate electrical cables in steel conduits	593.96
				INV	28/05/2018	23344	Replace faulty emergency exit	472.73
				INV	28/05/2018	23318	Repair broken power point at Wells Park	93.50
				INV	29/05/2018	23349	Administration replace lamps	924.88
				INV	29/05/2018	23314	Service lock switch Challenger Beach toilets	305.95
				INV	29/05/2018	23319	APU 76 Install external GPO to operate new HWS	304.03
3688.6418-01		Home Group WA Pty Ltd	621.18	INV	24/05/2018	DA9175	Refund of applicaton fee DA9175	621.18
3688.6639-01		Multispares Ltd	630.43	INV	25/05/2018	3084176	Disc pad set	205.80
				INV	25/05/2018	3077879	Assorted parts	424.63
3688.6688-01		Rockingham Basketball and Recreatio	165.00	INV	30/05/2018	KS022701	Kidsport voucher	165.00
3688.6703-01		Lucor Pty Ltd	847.00	INV	25/05/2018	INV-002796	Catering 070518	446.60
				INV	29/05/2018	INV-002870	Catering Budget Dinner 280518	400.40
3688.6766-01		Rockingham Districts Hockey Club	140.00	INV	30/05/2018	KS022531	Kidsport voucher	140.00
3688.6812-01		Australian Grown	54.45	INV	24/05/2018	SI19170	Logo embroidery	54.45
3688.6828-01		South Coogee Junior Football Club	150.00	INV	30/05/2018	KS022604	Kidsport voucher	150.00
3688.6852-01		Cedar Woods Wellard Ltd	76,954.90	INV	29/05/2018	WEL062	Emerald Park Contribution for Oval Construction	76,954.90
3688.6972-01		Go Doors Pty Ltd	753.50	INV	25/05/2018	407157	Install emergency wireless door	566.50
				INV	25/05/2018	407112	Service hydro pool door	187.00
3688.7186-01		Kwinana Wolves Sports Club	600.00	INV	30/05/2018	KS022359	Kidsport voucher x 3	450.00
				INV	30/05/2018	KS022358	Kidsport voucher	150.00
3688.7236-01		Wheelers Book Club Ltd	891.90	INV	28/05/2018	1701178	Purchase e-books (EPUB) titles x 39	891.90
3688.7388-01		Morris Jacobs	155.00	INV	29/05/2018	290518	Term 2 facilitation of Tuesday art group 290518	155.00
3688.7401-01		As Clean As A Whistle	242.00	INV	29/05/2018	00004811	BP 20 Vacate clean	242.00
3688.7601-01		Focus Networks	4,400.00	INV	24/05/2018	00007561	Assistance with IT hardware rollout	4,400.00
3688.7605-01		Flying Canape	3,521.10	INV	25/05/2018	11465	Catering 240518	380.60
				INV	30/05/2018	11466	Catering for volunteer event 250518	3,140.50

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3688.762-01		Blackwood & Sons Ltd	42.90	INV	25/05/2018	KW8944PS	Sand bags	42.90
3688.770-01		Jason Signmakers	321.20	INV	28/05/2018	187385	Parking signs	321.20
3688.7780-01		Moore Stephens (WA) Pty Ltd	1,320.00	INV	28/05/2018	FBT18-022018-015	FBT Workshop 150518	1,320.00
3688.7937-01		Kerb Direct Kerbing Pty Ltd	19,455.08	INV	29/05/2018	3795	Supply and lay concrete Medina Oval carpark	11,059.92
				INV	29/05/2018	3794	Supply and lay kerbing	3,377.62
				INV	24/05/2018	3790	Install kerbing	5,017.54
3688.7994-01		Rockingham Mazda	588.60	INV	29/05/2018	11263M	Auto Parts	588.60
3688.8055-01		The Green Barista Coffee	111.50	INV	29/05/2018	34045	Catering for community planting 270518	111.50
3688.8069-01		Herbert Smith Freehills	600.00	INV	25/05/2018	51005337	Professional service to 101117	600.00
3688.8104-01		Vivian Plumbing	552.00	INV	29/05/2018	3583	Carried out service for ATU at De Haer Road	552.00
3688.8119-01		The Smart Security Company P/L	99.00	INV	29/05/2018	64169	BP 1 Replace battery on MediAlarm system	99.00
3688.8224-01		Axiis Contracting	4,147.00	INV	29/05/2018	3697	Shelter pads for Medina netball courts	4,147.00
3688.8234-01		Fire And Safety Australia Pty Ltd	1,950.00	INV	29/05/2018	TI013839	Fire Extinguisher Training 020518	1,950.00
3688.8474-01		Volunteer Task Force	242.50	INV	29/05/2018	SI001094	Large mow 220118	96.25
				INV	29/05/2018	SI001630	Large mow and verge mow 300418	146.25
3688.848-01		Kwinana Roller Hockey Club	150.00	INV	30/05/2018	KS022872	Kidsport voucher	150.00
3688.849-01		Kwinana Scout Group	150.00	INV	30/05/2018	KS022879	Kidsport voucher	150.00
3688.854-01		Kwinana Swimming Club	1,000.00	RFD	29/05/2018	1289437	Refund bond Hall hire	1,000.00
3688.8634-01		KD Cycles	198.95	INV	28/05/2018	80941	Bike rack and bike pump for blender bike hire	198.95
3688.8831-01		Roy Batts Sales	165.00	INV	29/05/2018	RBS 3946	John Wellard Call out Access to Wisteria Room	165.00
3688.8899-01		Majestic Plumbing	18,018.64	INV	29/05/2018	211386	Administration inspected pipework in roof	85.80
				INV	29/05/2018	211346	APU Install floor vents	199.10
				INV	29/05/2018	211387	APU 76 Replace unserviceable HWS	1,461.90
				INV	29/05/2018	211419	APU 61 Replace leaking washing machine and kitchen	96.80
				INV	29/05/2018	211426	APU 56 Replace leaking front garden tap	135.30
				INV	29/05/2018	211270	BP 66 Investigate strong smell at HWS unit	171.60
				INV	29/05/2018	211421	APU 43 investigate leaking washing machine taps	204.60

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				INV	29/05/2018	211344	BP 15 Replace faulty shut off valve	129.80
				INV	29/05/2018	211267	BP 20 cap off gas connection after removal of gas	181.39
				INV	29/05/2018	211345	BP 12 Repair to broken pipe in the front APU	818.73
				INV	29/05/2018	211347	73 Remove gas heater & install new point	377.05
				INV	29/05/2018	211340		171.60
				INV	29/05/2018	211341	BP Villa 66 repair HWS	224.40
				INV	29/05/2018	211342	BP5 Repair leaking taps	124.30
				INV	29/05/2018	211339	APU 64 Repair leaking front tap	85.80
				INV	28/05/2018	211385	APU 76 Repair HWS	1,479.67
				INV	28/05/2018	211385	Installed new basin and timeflow tap to toilets	171.60
				INV	28/05/2018	211383	Investigated suspected water leak at Admin	376.09
				INV	28/05/2018	211384	Repaired leaking drink fountains at Adventure Park	248.60
				INV	28/05/2018	211338	Drain cleaning of toilets at Challenger Beach	420.20
				INV	28/05/2018	211343	Cleaned drains of toilets at Wells Park	284.24
				INV	28/05/2018	211376	Replace leaking water filter to boiler at Depot	85.80
				INV	28/05/2018	211378	Inspected hot water issue in kitchen	
				INV	28/05/2018	211450	Recquatic	719.73
				INV	28/05/2018	211451	Replace filter cartridges at Darius Wells	248.60
				INV	28/05/2018	211452	Service drain blockage	554.95
				INV	28/05/2018	211480	Service drink fountain valve	479.60
				INV	28/05/2018	211388	Install basin mixers	96.80
				INV	28/05/2018	211389	Service urinal	182.60
				INV	28/05/2018	211390	Service leaking shower	334.40
				INV	28/05/2018	211422	Service toilet	331.10
				INV	28/05/2018	211420	Service leaking cold line	85.80
				INV	28/05/2018	211425	Service basin taps	85.80
				INV	28/05/2018	211423	Service toilets	96.80
				INV	28/05/2018	211428	Service drink fountains	110.66
				INV	28/05/2018	211429	Service leaking basin tap	325.60
				INV	28/05/2018	211449	Service valves for hot water unit	199.10
				INV	28/05/2018	211379	Service shower taps	182.60
				INV	24/05/2018	210799	Cleared blocked toilet at Admin Building	341.00
				INV	24/05/2018	210797	Thomas Kelly Pavilion faulty shower repair	96.80
				INV	24/05/2018	210796	Darius Wells blocked toilet	96.80
				INV	24/05/2018	210796	Darius Wells Library Blocked Toilet	96.80

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				INV	24/05/2018	210794	Repair kitchen drains Leda Hall	248.60
				INV	24/05/2018	210787	Administration Council kitchen repairs	182.60
				INV	24/05/2018	211427	Mandogalup Fire Station line strainer to bore pump	397.10
				INV	24/05/2018	210760	Medina Oval Buildings repair cistern	553.03
				INV	24/05/2018	210758	Sloans Public Toilets repair blocked sink	350.90
				INV	24/05/2018	210756	Challenger Beach Public Toilets shower leaking	315.70
				INV	24/05/2018	210755	Challenger Beach Public service mens toilet	96.80
				INV	24/05/2018	210754	Recquatic Wetside service disabled toilet and shower leak	254.10
				INV	24/05/2018	210752	Frank Konecny Community Centre check water leak	232.10
				INV	24/05/2018	210745	Recquatic replace hose taps near changerooms	237.60
				INV	24/05/2018	210813	Darius Wells Investigate blockage	85.80
				INV	24/05/2018	210785	Darius Wells clear blocked toilets	96.80
				INV	24/05/2018	210784	Chisham Oval repair broken tap	224.40
				INV	24/05/2018	210747	Recquatic cafe check gas oven	85.80
				INV	24/05/2018	210750	Recquatic Wet side Female shower repair	193.60
				INV	24/05/2018	210780	Calista Tennis Club Hot water system test	85.80
				INV	24/05/2018	210764	Recquatic male changerooms replace cistern	506.00
				INV	24/05/2018	210763	Wells Park Ablutions ladies toilet repair	248.60
				INV	24/05/2018	210761	Victory for Life High investigate suspected leak	85.80
				INV	24/05/2018	210800	John Wellard repair toilet	182.60
				INV	24/05/2018	210810	Gemstone Park Water Fountain repair	243.10
				INV	24/05/2018	210809	Administration Mens unblocked urinal	215.60
				INV	24/05/2018	210811	Sloans Cottage Ladies toilet repair	248.60
				INV	24/05/2018	210744	Recquatic Hydro pool shower repairs	107.80
				INV	24/05/2018	210812	Kwinana Adventure Park drinking fountain repairs	334.40
				INV	24/05/2018	210783	Wells Park Ablutions repair leak	102.30
3688.9046-01		Cellarbrations Medina	1,425.00	INV	30/05/2018	553011	Items for Volunteer event 250518	1,425.00

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3688.9107-01		Iryna Nikolaevna Parfenova	360.00	INV	29/05/2018	A/N17167	Crossover subsidy rebate	360.00
3688.9120-01		Outdoor World Rockingham	5,241.70	INV	29/05/2018	00008074	Deposit for supply and installation of 4 car garage	2,176.00
				INV	25/05/2018	00008035	Deposit to supply caretakers shed	3,065.70
3688.9121-01		Rebound Arena	500.00	INV	29/05/2018	9598193-22896	Excursion on 090718 Rebound Arena	500.00
3688.926-01		Main Roads Western Australia	2,743.55	INV	29/05/2018	8007951	Installation of signage and Pavement markings	2,743.55
3688.9345-01		Accidental Health & Safety Perth	880.63	INV	29/05/2018	612268	Restock of first aid room at Recquatic	880.63
3688.9511-01		Baldivis Childrens Forest	22.00	INV	24/05/2018	1063	Forest half day visit	22.00
3688.9548-01		Will's Bobcat Services	11,039.75	INV	24/05/2018	00003636	Upgrade of roundabout Anketell Road	3,234.00
				INV	24/05/2018	00003638	Remove concrete path and kerbing	7,805.75
3688.9572-01		Aaron Thomas	950.00	INV	29/05/2018	16-05-18	Finally Friday live acoustic performance 110518	300.00
				INV	25/05/2018	001-17/05/18	Open Mic Evening event May 2018	650.00
3688.9619-01		Pember Wilson & Eftos	3,480.00	INV	28/05/2018	41-18	Property Valuation	3,480.00
3688.9762-01		Native Plants WA	96.00	INV	28/05/2018	INV-0003	Plants x 60	96.00
3688.980-01		Midway Drycleaners	60.00	INV	29/05/2018	5287	Drycleaning of table cloths for Darius Wells	60.00
3688.9819-01		Swingz N Thingz	344.00	INV	24/05/2018	00018191	Canvas kids swing	344.00
3688.9897-01		Nicky Sandover Music	400.00	INV	30/05/2018	68289	Performance 250518	400.00
3688.9898-01		Jasmine Atkins Music	200.00	INV	29/05/2018	23/05/2018	Finally Friday event 180518	200.00
3689	31/05/2018	EFT TRANSFER: - 31/05/2018	33,806.12					
3689.1649-01		Dennis Cleve Wood	2,905.33	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MEETINGFEE17/18	Meeting Fees	2,613.66
3689.1689-01		Sandra Elizabeth Lee	2,905.33	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MEETINGFEES17/18	Meeting Fees	2,613.66
3689.2981-01		Peter Edward Feasey	4,756.66	INV	24/05/2018	DEPMAYFEE17/18	Deputy Mayoral Allowance	1,851.33
				INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MEETINGFEES17/18	Meeting Fees	2,613.66
3689.30-01		Carol Elizabeth Adams	11,617.50	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MAYALLOW17/18	Mayoral Allowance	7,405.33
				INV	24/05/2018	MEETINGFEE17/18	Meeting Fees	3,920.50

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
3689.5143-01		Wendy Gaye Cooper	2,905.33	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MEETINGFEES17/18	Meeting Fees	2,613.66
3689.7557-01		Sheila Mills	2,905.33	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.67
				INV	24/05/2018	MEETINGFEE17/18	Meeting Fees	2,613.66
3689.805-01		Mervyn Thomas Kearney	2,905.32	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.66
				INV	24/05/2018	MEETINGFEES17/18	Meeting Fees	2,613.66
3689.9405-01		Matthew James Rowse	2,905.32	INV	24/05/2018	ICTALLOW17/18	ICT Allowance	291.66
				INV	24/05/2018	MEETINGFEES17/18	Meeting fees	2,613.66
3690	31/05/2018	EFT TRANSFER: - 31/05/2018	6,295.22					
3690.151-01		Australian Services Union	576.50	INV	23/05/2018	PY01-24-Aust Ser	Payroll Deduction	247.14
				INV	23/05/2018	PY01-24-Aust Ser	Payroll Deduction	48.50
				INV	09/05/2018	PY01-23-Aust Ser	Payroll Deduction	247.14
				INV	09/05/2018	PY01-23-Aust Ser	Payroll Deduction	33.72
3690.487-01		Child Support Agency	2,897.49	INV	09/05/2018	PY01-23-Child Su	Payroll Deduction	1,401.82
				INV	23/05/2018	PY01-24-Child Su	Payroll Deduction	1,495.67
3690.530-01		Easifleet	2,021.73	INV	09/05/2018	PY01-23-Easiflee	Payroll Deduction	335.38
				INV	09/05/2018	PY01-23-Easiflee	Payroll Deduction	543.38
				INV	31/05/2018	111959	Novated lease for May 18	1,142.97
3690.892-01		LGRCEU	799.50	INV	09/05/2018	PY01-23-LGREC U	Payroll Deduction	389.50
				INV	23/05/2018	PY01-24-LGREC U	Payroll Deduction	410.00
3691	30/05/2018	EFT TRANSFER: - 31/05/2018	1,952.00					
3691.568-01		Bright Futures In Home Care - Payro	1,952.00	INV	30/05/2018	210518 to 030618	IHC Payroll 210518 to 030618	1,952.00
3692	07/05/2018	EFT TRANSFER: - 31/05/2018	285.16					
3692.8212-01		Commonwealth Bank	285.16	INV	31/05/2018	040518E	Credit Card Director City Legal 050418 to 040518	285.16
Total EFT			6,705,689.94					

Payroll

PY01-23	09/05/2018	Payroll	633,923.36
PY99-23	06/05/2018	Payroll - Interim	200.00
PY01-24	23/05/2018	Payroll	627,483.56
PY99-24	24/05/2018	Payroll - Interim	311.77

Cheque Listing

Payments made between
01/05/2018 to 31/05/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
PY99-25	30/05/2018	Payroll - Interim	490.06					
Total Payroll			1,262,408.75					
Grand Total			-8,034,767.77					

16.5 Change of Opening Hours for the Administration Building Front Reception and Cashier

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

City Officers are seeking Council approval to change the opening hours of the City of Kwinana Administration Building Front Reception from 8am to 5pm, to 8:30am to 4:30pm. It is also proposed that Council approve the change to the cashier hours, from 8am to 4pm, to 8:30am to 4:30pm.

There is no recommendation to change the City's opening hours for the call centre lines. It is proposed to continue to operate from 8am to 5pm which is in line with the office hours of most City Officers.

OFFICER RECOMMENDATION:

That Council approve the change of the opening hours for the following City services:

1. City of Kwinana Administration Building Front Reception: 8:30am to 4:30pm; and
2. Cashier: 8:30am to 4:30pm.

DISCUSSION:

The call centre is currently open from 8am to 5pm Monday to Friday. It is not proposed to change the opening hours of this service.

The City of Kwinana Administration Building Front Reception is currently open from 8am to 5pm Monday to Friday. The Customer Service Officers are employed to commence work at 8am and their opening responsibilities include raising the flags, set up cashiering (which includes retrieving and counting the float) and opening the doors. Opening at 8:30am will provide the Customer Service team the opportunity to carry out morning briefings, meetings, training and set up the customer service area from 8am prior to customers being welcomed at 8:30am. Closing at the same time as the Cashier at 4:30pm will reduce the requirement for manual receipting and allow the Officers to carry out closing down procedures within their allocated work time and more City Officers can be allocated to the call centre lines.

The Cashier is currently open from 8am to 4pm Monday to Friday. Opening at 8:30am will provide the Customer Service Officers the opportunity to count the float, balance all payment reconciliations and prepare the banking. Moving opening and closing times back by 30 minutes will allow cashiers to safely conduct their opening process, engage in team meetings, and undertake any training or briefings at the start of the day. Receipting history demonstrates that very few payments are taken between 8am to 8:30am, while a number of manual payments are regularly taken between 4pm to 4:30pm requiring hand receipts to be issued. Allowing the system receipt of payments up until 4:30pm at which time the Front Reception is proposed to be closed, will be more efficient, removing the manual receipt of payments and the chance of payment errors. The end of day balancing process has been streamlined and can be confidently completed in 30 minutes, with sufficient staff available to complete other closure processes.

16.5 CHANGE OF OPENING HOURS FOR THE ADMINISTRATION BUILDING FRONT RECEPTION AND CASHIER

Of the benchmarking of 16 similar size local governments, nine open from 8:30am to 4:30pm, five open from 8:30am to 5pm, and only two regional centres open from 8am to 5pm.

LEGAL/POLICY IMPLICATIONS:

There are no legal/policy implications identified as a result of this report.

FINANCIAL/BUDGET IMPLICATIONS:

There will be a requirement to update the opening hours signage on the Administration Building. This will cost approximately \$500 and will be funded within the existing budget.

The following changes will incur no financial implications to the City as they will be purchased when the stock is required to be ordered:

1. Rates notices for the 2018/2019 financial year.
2. The City's community newsletter, The Spirit and other marketing collateral, social media and internet (including sub sites).
3. Business Cards and letter heads (as new stock ordered).
4. Contact couriers informing them that the opening time has changed.
5. Update the messages-on-hold service, in relation to the change of opening times.
6. Notify Woolworths and other catering suppliers for deliveries.
7. Building Maintenance team to organise Contractors access, if required.
8. Notify all staff in order for future deliveries, interviews, inductions, training or consultants to be advised of the change.

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

16.5 CHANGE OF OPENING HOURS FOR THE ADMINISTRATION BUILDING FRONT RECEPTION AND CASHIER

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.9 Champion a positive work culture that leads, values and supports its people and to develop a strong team culture within the organisation to provide dynamic, effective, customer focussed services, systems and processes

COMMUNITY ENGAGEMENT:

There has been no community engagement in relation to the proposal however a communication plan will be created to ensure the change is appropriately communicated both internally and to the community.

RISK IMPLICATIONS:

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

Risk Event	Customers are not aware of the new opening hours
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Operational
Consequence	Insignificant
Likelihood	Likely
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Communications Plan will be prepared to ensure stakeholders are informed of the updated hours.
Rating (after treatment)	Low

COUNCIL DECISION**214****MOVED CR D WOOD****SECONDED CR M ROWSE**

That Council approve the change of the opening hours for the following City services:

- 1. City of Kwinana Administration Building Front Reception: 8:30am to 4:30pm; and**
- 2. Cashier: 8:30am to 4:30pm.**

CARRIED
7/0

16.6 Council Policy Review – Legal Representation for Elected Members and Officers – Costs Indemnification and Liability

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A biennial review of the Council policy – 'Legal Representation for Elected Members and Officers – Costs Indemnification and Liability' was undertaken and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council adopt the reviewed Policy - Legal Representation for Elected Members and Officers – Costs Indemnification and Liability.

DISCUSSION:

A copy of the policy as recommended for amendment is detailed in Attachment A. A summary of changes recommended to the new policy is included below.

Policy recommended for amendment

Legal Representation for Elected Members and Officers - Costs Indemnification and Liability

This policy was required to be reviewed in accordance with the biennial review of Council policies. The recommended changes include:

- Reformatting of the Policy and renumbering of some clauses in line with the new Council Policy format;
- Deletion of reference to a 'WA Government Lawyer' as it is not relevant to this policy and does not include a lawyer employed by a local government; and
- Minor changes to grammar.

There are no changes proposed that alter the intent of the policy.

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

2.7. Role of council

(1) The council —

- (a) governs the local government's affairs; and***
- (b) is responsible for the performance of the local government's functions.***

(2) Without limiting subsection (1), the council is to —

- (a) oversee the allocation of the local government's finances and resources; and***
- (b) determine the local government's policies.***

16.6 COUNCIL POLICY REVIEW – LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS – COSTS INDEMNIFICATION AND LIABILITY

FINANCIAL/BUDGET IMPLICATIONS:

There are financial implications associated with the policy attached to this report related to the costs of legal representation for Elected Members or employees in accordance with the provisions of this policy.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with the policy attached to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications associated with the policy attached to this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan 2017 - 2022.

Plan	Outcome	Objective
Corporate Business Plan 2017 - 2022	Business Performance	5.8 Apply best practice principles and processes to maximise efficiencies and quality

COMMUNITY ENGAGEMENT:

Community Engagement has taken place in the following forms:

- Publishing of the policy on the City's website.

RISK IMPLICATIONS:

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

Risk Event	Costs for legal representation being paid by the City for matters which the City may not have responsibility for.
Risk Theme	Ineffective employment practices.
Risk Effect/Impact	Financial

16.6 COUNCIL POLICY REVIEW – LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS – COSTS INDEMNIFICATION AND LIABILITY

Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce (mitigate the risk).
Response to risk treatment required/in place	Provide an adequate policy to address the circumstances for which legal representation costs will be paid.
Rating (after treatment)	Low

COUNCIL DECISION

215

MOVED CR S MILLS

SECONDED CR W COOPER

That Council adopt the reviewed Policy - Legal Representation for Elected Members and Officers – Costs Indemnification and Liability.

**CARRIED
7/0**

Council Policy

Legal Representation for Elected Members and Officers – Costs Indemnification and Liability



Council Policy Legal Representation for Elected Members and Officers – Costs Indemnification and Liability	D13/64390[v3]
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1. **Title**
Legal Representation for Elected Members and Officers – Costs Indemnification and Liability.
2. **Purpose**
To provide Elected Member and staff with the confidence to undertake their role in an impartial manner with the assurance they have appropriate legal representation if any legal action is taken against them.
3. **Scope**

3.1. Payment Criteria

- 3.1.1 In each case it is necessary to determine whether assistance with legal costs and other liabilities is justified for the good governance of the City.
- 3.1.2 There are four major criteria for determining whether the City is to pay the legal representation costs of an Elected Member or employee. These are -
 - (a) the legal representation costs are to relate to a matter that arises from the performance by the Elected Member or employee of his or her functions;
 - (b) the legal representation cost is in respect of legal proceedings that have been, or may be, commenced;
 - (c) in performing his or her functions, to which the legal representation relates, the Elected Member or employee is to have acted in good faith, and not have acted unlawfully or in a way that constitutes improper conduct; and
 - (d) the legal representation costs do not relate to a matter that is of a personal or private nature.

4. Definitions

Legal practitioner means;

- (a) an Australian legal practitioner is an Australian lawyer who holds a current local practising certificate or a current interstate practising certificate; and
- (b) a local legal practitioner is an Australian lawyer who holds a current local practising certificate; and

- (c) an interstate legal practitioner is an Australian lawyer who holds a current interstate practising certificate, but not a local practising certificate.

~~36(3): A WA government lawyer engaged in government work is taken to be a local legal practitioner and an Australian legal practitioner.~~

Approved lawyer is to be –

- (a) from a law firm listed as a WALGA preferred supplier; and
- (b) approved in writing by the Council or the Chief Executive Officer under delegated authority;

committee member means a non-elected member or former non-elected member of a committee of Council;

Elected Member ~~or Employee~~ means a current or former Commissioner, **Elected Member or a committee member of the City of Kwinana**, ~~Elected Member, non-elected member of a Council committee or employee of the City.~~

employee means a current or former employee of the City of Kwinana;

legal proceedings may be civil, criminal or investigative;

legal representation is the provision of legal services, on behalf of an Elected Member or employee, by an approved lawyer / legal practitioner in respect of –

- (a) a matter arising from the performance of the functions of the Elected Member or employee; and
- (b) legal proceedings involving the Elected Member or employee that have been, or may be, commenced.

legal representation costs are the costs, including fees and disbursements, properly incurred in providing legal representation.

legal services includes advice, representation or documentation that is provided by an approved lawyer / legal practitioner.

5. Policy Statement

5.1. Examples of Legal Representation Costs that may be Approved

- 5.1.1 If the criteria in **clause 3** ~~part 4~~ of this policy are satisfied, the City may approve the payment of legal representation costs –
 - (a) where proceedings are brought against an Elected Member or employee in connection with his or her functions – for example, an action for negligence arising out of a decision made or action taken by the Elected Member or employee; or
 - (b) to enable proceedings to be commenced and/or maintained by an Elected Member or employee to permit him or her to carry out his or her functions – for example where an Elected Member or employee seeks to take action to obtain a restraining order against a person using threatening behaviour

to the Elected Member or employee; or

- (c) where exceptional circumstances are involved – for example, where a person or organisation is lessening the confidence of the community by publicly making adverse personal comments about Elected Member or employees.

5.1.2 The City will not approve, unless under exceptional circumstances, the payment of legal representation costs for a defamation action, or a negligence action, instituted by an Elected Member or employee.

5.2. Application for Payment

5.2.1 An Elected Member or employee who seeks assistance under this policy is to make an application(s), in writing, to the Council or the Chief Executive Officer.

5.2.2 The written application for payment of legal representation costs is to provide details of –

- (a) the matter for which legal representation is sought;
- (b) how that matter relates to the functions of the Elected Member or employee making the application;
- (c) the legal practitioner / lawyer (or law firm) who is to be asked to provide the legal representation;
- (d) the nature of legal representation to be sought (such as advice, representation in court, preparation of a document etc);
- (e) an estimated cost of the legal representation; and
- (f) why it is in the interests of the City for payment to be made.

5.2.3 The application is to contain a declaration by the applicant that he or she has acted in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates.

5.2.4 As far as possible the application is to be made before commencement of the legal representation to which the application relates.

5.2.5 The application is to be accompanied by a written statement signed by the applicant confirming that he or she –

- (a) has read, and understands, the terms of this policy;
- (b) acknowledges that there may be conditions to which the approval is subject to; and
- (c) undertakes to repay the City any legal representation costs in accordance with the provisions of [clause part 5.7](#) of this policy.

5.2.6 An application is also to be accompanied by a report prepared by the Chief Executive Officer or where the Chief Executive Officer is the applicant by the City's [Corporate](#) Lawyer.

5.3. Council's Powers

5.3.1 The Council may –

- (a) refuse;
- (b) grant; or
- (c) grant subject to conditions

an application for payment of legal representation costs.

5.3.2 Conditions under part 5.3.1 of this policy may include, but are not restricted to, a financial limit and/or a requirement to enter into a formal agreement, including a security agreement, relating to the payment, and repayment, of legal representation costs.

5.3.3 In assessing an application, the Council may have regard to any insurance benefits that may be available to the applicant under the City's Elected Member or employees insurance policy or its equivalent.

5.4. Delegation to Chief Executive Officer

5.4.1 In cases where a delay in the approval of an application would be detrimental to the legal rights of the applicant, the Chief Executive Officer may exercise, on behalf of the Council, any of the powers of the Council under clauses 3.1 and 5.1 ~~parts 5.1 and 5.2~~ of this policy, to a maximum of \$10,000 in respect of each application, unless the applicant is the Chief Executive Officer, in which case approval must be by Council (refer to Delegation 1.3).

5.4.2 An application approved by the Chief Executive Officer under part 5.4.1 of this policy, is to be submitted to the next ordinary meeting of the Council for noting.

5.5. Repayment of Legal Representation Costs

5.5.1 An Elected Member or employee whose legal representation costs have been paid by the City is to repay the City as much of those costs as are available to be paid by way of set-off – where an Elected Member or employee receives monies paid for costs, damages, or settlement, in respect of the matter for which the City has paid the legal representation costs.

5.5.2 The City may take action in a court of competent jurisdiction to recover any monies due to it under ~~clause part~~ 5.5 of this policy.

6. Financial/Budget Implications

6.1. Legal Representation Costs - Limit

6.1.1 The Council in approving an application in accordance with this policy is to set a limit on the costs to be paid based on the estimated costs in the application.

6.1.2 An Elected Member or employee may make a further application to

Council in respect of the same matter.

6.2 Payment of legal representation

Payment by the City of Kwinana of legal representation costs may be either by –

- (a) a direct payment to the approved lawyer / legal practitioner (or the relevant firm); or
- (b) a reimbursement to the Elected Member or employee.

7. Asset Management Implications

There are no specific asset management implications associated with this policy.

8. Environmental Implications

There are no specific environmental implications associated with this policy.

9. Strategic/Social Implications

Corporate Business Plan 2016 - 2021

Objective 5.1 An active and engaged Local Government, focused on achieving the community's vision

Strategy 5.1.1 Ensure that the City's strategic direction, policies, plans, services and programs are aligned with the community's vision

10. Occupational Safety and Health (OSH) Implications

There are no specific OSH implications associated with this policy.

11. Risk Assessment

A risk assessment conducted as part of the Policy review has indicated that the risk to the City by not providing an adequate policy to address the circumstances for which legal representation costs will be paid would result in a risk rating of moderate.

It is assessed that the risk rating following the implementation of this policy would result in a risk rating of low.

12. References

Name of Policy	Legal Representation for Elected Members and Officers – Costs Indemnification and Liability.
Date of Adoption and resolution No	24/04/1985 #348
Review dates and resolution No #	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163 08/04/2015 #427
Next review date due	08/04/2017
Legal Authority	Local Government Act 1995 Section 2.7 - Role of Council
Directorate	City Legal
Department	Governance and Civic Services

Related documents	<p>Acts/Regulations Local Government Act 1995 Section 2.7 - Role of Council</p> <p>Legal Profession Act 2008</p> <p>Plans/Strategies Corporate Business Plan 2017 – 2022</p> <p>Policies Nil</p> <p>Work Instructions Nil</p> <p>Other documents Nil</p>
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Note: Changes to References may be made without the need to take the Policy to Council for review.



POLICY

LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS - COSTS INDEMNIFICATION AND LIABILITY



LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS - COSTS INDEMNIFICATION AND LIABILITY

To provide Elected Members and staff with the confidence to undertake their role in an impartial manner with the assurance they have appropriate legal representation if any legal action is taken against them.

Adopted:	24/04/1985 #348
Last reviewed:	27/09/2006 #519 28/04/2010 #105 11/07/2012 #163 08/04/2015 #427
Legal Authority	Local Government Act 1995 Section 2.7 - Role of Council Legal Profession Act 2008

Policy:

Explanation of Key Terms

Definition of Legal practitioner:

- (a) an Australian legal practitioner is an Australian lawyer who holds a current local practising certificate or a current interstate practising certificate; and
- (b) a local legal practitioner is an Australian lawyer who holds a current local practising certificate; and
- (c) an interstate legal practitioner is an Australian lawyer who holds a current interstate practising certificate, but not a local practising certificate.

36(3) A WA government lawyer engaged in government work is taken to be a local legal practitioner and an Australian legal practitioner.

Approved lawyer is to be –

- (a) from a law firm listed as a WALGA preferred supplier; and
- (b) approved in writing by the Council or the Chief Executive Officer under delegated authority.

Elected Member or Employee means a current or former Commissioner, Elected Member, non-elected member of a Council committee or employee of the City.

Legal Proceedings may be civil, criminal or investigative.

Legal Representation is the provision of legal services, on behalf of an Elected Member or employee, by an approved lawyer / legal practitioner in respect of –

- (a) a matter arising from the performance of the functions of the Elected Member or employee; and
- (b) legal proceedings involving the Elected Member or employee that have been, or may be, commenced.

Legal Representation Costs are the costs, including fees and disbursements, properly incurred in providing legal representation.

LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS – COSTS INDEMNIFICATION AND LIABILITY

Legal Services includes advice, representation or documentation that is provided by an approved lawyer / legal practitioner.

Payment by the City of Kwinana of legal representation costs may be either by –

- (a) a direct payment to the approved lawyer / legal practitioner (or the relevant firm); or
- (b) a reimbursement to the Elected Member or employee.

1. Payment Criteria

1.1 In each case it is necessary to determine whether assistance with legal costs and other liabilities is justified for the good governance of the City.

1.2 There are four major criteria for determining whether the City is to pay the legal representation costs of an Elected Member or employee. These are -

- (a) the legal representation costs are to relate to a matter that arises from the performance by the Elected Member or employee of his or her functions;
- (b) the legal representation cost is in respect of legal proceedings that have been, or may be, commenced;
- (c) in performing his or her functions, to which the legal representation relates, the Elected Member or employee is to have acted in good faith, and not have acted unlawfully or in a way that constitutes improper conduct; and
- (d) the legal representation costs do not relate to a matter that is of a personal or private nature.

2. Examples of Legal Representation Costs that may be Approved

2.1 If the criteria in part 1 of this policy are satisfied, the City may approve the payment of legal representation costs –

- (a) where proceedings are brought against an Elected Member or employee in connection with his or her functions – for example, an action for negligence arising out of a decision made or action taken by the Elected Member or employee; or
- (b) to enable proceedings to be commenced and/or maintained by an Elected Member or employee to permit him or her to carry out his or her functions – for example where an Elected Member or employee seeks to take action to obtain a restraining order against a person using threatening behaviour to the Elected Member or employee; or
- (c) where exceptional circumstances are involved – for example, where a person or organisation is lessening the confidence of the community by publicly making adverse personal comments about Elected Members or employees.

2.2 The City will not approve, unless under exceptional circumstances, the payment of legal representation costs for a defamation action, or a negligence action, instituted by an Elected Member or employee.

3. Application for Payment

3.1 An Elected Member or employee who seeks assistance under this policy is to make an application(s), in writing, to the Council or the Chief Executive Officer.

LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS – COSTS INDEMNIFICATION AND LIABILITY

- 3.2 The written application for payment of legal representation costs is to provide details of -
- (i) the matter for which legal representation is sought;
 - (ii) how that matter relates to the functions of the Elected Member or employee making the application;
 - (iii) the legal practitioner / lawyer (or law firm) who is to be asked to provide the legal representation;
 - (iv) the nature of legal representation to be sought (such as advice, representation in court, preparation of a document etc);
 - (v) an estimated cost of the legal representation; and
 - (vi) why it is in the interests of the City for payment to be made.
- 3.3 The application is to contain a declaration by the applicant that he or she has acted in good faith, and has not acted unlawfully or in a way that constitutes improper conduct in relation to the matter to which the application relates.
- 3.4 As far as possible the application is to be made before commencement of the legal representation to which the application relates.
- 3.5 The application is to be accompanied by a written statement signed by the applicant confirming that he or she –
- (a) has read, and understands, the terms of this policy;
 - (b) acknowledges that there may be conditions to which the approval is subject to; and
 - (c) undertakes to repay the City any legal representation costs in accordance with the provisions of part 7 of this policy.
- 3.6 An application is also to be accompanied by a report prepared by the Chief Executive Officer or where the Chief Executive Officer is the applicant by the City's Corporate Lawyer.
- 4. Legal Representation Costs - Limit**
- 4.1 The Council in approving an application in accordance with this policy is to set a limit on the costs to be paid based on the estimated costs in the application.
- 4.2 An Elected Member or employee may make a further application to Council in respect of the same matter.
- 5. Council's Powers**
- 5.1 The Council may –
- (a) refuse;
 - (b) grant; or
 - (c) grant subject to conditions
- an application for payment of legal representation costs.
- 5.2 Conditions under part 5.1 of this policy may include, but are not restricted to, a financial limit and/or a requirement to enter into a formal agreement, including a security agreement, relating to the payment, and repayment, of legal representation costs.

LEGAL REPRESENTATION FOR ELECTED MEMBERS AND OFFICERS – COSTS INDEMNIFICATION AND LIABILITY

- 5.3 In assessing an application, the Council may have regard to any insurance benefits that may be available to the applicant under the City's Elected Members or employees insurance policy or its equivalent.
- 6. Delegation to Chief Executive Officer**
- 6.1 In cases where a delay in the approval of an application would be detrimental to the legal rights of the applicant, the Chief Executive Officer may exercise, on behalf of the Council, any of the powers of the council under parts 5.1 and 5.2 of this policy, to a maximum of \$10,000 in respect of each application, unless the applicant is the Chief Executive Officer, in which case approval must be by Council (refer to Delegation 1.3).
- 6.2 An application approved by the Chief Executive Officer under part 6.1 of this policy, is to be submitted to the next ordinary meeting of the Council for noting.
- 7. Repayment of Legal Representation Costs**
- 7.1 An Elected Member or employee whose legal representation costs have been paid by the City is to repay the City as much of those costs as are available to be paid by way of set-off – where an Elected Member or employee receives monies paid for costs, damages, or settlement, in respect of the matter for which the City has paid the legal representation costs.
- 7.2 The City may take action in a court of competent jurisdiction to recover any monies due to it under part 7 of this policy.

16.7 Local Public Notice of Proposed Road Closure of an Unsealed Road, located between the Kwinana Freeway and Thomas Road, Casuarina

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The City received a request from Aigle Royal Property (ARP) to initiate a formal application to permanently close an unsealed road, located between the Kwinana Freeway and Thomas Road, Casuarina.

ARP is seeking to redevelop portions of Lots 1199, 9011 and 9012 Thomas Road, Casuarina as a bulky goods commercial precinct. The subject lots adjoin the unsealed road located between the Kwinana Freeway and Thomas Road, Casuarina (as detailed within Attachment A).

This report seeks Council approval to give local public notice of the proposed road closure of an unsealed road, located between the Kwinana Freeway and Thomas Road, Casuarina.

OFFICER RECOMMENDATION:

That Council give local public notice of the proposed road closure of an unsealed road, located between the Kwinana Freeway and Thomas Road, Casuarina, as detailed in Attachment A and in accordance with Section 58(3) of the *Land Administration Act 1997*.

DISCUSSION:

ARP acknowledges that some services are located within the unmade road reserve. These services include power, water and gas. Confirmation of these services will be determined through consultation with service providers. The details of any services will be included in the subsequent Council Meeting Report where Council will consider any submissions and determine whether to request the Minister for Planning, Lands and Heritage to close the subject road.

The old road was severed many years ago by the Kwinana Freeway extension beyond Thomas Road, with the termination of the old road within the Kwinana Freeway on ramp. Accordingly, the road is no longer capable of serving its original purpose, as a connection between Thomas Road and Johnson Road. Aside from the possible use as a service corridor, the road now only services two land parcels, one being owned by the company requesting the consideration of the road closure, and another parcel, which has a long direct frontage to Thomas Road. Providing the required consultation processes are followed, and careful consideration is given to any response, the possible road closure is considered positive. If the road is able to be closed, there will be the opportunity to rationalise the land, and create sensible and safe road and car park (in the case of commercial type development) layouts that better service future development of the area. In the context of the value of Thomas Road as a freight route to a possible future Outer Harbour, the opportunity to plan access from Thomas Road, using a clean sheet of paper, is considered to be of high value.

16.7 LOCAL PUBLIC NOTICE OF PROPOSED ROAD CLOSURE OF AN UNMADE REDUNDANT ROAD, LOCATED BETWEEN THE KWINANA FREEWAY AND THOMAS ROAD, CASUARINA

LEGAL/POLICY IMPLICATIONS:

Land Administration Act 1997

58. Closing roads

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

FINANCIAL/BUDGET IMPLICATIONS:

There are financial/budget implications identified as a result of this report.

The City has received payment of the administration fee in the amount of \$1,615 from Aigle Royal Property to meet the costs for the initiation of the road closure process.

The provision of the Local Public Notice advertisement will cost approximately \$200 and will be funded from the GOVADV account.

ASSET MANAGEMENT IMPLICATIONS:

If the road is closed there will be less roads for the City to manage.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified because of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Regulatory and Legal	6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

16.7 LOCAL PUBLIC NOTICE OF PROPOSED ROAD CLOSURE OF AN UNMADE REDUNDANT ROAD, LOCATED BETWEEN THE KWINANA FREEWAY AND THOMAS ROAD, CASUARINA

COMMUNITY ENGAGEMENT:

Community engagement for the proposed closure of an unsealed road, located between the Kwinana Freeway and Thomas Road, Casuarina will be carried out in accordance with the *Land Administration Act 1997* requirements, which includes publication in a newspaper circulating in the subject district of notice until a period of 35 days has elapsed from the publication in the newspaper. At the expiry of the 35 days period, any objections made concerning the closure will be considered at a subsequent Ordinary Council Meeting.

RISK IMPLICATIONS:

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

Risk Event	That Council does not give local public notice to close an unmade redundant road, located between the Kwinana Freeway and Thomas Road, Casuarina in accordance with Section 58(3) of the <i>Land Administration Act 1997</i> . Should Council resolve not to give local public notice, as per Section 58 of the <i>Land Administration Act 1997</i> , the closure process cannot proceed.
Risk Theme	Inadequate engagement practices
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Avoid
Response to risk treatment required/in place	This report is in relation to giving local public notice of an unsealed road, located between the Kwinana Freeway and Thomas Road, Casuarina.
Rating (after treatment)	Low

COUNCIL DECISION

216

MOVED CR M ROWSE

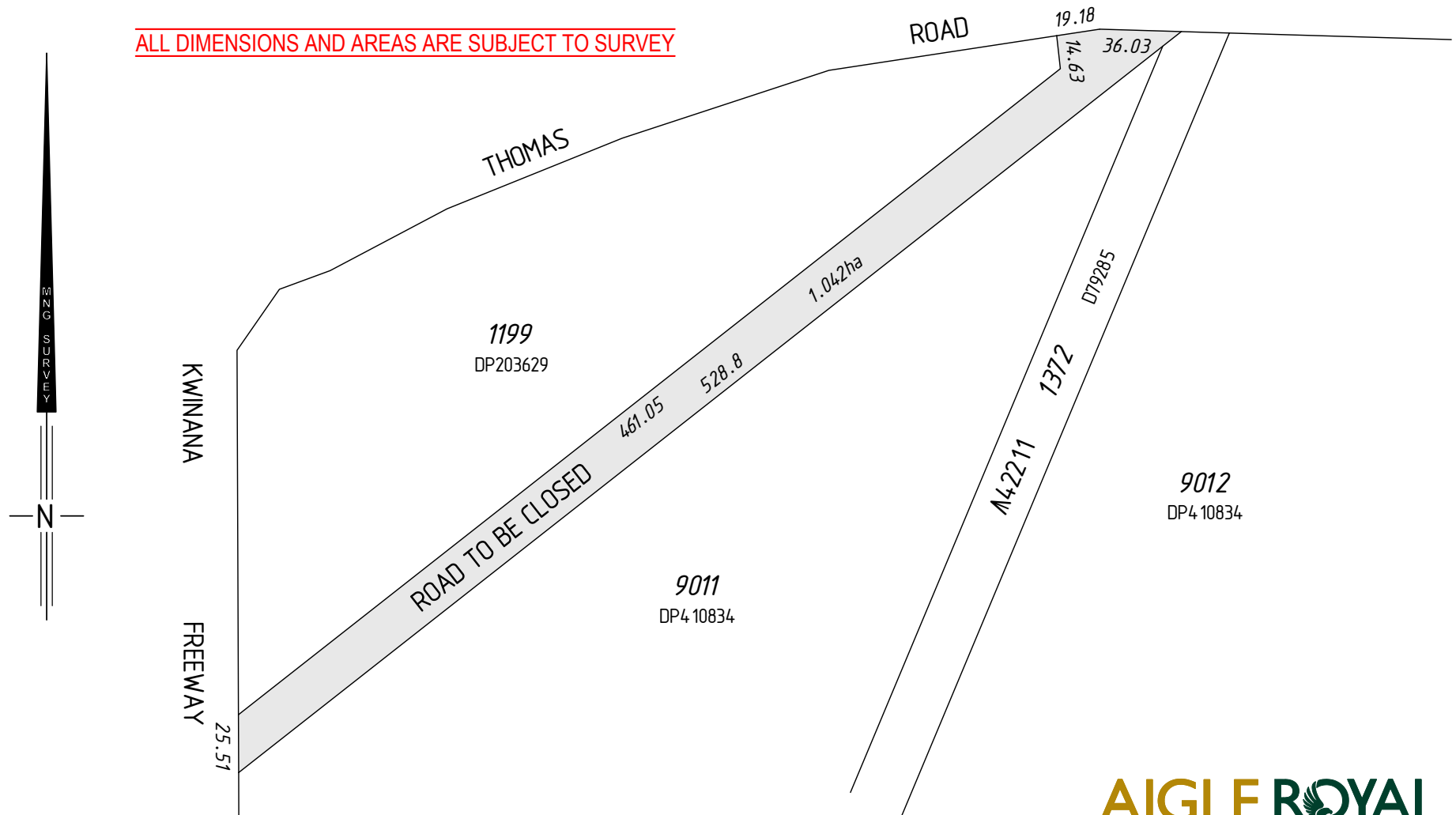
SECONDED CR W COOPER

That Council defer the item to provide further information regarding the heritage value of the road.

**CARRIED
7/0**

NOTE: That the Officer Recommendation has been amended due to further investigation being required into the heritage value of the road.

ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY



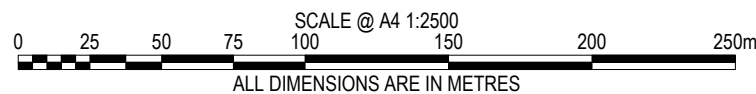
AIGLE ROYAL
DEVELOPMENTS



MNG

P.O. Box 3526 Success, W.A. 6964. E-mail: info@mcmullenolan.com.au
Phone: +61 (0)8 6436 1599, Fax: +61 (0)8 6436 1500

MNG Ref:- 99687-005A Date:- 25-05-2017 File:- 99687MP-006A.DWG

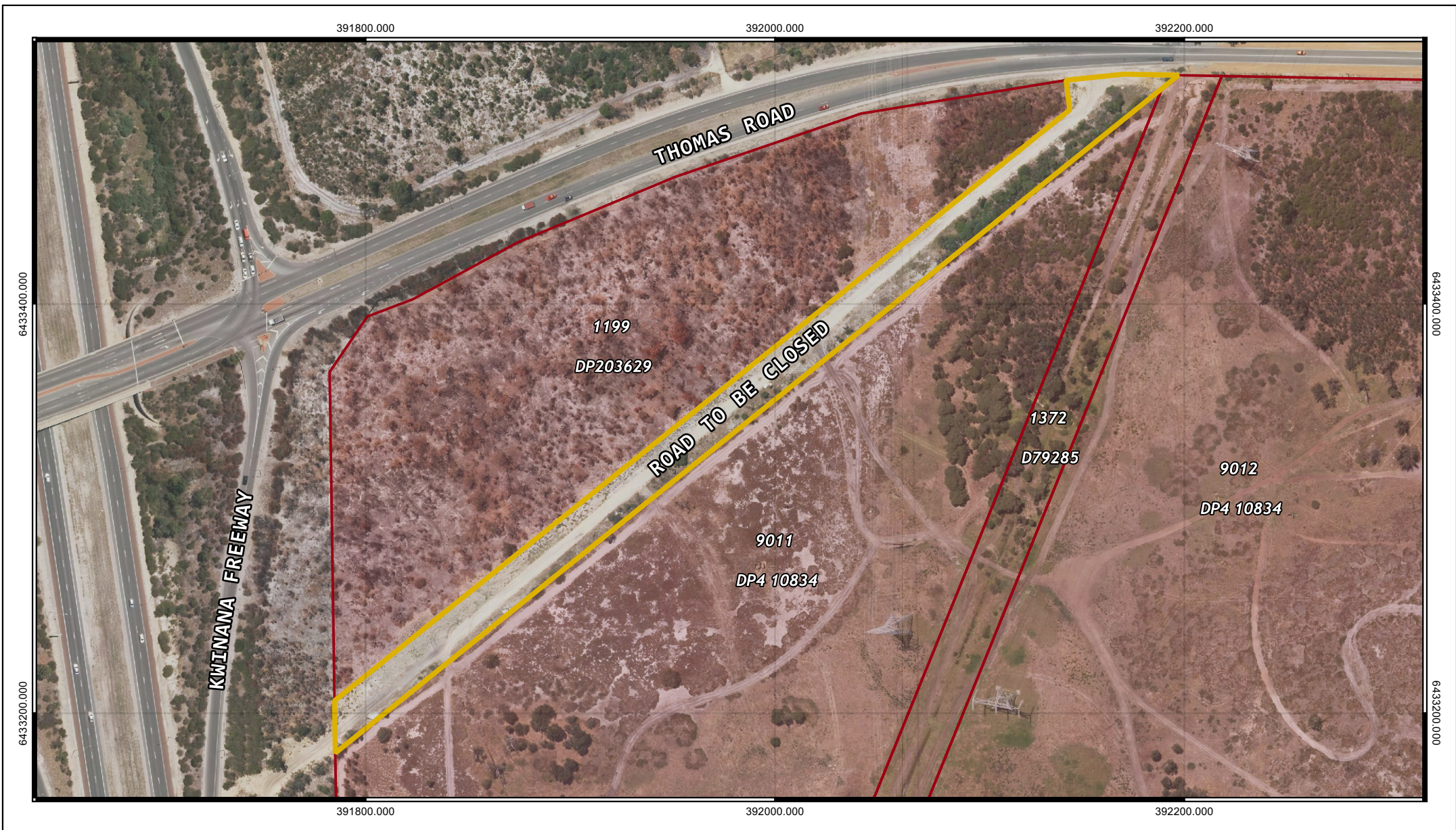


PLAN SHOWING ROAD TO BE CLOSED
CITY OF KWINANA



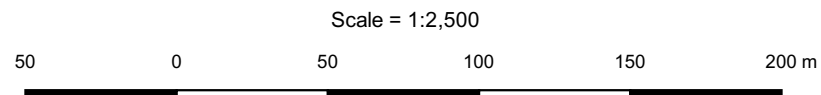
FS 565311 OSH 591267

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Attachment A:

PLAN SHOWING ROAD TO BE CLOSED
CITY OF KWINANA



16.8 Shared Licence Agreement between the City of Kwinana and the Anglican Schools Commission Inc. – Wellard Oval (Reserve 48278), 21 Cliveden Avenue, Wellard

DECLARATION OF INTEREST:

Councillor Matthew Rowse declared an impartiality interest due to being the Vice President of the Peter Carnley Anglican Community and Friends.

SUMMARY:

The City of Kwinana has been granted Ministerial consent to licence a portion of Wellard Oval on Reserve 48278 to The Anglican Schools Commission (Inc) (ASC). A copy of the approval is provided in Annexure C of the Licence Agreement detailed in Confidential Attachment A.

This report seeks Council approval to authorise the Chief Executive Officer and Mayor to execute the Licence Agreement between the City of Kwinana and ASC for the shared use site on Wellard Oval located on Reserve 48278, as detailed in Confidential Attachment A. Executing the new Licence Agreement will formalise the existing arrangements that are in place.

OFFICER RECOMMENDATION:

That Council:

1. Note that the City of Kwinana, in accordance with Regulation 30 of the *Local Government (Functions and General) Regulations 1996*, is not required to advertise the disposal of Local Government property by way of Licence Agreement as the tenant is a body, the objects of which are educational.
2. Authorise the Chief Executive Officer and Mayor to execute the Licence Agreement (as per Confidential Attachment A) and make any modifications where the intent of the Licence Agreement does not change, in relation to Reserve 48278, between the City of Kwinana and The Anglican Schools Commission (Inc).
3. Appoint the position of Director City Engagement to the Management Group that is outlined in Item 7 of the Schedule of the Licence Agreement.

DISCUSSION:

The City and The Anglican Schools Commission (Inc.) (ASC) entered into a Joint Licence Agreement in January 2007 (the original Joint Licence Agreement). The original Joint Licence Agreement was for a period of 20 years with an expiry date of 2027. During ongoing discussions regarding the operation of the original Joint Licence Agreement, including maintenance costs, clarification around usage and cost apportionment, the parties agreed that the terms of the agreement required amendment. City Officers and representatives from ASC have agreed that the Licence Agreement for the shared use of facilities on Wellard Oval, as outlined in Confidential Attachment A, is a more appropriate instrument for the licence arrangement.

16.8 SHARED LICENCE AGREEMENT BETWEEN THE CITY OF KWINANA AND THE ANGLICAN SCHOOLS COMMISSION INC. – WELLARD OVAL (RESERVE 48278), 21 CLIVEDEN AVENUE, WELLARD

The new Licence Agreement covers the areas set out in the original Joint Licence Agreement and also clarifies some of the anomalies that were identified during the life of the original Joint Licence Agreement. The land and facilities include the playing field, embankments, long jump pits, a portion of the pavilion comprising the toilets and change rooms and the school sports storage. All areas are delineated on Annexures A and B within the new Licence Agreement.

This report seeks Council approval to authorise the Chief Executive Officer and Mayor to execute the new Licence Agreement, between the City of Kwinana (City) and The Anglican Schools Commission (Inc.) (ASC).

LEGAL/POLICY IMPLICATIONS:

Local Government Act 1995

3.58. Disposing of property

- (1) *In this section —*
dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;
property includes the whole or any part of the interest of a local government in property, but does not include money.
- (2) *Except as stated in this section, a local government can only dispose of property to —*
 - (a) *the highest bidder at public auction; or*
 - (b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
 - (a) *it gives local public notice of the proposed disposition —*
 - (i) *describing the property concerned; and*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*
 - and*
 - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
- (4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include —*
 - (a) *the names of all other parties concerned; and*
 - (b) *the consideration to be received by the local government for the disposition; and*
 - (c) *the market value of the disposition —*
 - (i) *as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*
 - (ii) *as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.*

16.8 SHARED LICENCE AGREEMENT BETWEEN THE CITY OF KWINANA AND THE ANGLICAN SCHOOLS COMMISSION INC. – WELLARD OVAL (RESERVE 48278), 21 CLIVEDEN AVENUE, WELLARD

- (5) This section does not apply to —
- (a) a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or
 - (b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or
 - (c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or
 - (d) any other disposition that is excluded by regulations from the application of this section.

Local Government (Functions and General) Regulations 1996

30. Dispositions of property excluded from Act s. 3.58

- (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.
- (2) A disposition of land is an exempt disposition if —
 - (a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and —
 - (i) its market value is less than \$5 000; and
 - (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee;
 or
 - (b) the land is disposed of to a body, whether incorporated or not —
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and
 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;
 Or
 - (c) the land is disposed of to —
 - (i) the Crown in right of the State or the Commonwealth; or
 - (ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or
 - (iii) another local government or a regional local government; or
 - (d) it is the leasing of land to an employee of the local government for use as the employee's residence; or
 - (e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or
 - (f) it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the medical profession to be used for carrying on his or her medical practice; or
 - (g) it is the leasing of residential property to a person.

Section 46(3b) of the Land Administration Act 1997 (LAA) Care, control and management of reserves

- (3b) The Minister's approval under section 18 is not required for the exercise of a power conferred under subsection (3)(a) unless —
- (a) the person on whom the power is conferred is —
 - (i) a body corporate that is constituted for a public purpose under an enactment and is an agency of the Crown in right of the State; or

16.8 SHARED LICENCE AGREEMENT BETWEEN THE CITY OF KWINANA AND THE ANGLICAN SCHOOLS COMMISSION INC. – WELLARD OVAL (RESERVE 48278), 21 CLIVEDEN AVENUE, WELLARD

- (ii) a person referred to in subsection (10)(b), and the order provides that the Minister's approval under section 18 is required;
- or
- (b) the person on whom the power is conferred is a person other than a person referred to in paragraph (a).

FINANCIAL/BUDGET IMPLICATIONS:

The Licence Fee is a reimbursement of the total cost for the facilities and includes the operating costs that have been included in the annual budget.

Any amounts for non-recurrent maintenance during the Term will be apportioned equally for the cost of such maintenance [refer to clause 12(2)].

ASSET MANAGEMENT IMPLICATIONS:

The City's facilities located on the subject site have asset management implications that have been included in the City's asset management plan.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications identified because of this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.6 Maximise the value of the City's property assets

COMMUNITY ENGAGEMENT:

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

RISK IMPLICATIONS:

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

16.8 SHARED LICENCE AGREEMENT BETWEEN THE CITY OF KWINANA AND THE ANGLICAN SCHOOLS COMMISSION INC. – WELLARD OVAL (RESERVE 48278), 21 CLIVEDEN AVENUE, WELLARD

Risk Event	That Council does not authorise the Chief Executive Officer and Mayor to sign the licence agreement in relation to a portion of Reserve 48278, between the City of Kwinana and the Anglican Schools Commission Inc.
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	Financial/Reputational
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Almost certain
Rating (before treatment)	High
Risk Treatment in place	Avoid
Response to risk treatment required/in place	This report is in relation to the Chief Executive Officer and Mayor executing the licence agreement between the Anglican Schools Commission Inc.
Rating (after treatment)	Low

COUNCIL DECISION

217

MOVED CR D WOOD

SECONDED CR S LEE

That Council:

- 1. Note that the City of Kwinana, in accordance with Regulation 30 of the *Local Government (Functions and General) Regulations 1996*, is not required to advertise the disposal of Local Government property by way of Licence Agreement as the tenant is a body, the objects of which are educational.**
- 2. Authorise the Chief Executive Officer and Mayor to execute the Licence Agreement (as per Confidential Attachment A) and make any modifications where the intent of the Licence Agreement does not change, in relation to Reserve 48278, between the City of Kwinana and The Anglican Schools Commission (Inc).**
- 3. Appoint the position of Director City Engagement to the Management Group that is outlined in Item 7 of the Schedule of the Licence Agreement.**

**CARRIED
7/0**

17 Urgent Business

Nil

18 Councillor Reports

18.1 Councillor Dennis Wood

Councillor Dennis Wood passed on his thanks to all that had passed on their condolences regarding the recent passing of his Mother.

18.2 Councillor Matthew Rowse

Councillor Matthew Rowse reported that he had attended the RAC Breakfast at UWA.

Councillor Rowse advised that he had the honour of representing the City at the National General Assembly of Local Government in Canberra. Councillor Rowse further advised that the conference included a lot of opportunities for him to network with Councillors across the country. Councillor Rowse said it was a very rewarding experience for him personally and professionally and he looks forward to reporting back to his fellow Councillors and City Officers on how Kwinana can put what he learnt into action to benefit our beautiful City and valuable community members.

18.3 Councillor Sandra Lee

Councillor Sandra Lee reported that she had attended the Kwinana Volunteer Bush Fire Brigades Award Dinner and explained that awards were presented to many people whom had completed five years service up to forty years service and it is real testimate to their professional level and dedication to the community.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

The Deputy Mayor welcomed the Kwinana Venturer Scouts to the gallery and was honoured to present two of their members with their Venturing Skills Badge and he passed on his congratulations to the recipients.

The Deputy Mayor provided some key points regarding the Adopted Budget for 2018/2019:

The budget continues to focus on meeting the community's vision for Kwinana and expectations for quality service, while managing the complex needs and challenges associated with the City's expansive and fast-paced growth.

20 MAYORAL ANNOUNCEMENTS (WITHOUT DISCUSSION)

The City aims to stay ahead of this growth and balance the increasing requirements for infrastructure, services and demand for quality from its community facilities and services.

The City continues to focus on meeting the community's vision for Kwinana while managing the complex needs and challenges associated with this expansive and fast-paced growth.

The 2018/19 Budget was based on the City's Long Term Financial Plan, adopted in 2016.

All capital items and operating initiatives were reviewed to ensure the costings were accurate and the service and program objectives continued to align to Strategic Community Plan.

The City took a conservative approach to preparing the 2018/19 budget making every effort possible to lessen the impact of rates on its residents and business sector.

The focus for this budget was really on ensuring the City is set-up for the future.

Key areas of focus for the budget included:

- Infrastructure upgrades and community initiatives - with the City budgeting for key upgrades including:
 - \$2.94m for road renewals and upgrades,
 - \$193k for footpath upgrades and
 - \$951k for upgrades to local facilities including the Kwinana Senior Citizens Centre, Family Day Care Centre and the Koorliny Arts Centre.
- The City is also ensuring a significant portion of funds are available to invest back into the Community through a number of programs including:
 - \$390k to help support and grow local businesses, including the continuation of the Local Commercial and Activity Centre Grants, and
 - \$285k for community grant funding programs such as the greening fund and community development grants.

21 Matters Behind Closed Doors

COUNCIL DECISION

218

MOVED CR W COOPER

SECONDED CR D WOOD

That in accordance with Sections 5.23(2)(e,iii) of the Local Government Act 1995, Council move behind closed doors to allow discussion of the Matter Behind Closed Doors items.

**CARRIED
7/0**

The gallery exited the Council Chambers and the doors were closed at 7:39pm.

21.1 Write off of Invoices for Debtor 897.04/.06

COUNCIL DECISION

219

MOVED CR S MILLS

SECONDED CR W COOPER

That Council write off the invoices for debtor 897.04/.06 outlined in the Write Off Proposal of this report.

**CARRIED
7/0**

21.2 Reconciliation of Cost Contributions between the City of Kwinana and Armana Holdings Pty Ltd – Sunrise Estate, Wellard East

COUNCIL DECISION

220

MOVED CR M ROWSE

SECONDED CR S MILLS

That Council:

- 1. Resolves to proceed with Option Two as detailed in this report, in order to reconcile the landowner's DCA2 cost contribution liability pertaining to Stages 1-8A inclusive of the Sunrise Estate development in Wellard East;**
- 2. Authorises the Chief Executive Officer to commence negotiations for a future new Agreement in relation to the landowner's DCA11 provisional cost contribution liability pertaining to Sunrise Estate in Wellard East which includes a provisional per lot cost contribution for Stages 1-8A being \$6,594.68 per lot, and for future lots that are subdivided prior to gazettal of Amendment 145, the cost per lot in accordance with the latest advertised Cost Apportionment Schedule (including 30% contingency as per Local Planning Policy 4: Administration of Developer Contributions).**

**CARRIED
7/0**

COUNCIL DECISION

221

MOVED CR W COOPER

SECONDED CR M ROWSE

That Council return Behind Closed Doors.

**CARRIED
7/0**

The Council Chambers doors were reopened at 7:43pm.

22 Meeting Closure

The Deputy Mayor declared the meeting closed at 7:46pm.

Chairperson:

11 July 2018